



# 8521 YOUNGER CREEK DR

*±21,600 SF Industrial Building with Yard  
for Sale near South Sacramento*

SACRAMENTO, CA 95828

*Exclusively listed by*

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LIC N° 01305696



## PROPERTY OVERVIEW

ADDRESS	8521 Younger Creek Dr Sacramento, CA
BUILDING SIZE	±21,600 SF
YARD SIZE	Can be configured to ±14,000 SF
ASKING PRICE	\$4,298,000.00 (\$199.00 PSF)
YEAR BUILT	1989
CONSTRUCTION	Concrete tilt-up
*CONFIGURATION	Multi-tenant (multiple meters)
*HEAVY POWER	800A; 480V 2 Meters SMUD
SPRINKLERS	Fully Sprinklered
GAS	PG&E
CLEAR HEIGHT	18'
PARKING	±40 Spaces
INSULATED	Fully Insulated

\*Buyer to verify power supply, electric meter count, and power distribution

\*Buyer to verify multi tenant configuration

*15 MIN*  
DRIVE TO DOWNTOWN

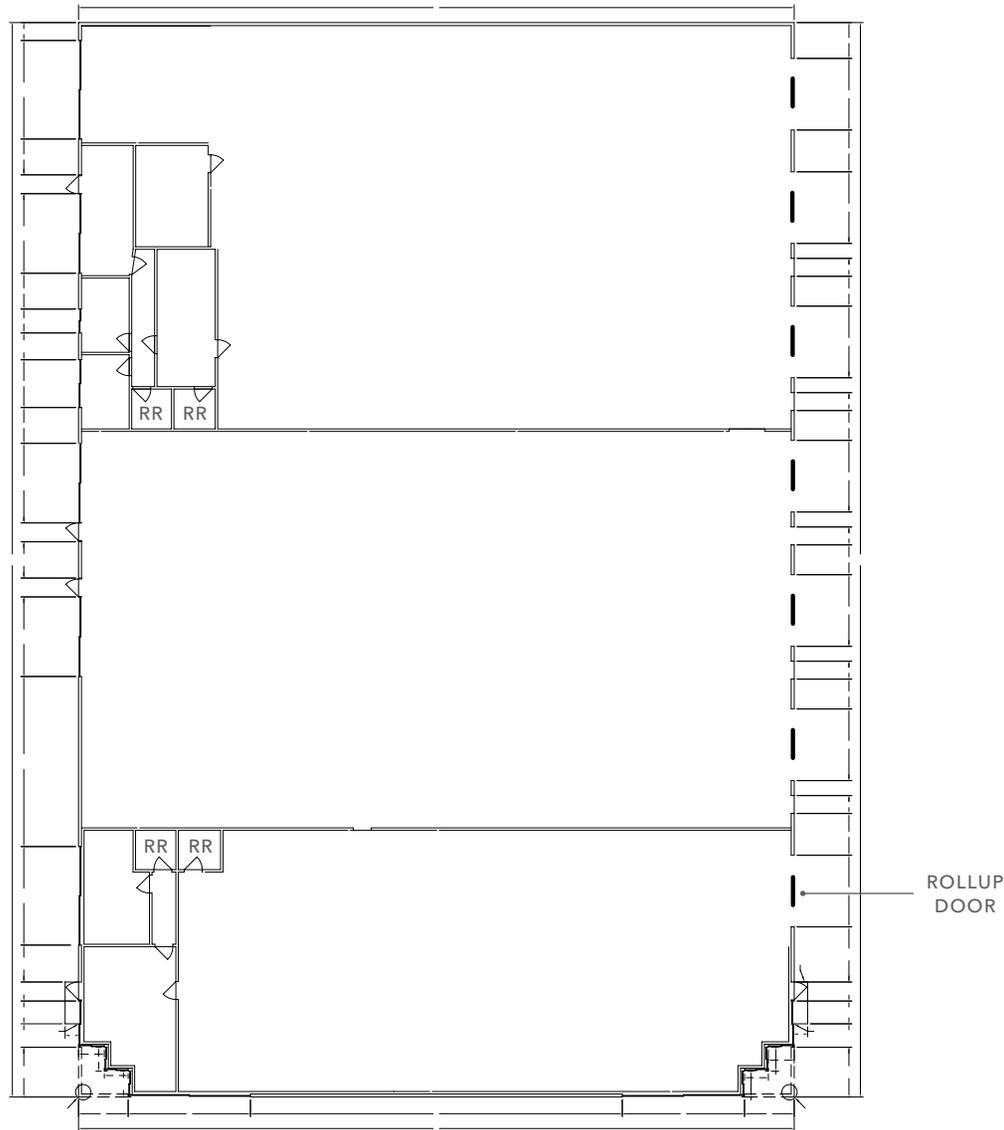
*20 MIN*  
DRIVE TO MIDTOWN

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# FLOOR PLAN



*±21,600 SF*  
AVAILABLE

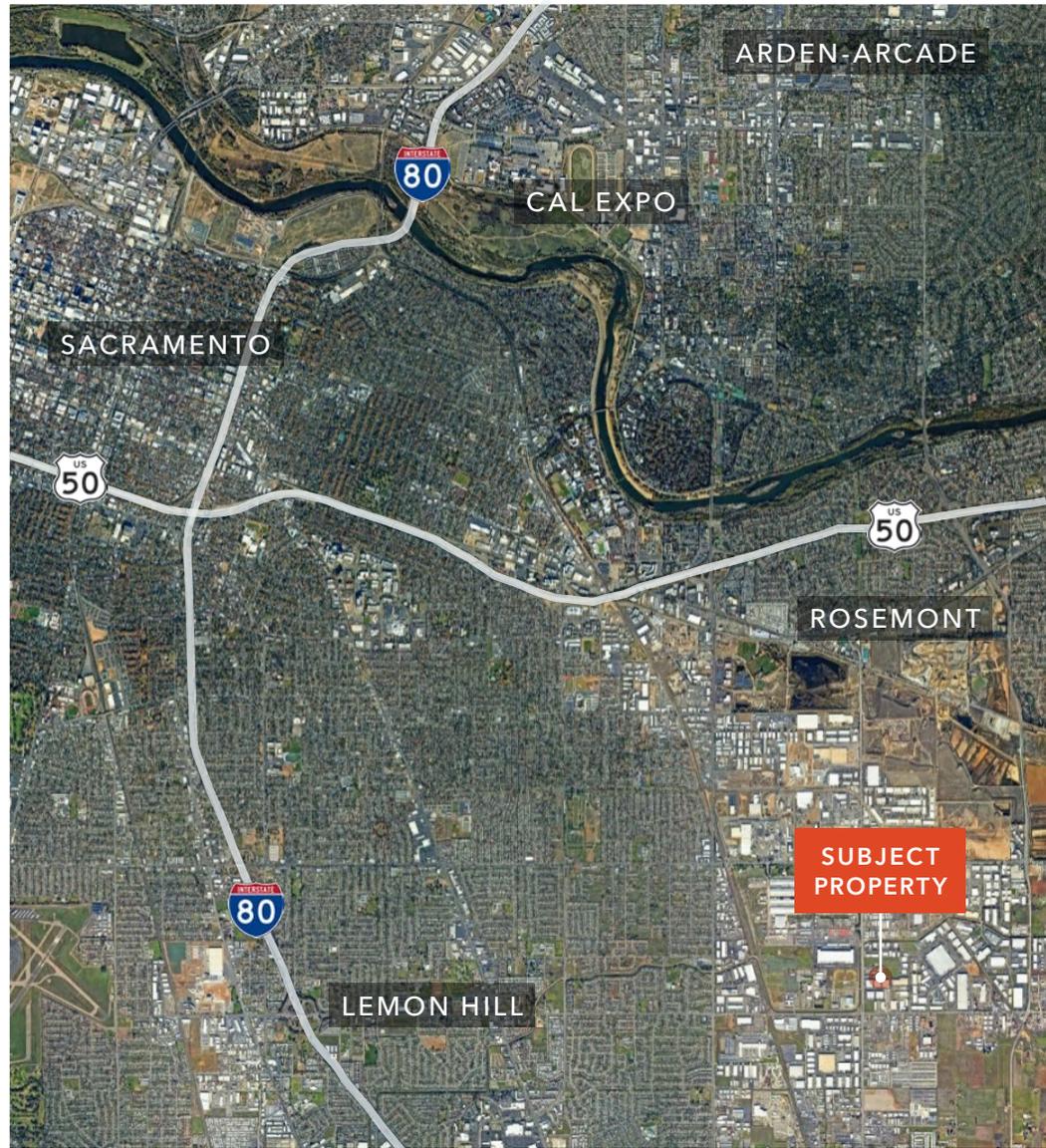
*\$4,298,000*  
(\$199.99 PSF)

*NOW*  
AVAILABLE

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