

FOR LEASE

# RAIL SERVED INDUSTRIAL PROPERTY ±17.27 ACRES

7920 ANTELOPE NORTH RD., SACRAMENTO, CA

BASE RENT: \$60,000 PER MONTH, NNN



## PROPERTY HIGHLIGHTS:

TOTAL SIZE: ±17.27 acres

1 ±10 ACRE PARCEL  
APN 203-0240-004

2 ±7.27 ACRE PARCEL  
APN 203-0260-004

## FEATURES:

- Rail Served By Union Pacific Railroad
- Zoning-M-2 Sacramento County
- Construction/Storage Yard-Fenced & Gated
- Semi-Truck Scale On-Site - Income Generator
- Office/Warehouse: ±2,800 SF

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**CBRE**

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SACRAMENTO, CA

## PROPERTY DETAILS

### RAIL SERVICE - ON-SITE

- Union Pacific Rail Road
- Main Track Switch
- Two Spurs
  - ±770 foot spur #722
  - ±425 foot spur #721
- Switch Service Once/Week - Saturday

### IMPROVEMENTS

- **Building:** ±2,800 SF
  - ±1,200 SF Office
  - ±1,600 SF Shop/Warehouse
- **Yard Area:**
  - ±13.9 Acres Crushed Gravel/Road Base
  - ±1.8 Acres Pavement
- Parameter Fencing & Gates
- Semi-Truck Weigh Scale Certified - Income Generating
- Water Tank ±12,500 gallon

### UTILITIES

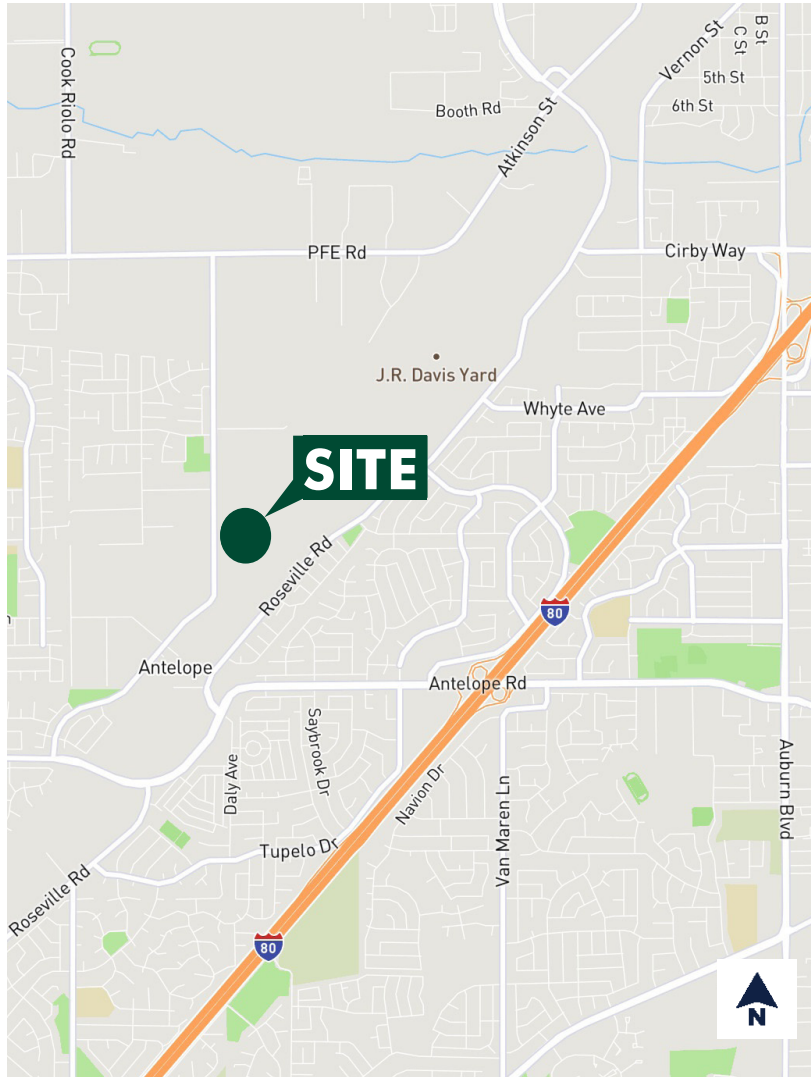
- Electric Power ±900 Amps, 277/480 Volt, 3 Phase, 750 KVA Transformer- SMUD (Sacramento Municipal Utility District) - Favorable Rates
- Water - Well 60 gal. per minute
- Sanitation - Septic



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## NEIGHBORING COMPANIES



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