

3264 Ramona Ave

Sacramento, CA 95826



Property Description

This versatile $\pm 7,760$ SF warehouse with ± 600 SF of functional office space is well-suited for a wide range of industrial users. The property also includes a newly constructed $\pm 2,500$ SF lumber storage shelter, ideal for materials storage, staging, or other operational needs.

Zoned MRD-SWR, the site accommodates manufacturing, research and development, warehousing, and various support services—offering exceptional flexibility for diverse business operations. Situated on ± 3.31 acres, the property features upgraded power, ample yard area, and a practical layout that supports efficient workflow and expansion needs.

The space is available for long-term lease, with terms negotiable, providing an excellent opportunity for tenants seeking a functional and adaptable industrial facility.

Property Highlights

- $\pm 7,760$ SF warehouse with ± 600 SF office suitable for a variety of industrial uses
- Newly built $\pm 2,500$ SF storage shelter ideal for materials storage or staging
- Upgraded power infrastructure to support modern industrial requirements
- ± 3.31 -acre site with substantial yard space for outdoor storage, equipment, or staging
- MRD-SWR zoning permitting manufacturing, service and repair, warehousing, and related support services
- Flexible layout designed for efficient industrial operations and long-term tenant usability
- $\pm 7,760$ SF warehouse with ± 600 SF office

TIM RAWLINS

P: 916.788.9731

tim@crossroadadventures.net

CROSSROAD
VENTURES GROUP
your real estate compass.

3264 Ramona Ave

Sacramento, CA 95826

For Lease

Industrial Yard

Additional Photos



TIM RAWLINS
P: 916.788.9731
tim@crossroadadventures.net

CROSSROAD
VENTURES GROUP
your real estate compass.

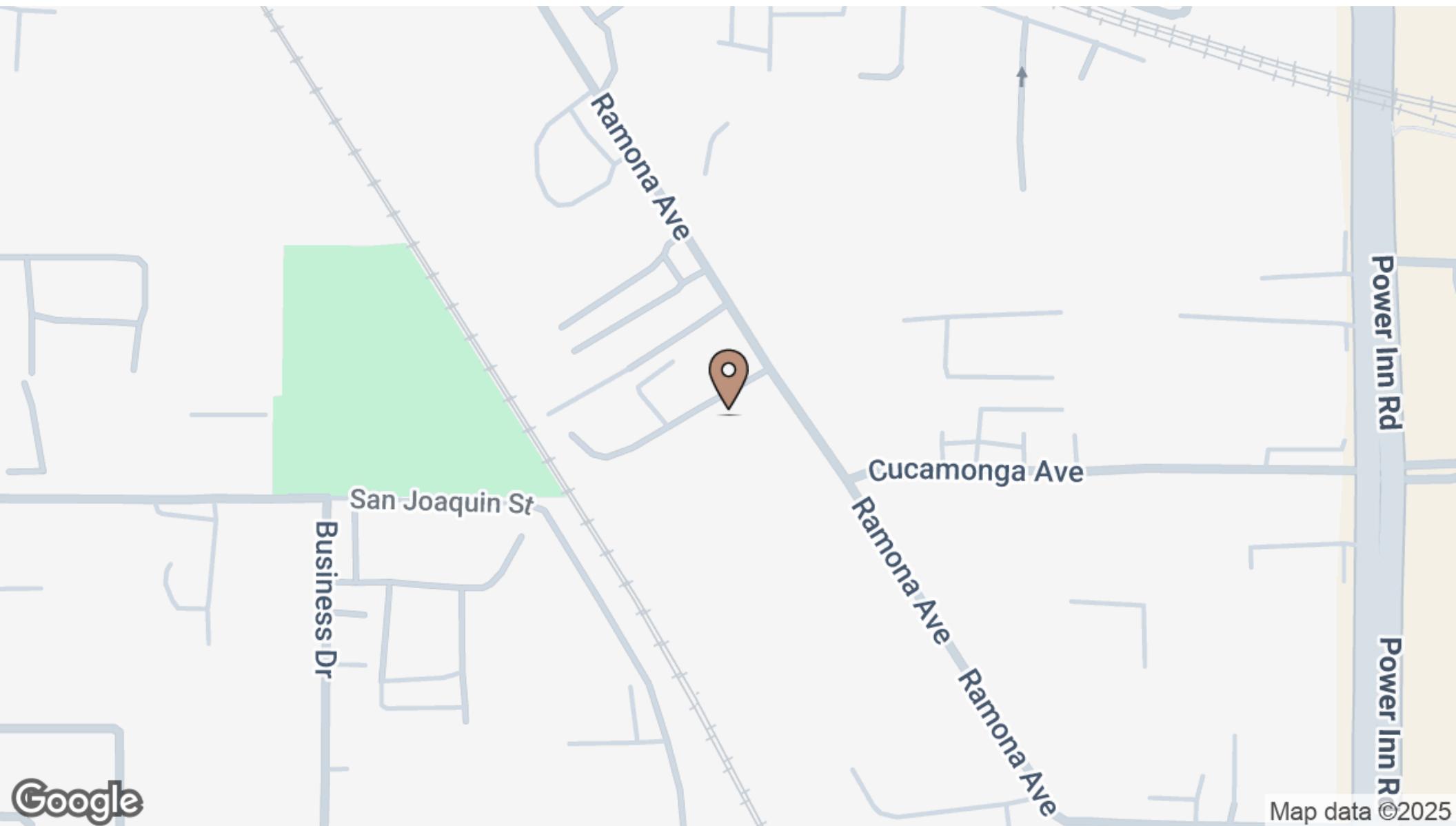
3264 Ramona Ave

Sacramento, CA 95826

For Lease

Industrial Yard

Location Map



TIM RAWLINS
P: 916.788.9731
tim@crossroadadventures.net

CROSSROAD
VENTURES GROUP
your real estate compass.

3264 Ramona Ave

Sacramento, CA 95826

For Lease

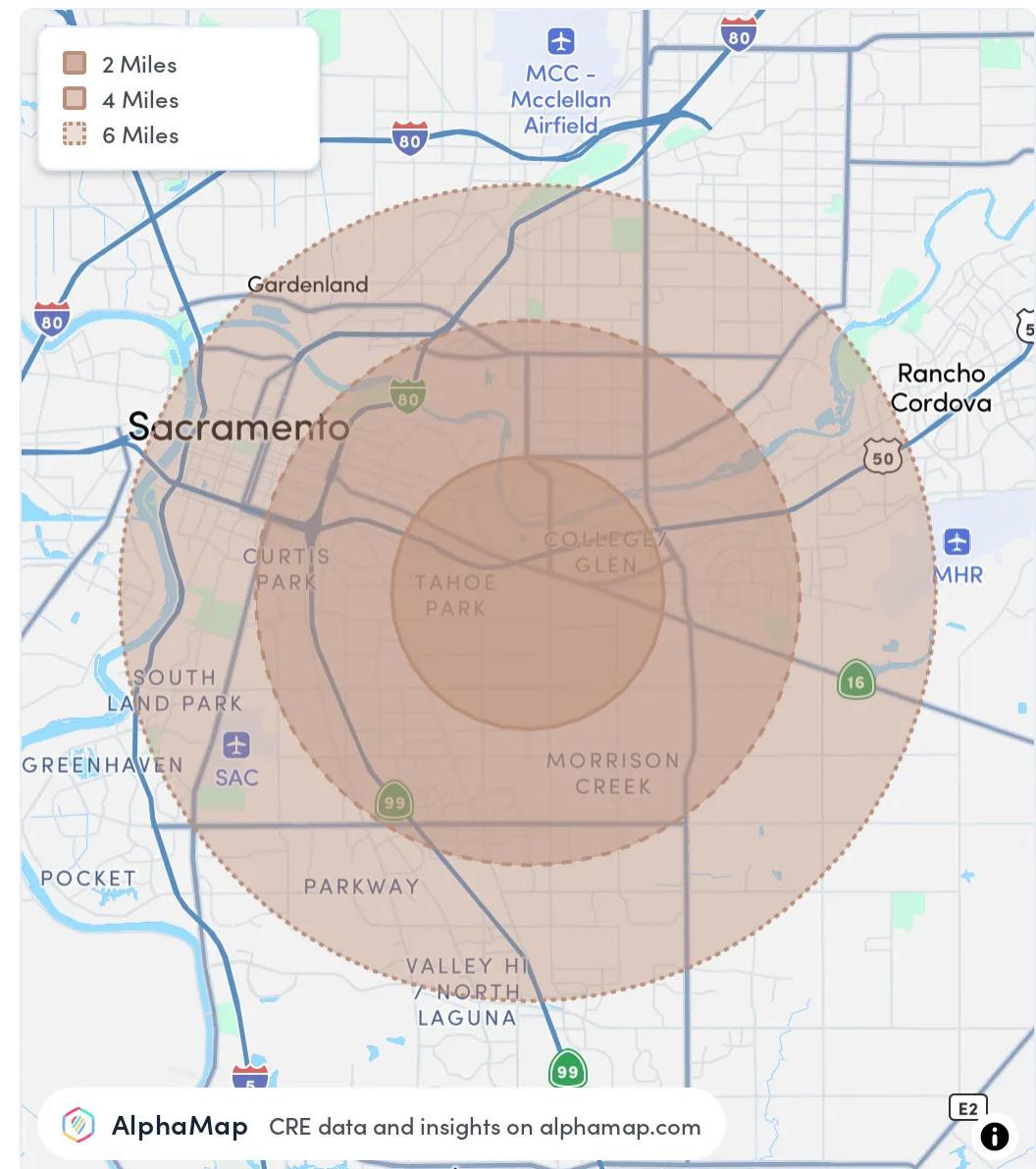
Industrial Yard

Area Analytics

Population	1 Mile	3 Miles	5 Miles
Total Population	13,445	144,870	373,253
Average Age	35	39	39
Average Age (Male)	35	38	38
Average Age (Female)	36	40	40

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	5,354	56,548	144,716
Persons per HH	2.5	2.6	2.6
Average HH Income	\$80,241	\$98,689	\$99,430
Average House Value	\$486,137	\$561,960	\$568,273
Per Capita Income	\$32,096	\$37,957	\$38,242

Map and demographics data derived from AlphaMap



TIM RAWLINS
P: 916.788.9731
tim@crossroadadventures.net

CROSSROAD
VENTURES GROUP
your real estate compass.