

# FOR SALE

## 40,500 S.F. Industrial Building with Yard



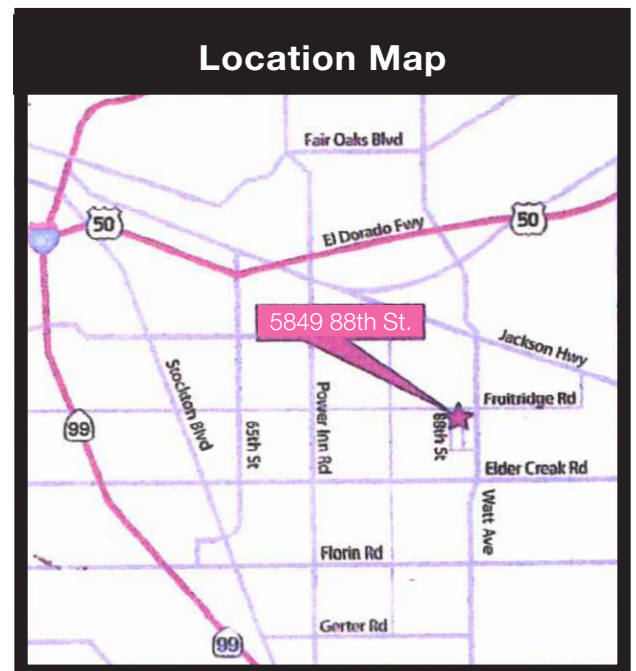
**5849 88th Street, Sacramento, CA 95828**

- Acre Parcel (APN# 062-0080-060)
- ± 1 Acre of Potential Yard
- Eight (8) Grade Doors (Four 18'x14'; Four 12'x14')
- M-2S Heavy Industrial Zoning
- 20'- 22' Clear Height
- Fully Sprinklered
- Column Spacing 50'x20'
- Drive Around Capability/Corner Location
- New Roof - with Structural Roof Improvements
- Approximately 1 Acre Paved/Concrete Yard
- Power Inn Industrial Area
- Great Access to Hwy 50 & Hwy 99
- CTU Construction

**Sale Price : \$5,995,000 (\$148 PSF)**

Hard to find 40,500 CTU Industrial Building with drive around capability and approximately 1 Acre of potential yard space. Corner location with 8 Grade Level Roll Up Doors provide great building access and potential divisibility. Previously approved CUP and Improvement Plans for 55,154 SF of cannabis cultivation [includes 10,870 SF mezzanine area, 2,160 SF cannabis manufacturing & 1,410 SF cannabis distribution] with a 4,000 AMP/3-Phase Power Service; CUP has expired and will need to be reinstated for cannabis uses. M2-S [Heavy Industrial Zoning] allows for most industrial uses. Located in the Power Inn Industrial Area with good freeway access to HWY's 50 & 99.

*The information contained herein was obtained from third parties and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.*

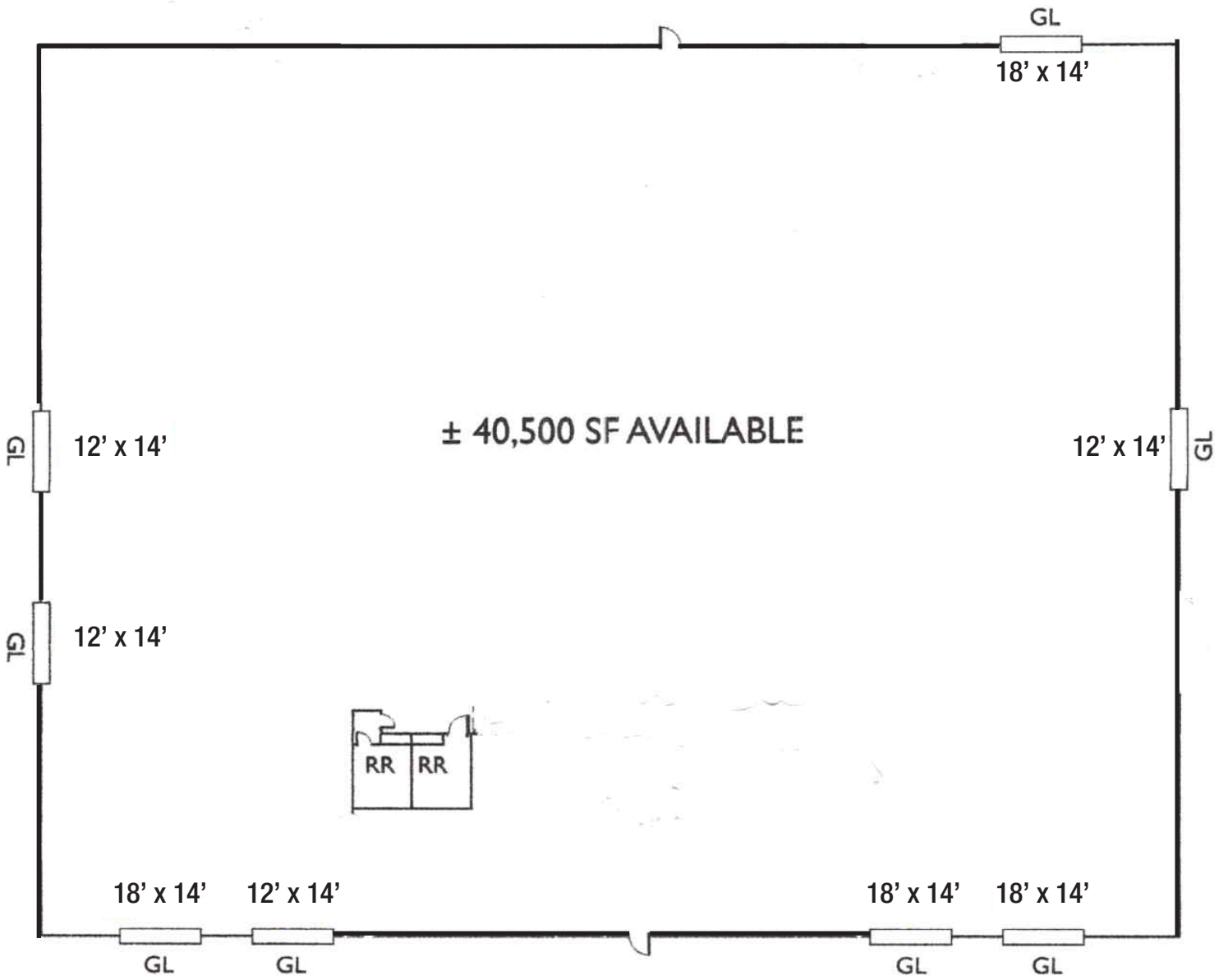


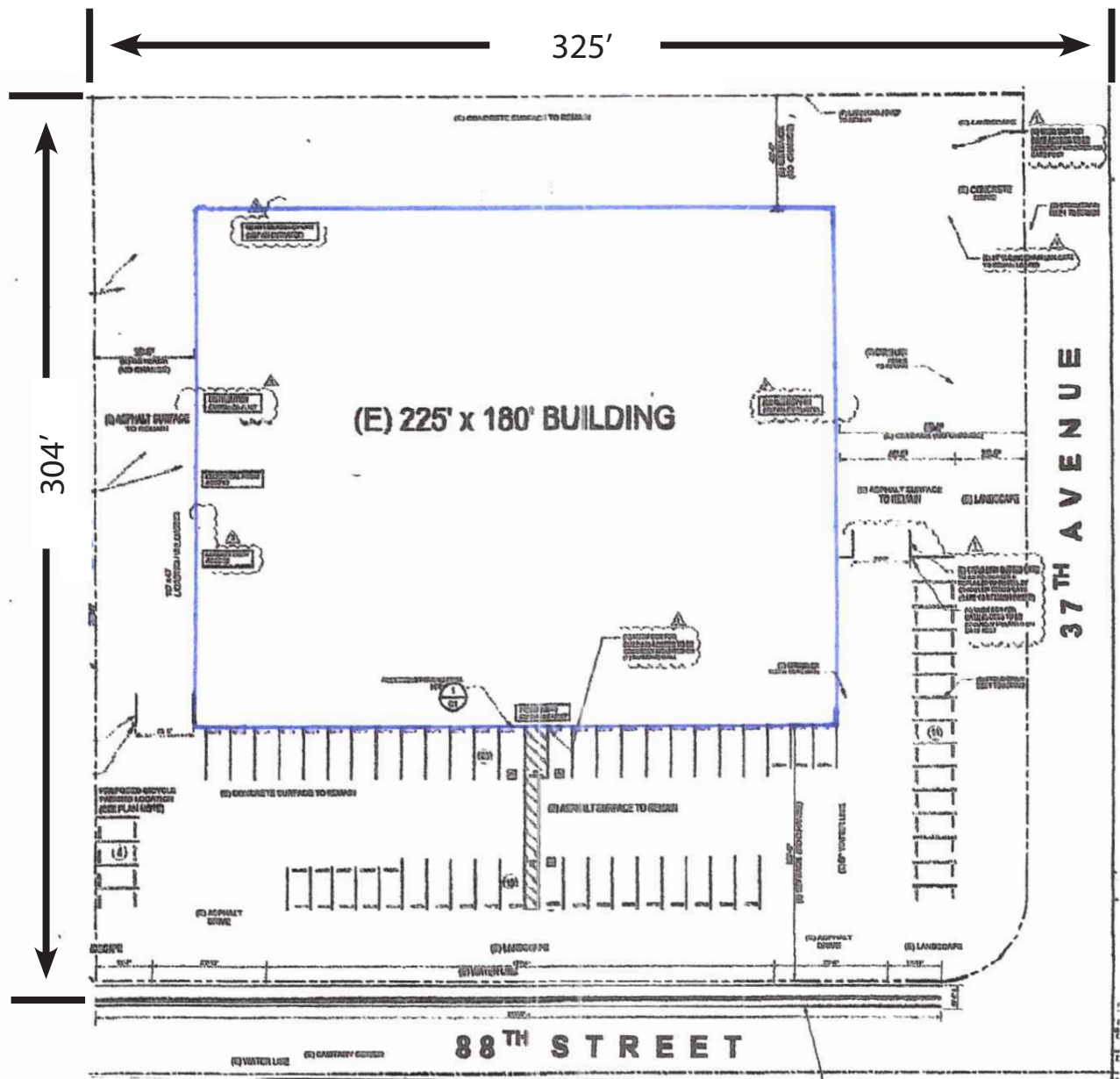
**For More Information contact:**

**Tony Lewis**

**TL Commercial, Inc.**

**(916) 201-9318**



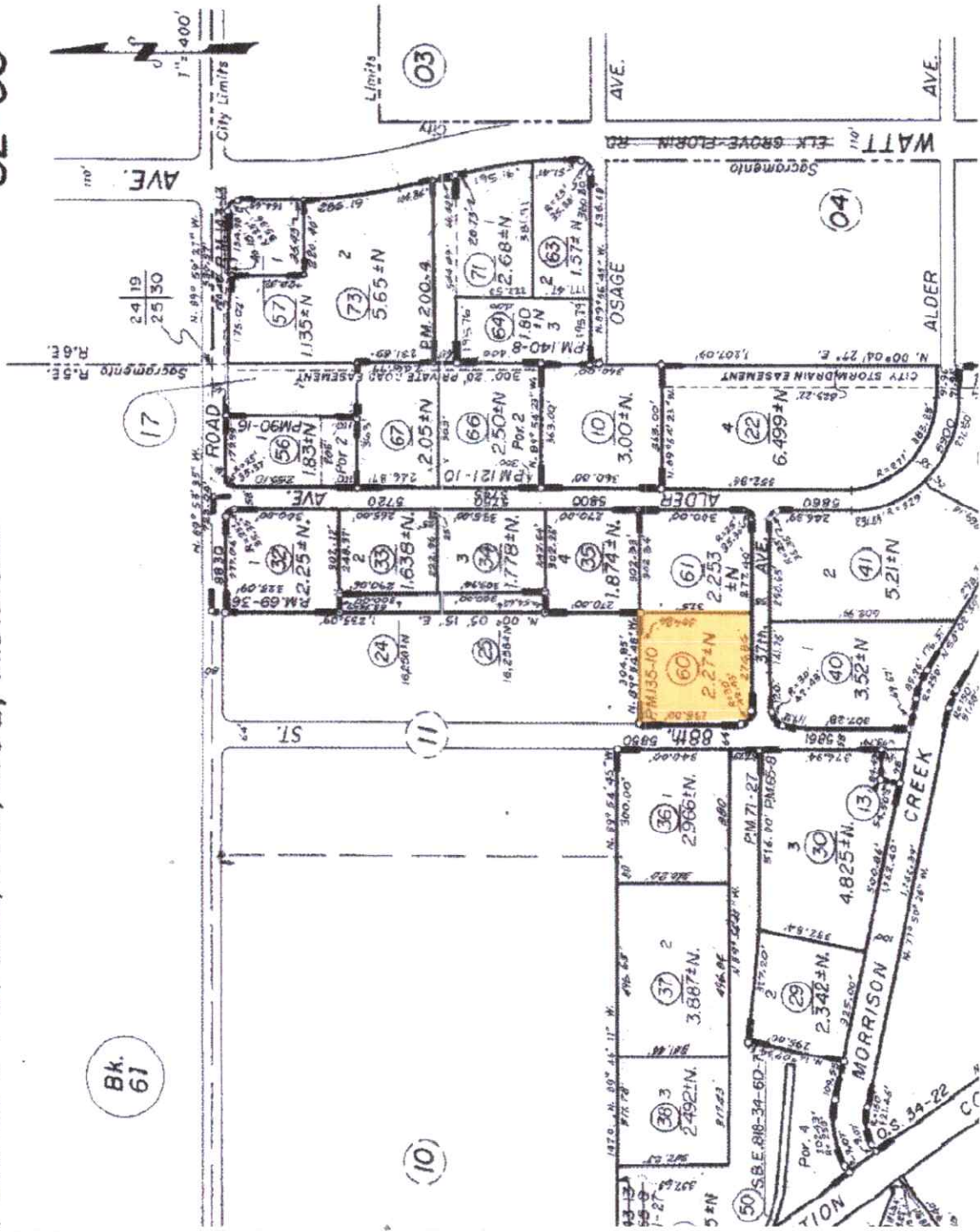




5849 88th St

PLAN FOR THE SUBDIVISION OF LOT 17, P. D. E., M. L. D. C. 11.

06-08



Bk. 61