

AVAILABLE FOR SALE

9300

TOKAY LANE

SACRAMENTO, CA

±7,080 SF INDUSTRIAL FACILITY ON ±7.15 ACRES



NEWMARK

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PROPERTY FEATURES

Building Area:	±5,680 SF
Site Size:	±7.15 Acres Graveled/Fenced
Office Area SF:	1st Floor - ±720 SF 2nd Floor - ±720 SF Total - ±1,440 SF
Shop/Warehouse SF:	±4,960 SF
Office/Residential:	±1,400 SF (±20' x ±70')
Grade Level Doors:	3 (14' x 14')
Power:	450 amps/3-phase
Clear Height:	18'
Construction Type:	Steel Frame/Metal
Zoning:	M-1, Light Industrial (County of Sacramento)
Natural Gas:	Propane tank on site
Sprinklers:	N/A
Roof:	Metal
Lighting:	LED
Misc:	3 Above-Ground Diesel Tanks



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PROPERTY PHOTOS

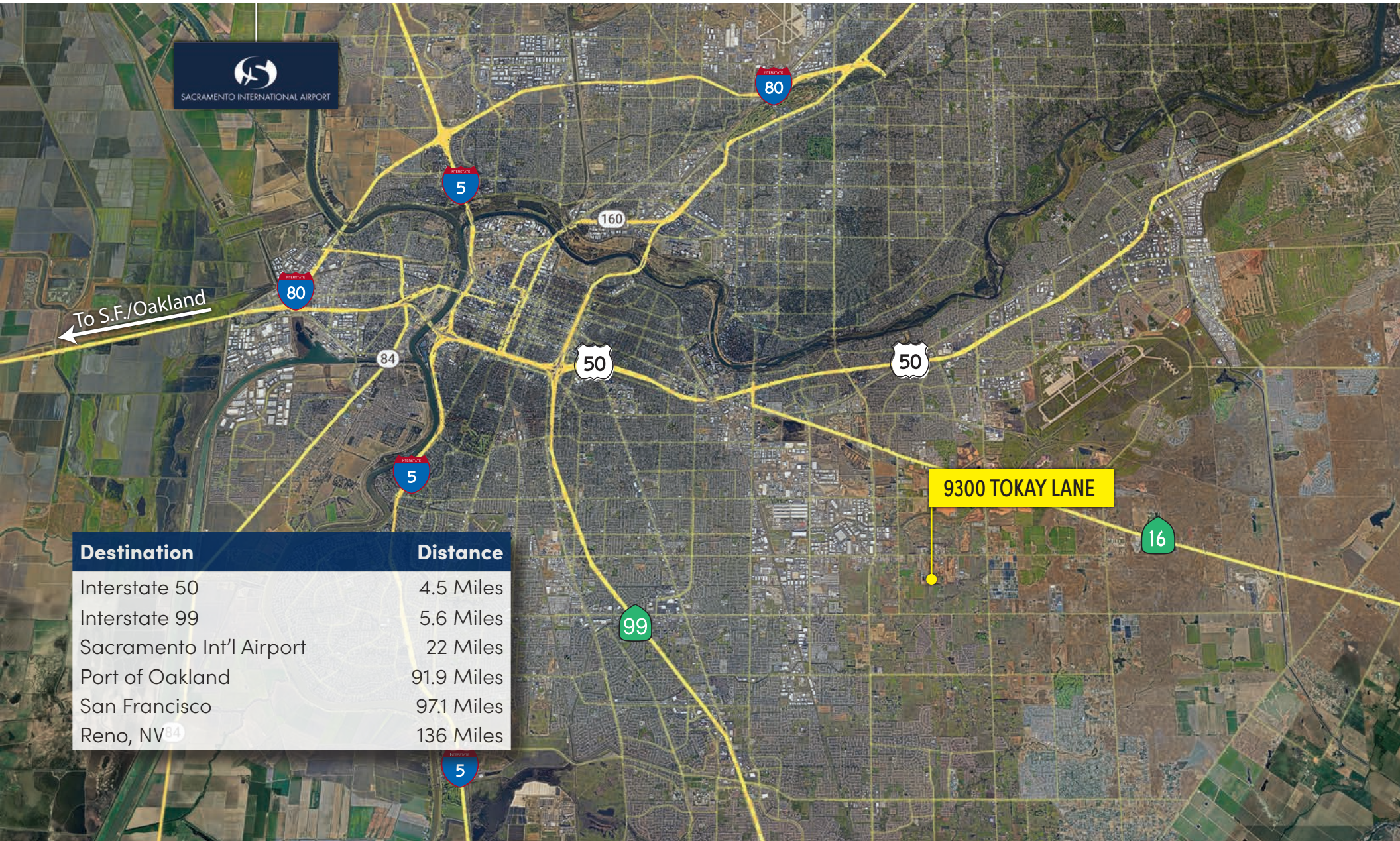


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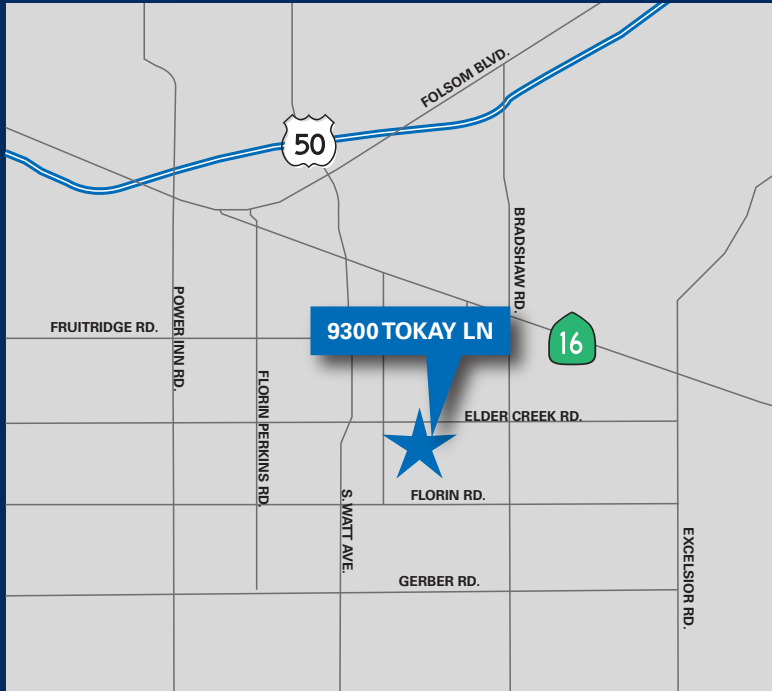
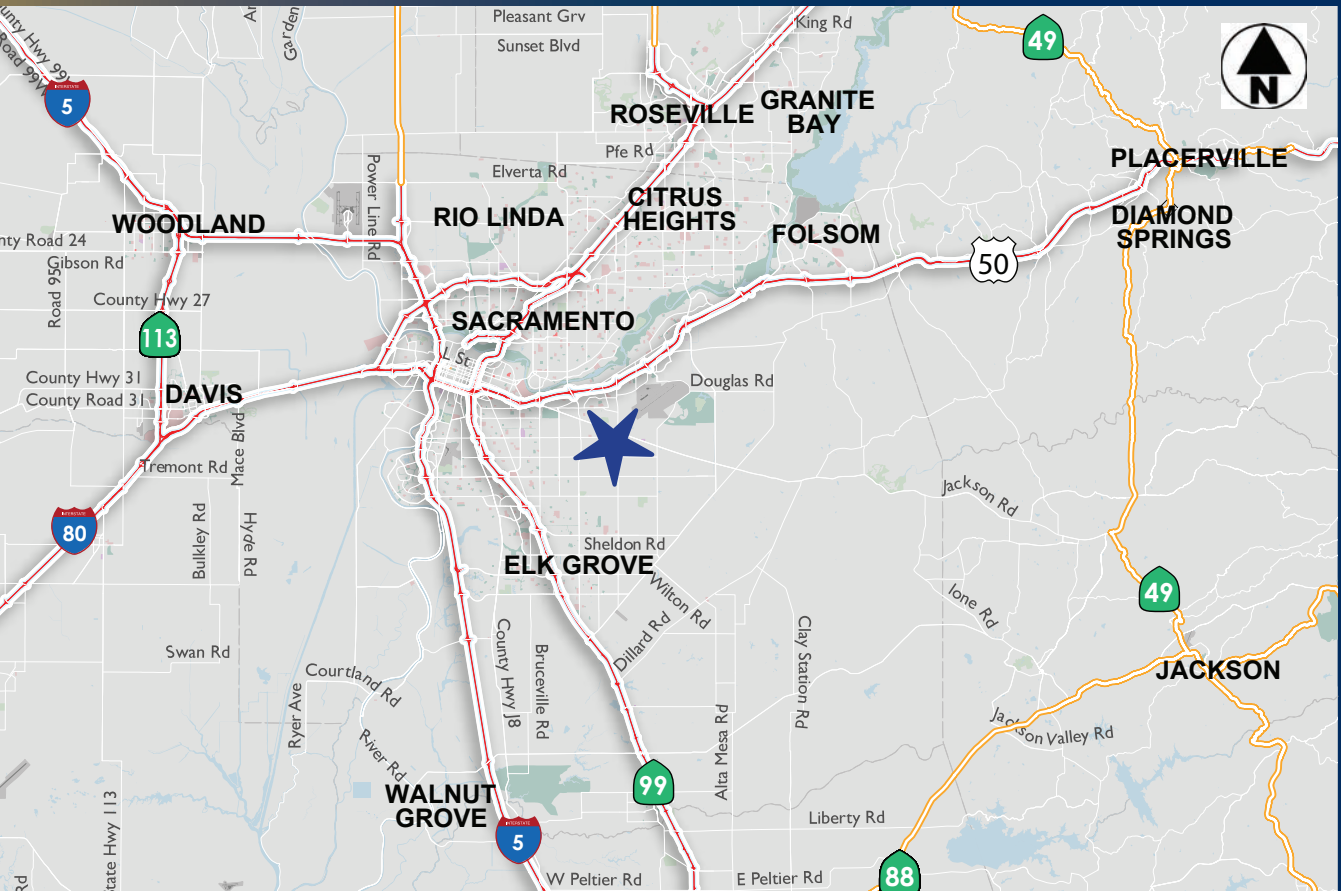
REGIONAL MAP



To S.F./Oakland

Destination	Distance
Interstate 50	4.5 Miles
Interstate 99	5.6 Miles
Sacramento Int'l Airport	22 Miles
Port of Oakland	91.9 Miles
San Francisco	97.1 Miles
Reno, NV ³⁴	136 Miles

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