

FOR SALE

9540 ELDER CREEK RD

SACRAMENTO, CA 95829

±7.2 Acres of Industrial Land

Asking Price: \$2,157,000 (\$6.88 PSF)

50% seller financing, built to suit or ground lease may be available subject to credit review and planned use review

APN: 066-0010-033; Sacramento County

Zoned M1 light industrial per public records

Communication lines & electrical stubbed to property

CC & R's & civil drawings

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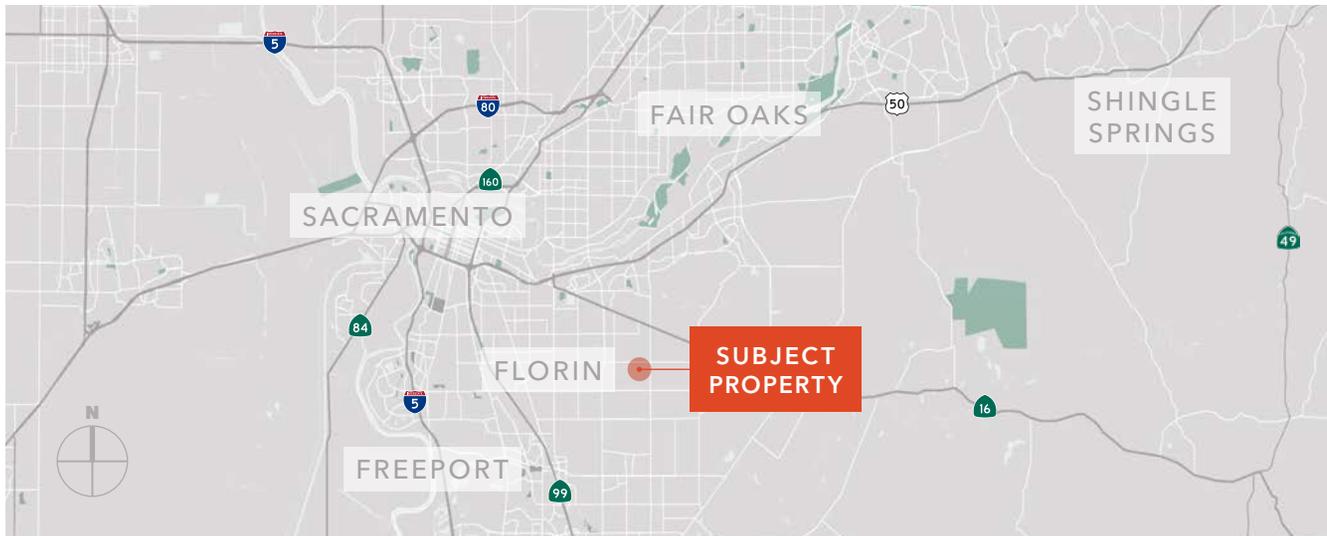
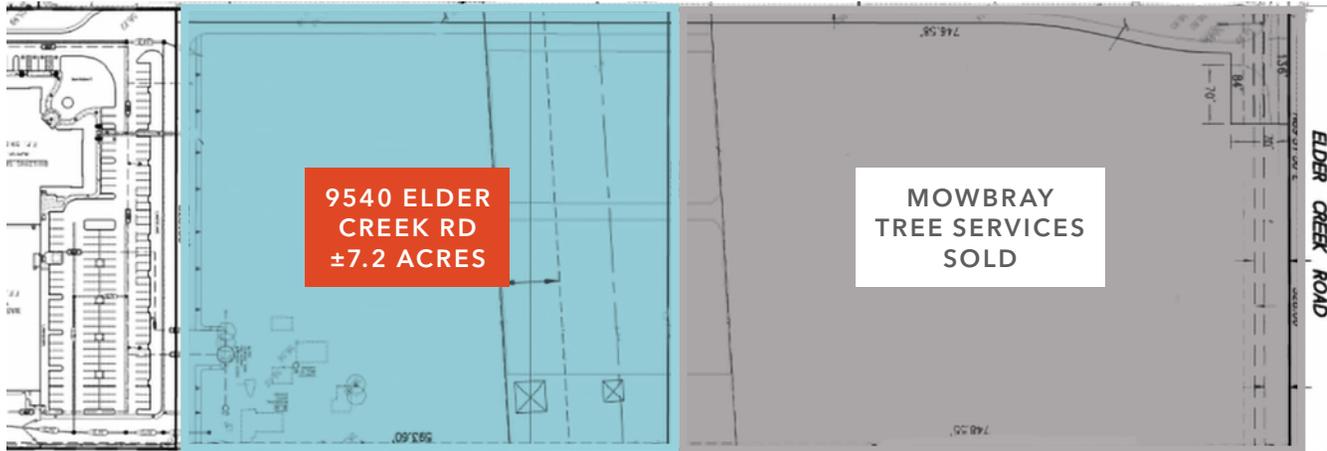


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SITE PLAN



LOCATION HIGHLIGHTS

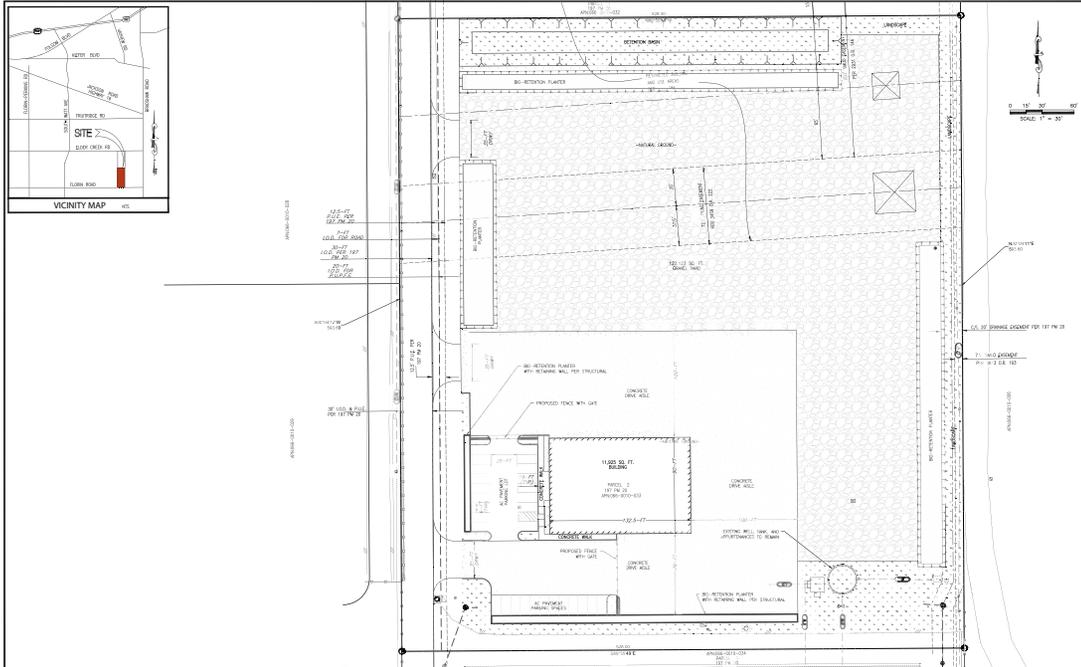
- Paved driveway access
- Located next to the Carson Landscape
- Easy access to Hwy 50 & Hwy 99
- Existing CC & R's civil drawings

AMENITIES INCLUDED IN PRICE

- Fire suppression - 68,000 gallons storage tank with pump house
- 10HP and 3/4HP water well pumps (no electrical)
- Available conceptual building & site plans
- Preliminary site work Q4 2022 & grading permit

FOR SALE

CIVIL SITE PLAN



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