

FOR SALE

1151 NORTH D STREET

SACRAMENTO, CALIFORNIA



- Owner-User or Owner-User/Tenant Opportunity
- ±7,500 SF Industrial/Flex Building
- SALE PRICE: \$1,500,000
- Fully Fenced & Secure Parking/Loading Area
- Cannabis CUP In-Place

Sean Mahoney, SIOR

Managing Director

t 916-569-2328

sean.mahoney@nmrk.com

CA RE License #01332661

Jessi Muljat

Associate

t 916-569-2335

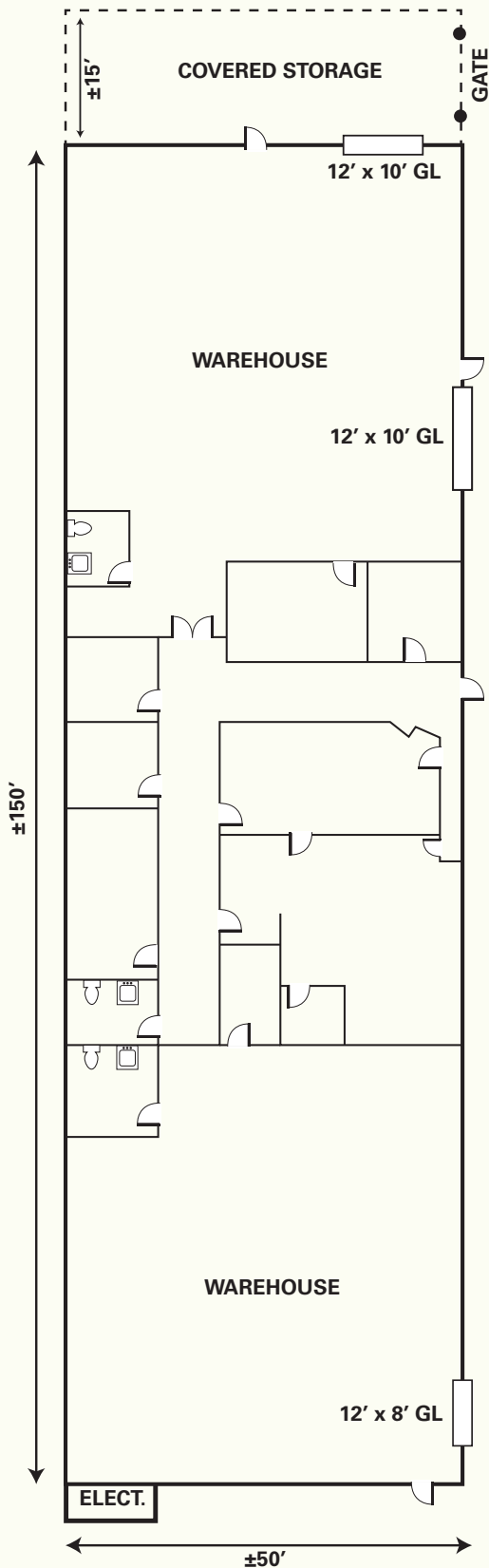
jessi.muljat@nmrk.com

CA RE License #02191822

NEWMARK

FOR SALE

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PROPERTY HIGHLIGHTS

- ±7,500 Square Feet Total
- Approximately 40% office existing with large rooms for fully conditioned storage
- Concrete tilt-up construction
- ±16' ceilings in warehouse
- Fire sprinklers and roof insulation
- 400 amps, 3-phase power
- 7' iron security fence around parking/loading area and full interior and exterior security system in place
- Excellent access to freeways and Downtown Sacramento
- Located in the heart of a major redevelopment area
- Close to the American River bike trail

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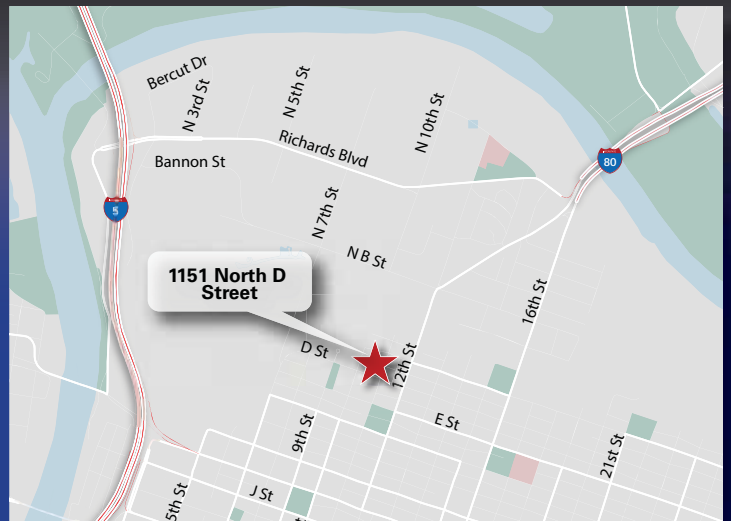
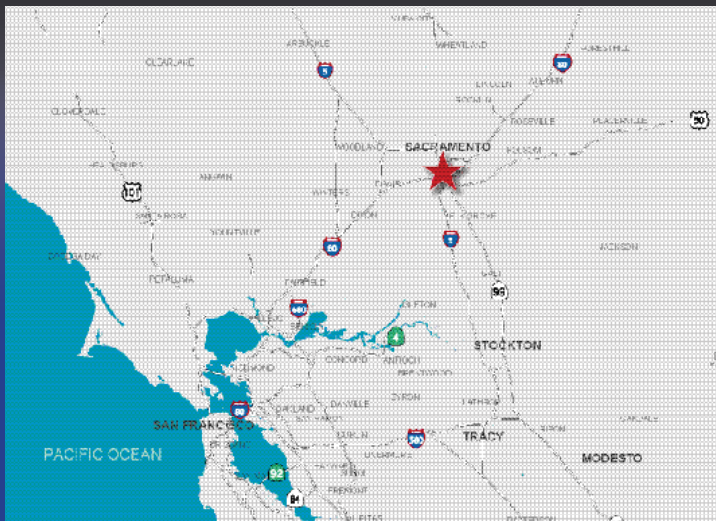
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