

BUILDING FOR SALE INVESTOR/USER

8165 SIGNAL COURT
SACRAMENTO, CA 95824

*±44,000 SF concrete tilt building
situated on ±2.37 AC*

Features

- Office: ±2,490 SF two story with three rest rooms, newly remodeled
- APN# 038-0320-003
- Sprinklers: fully sprinklered
- Electrical: 600 Amp 3 Phase with 4 meter sections (buyer to verify)
- Clear Height: 21'-22'
- Sky Lights: 20
- Warehouse Restrooms: (2) with sewer stubbed for (2) additional restrooms
- Lighting: 8' strip tube
- Loading: (10) 12'x14' grade level doors
(2) 10'x10' grade level doors (can be modified to DH)
(1) 16'x10' dock door with leveler
(1) 12'x9' dock door with leveler
- Mezzanine: ±1,600 SF mezzanine 11' clear below with sprinklers
- Fully fenced site with common truck court
- ±6,800 SF secured yard

BILL NIETHAMMER

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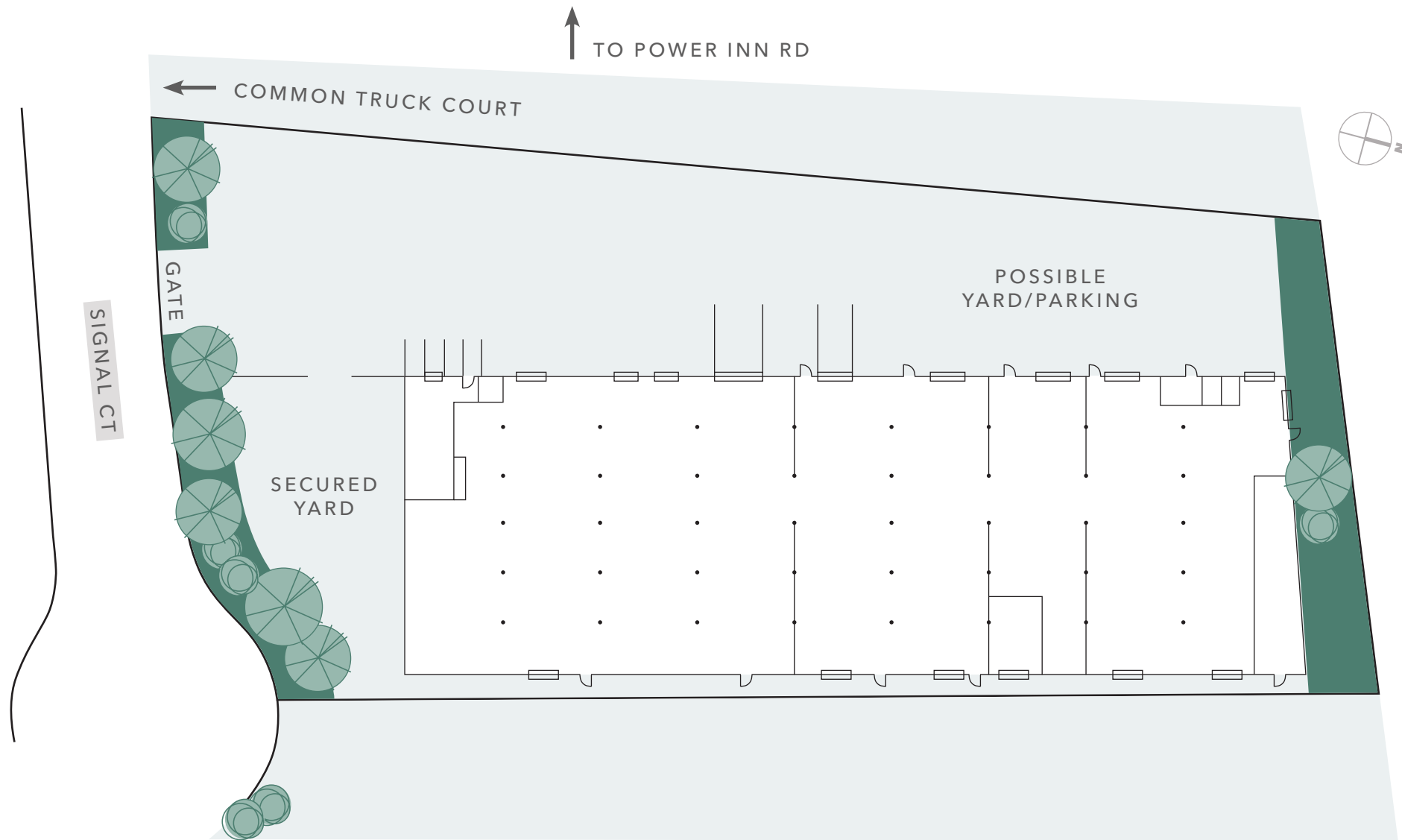
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SITE PLAN

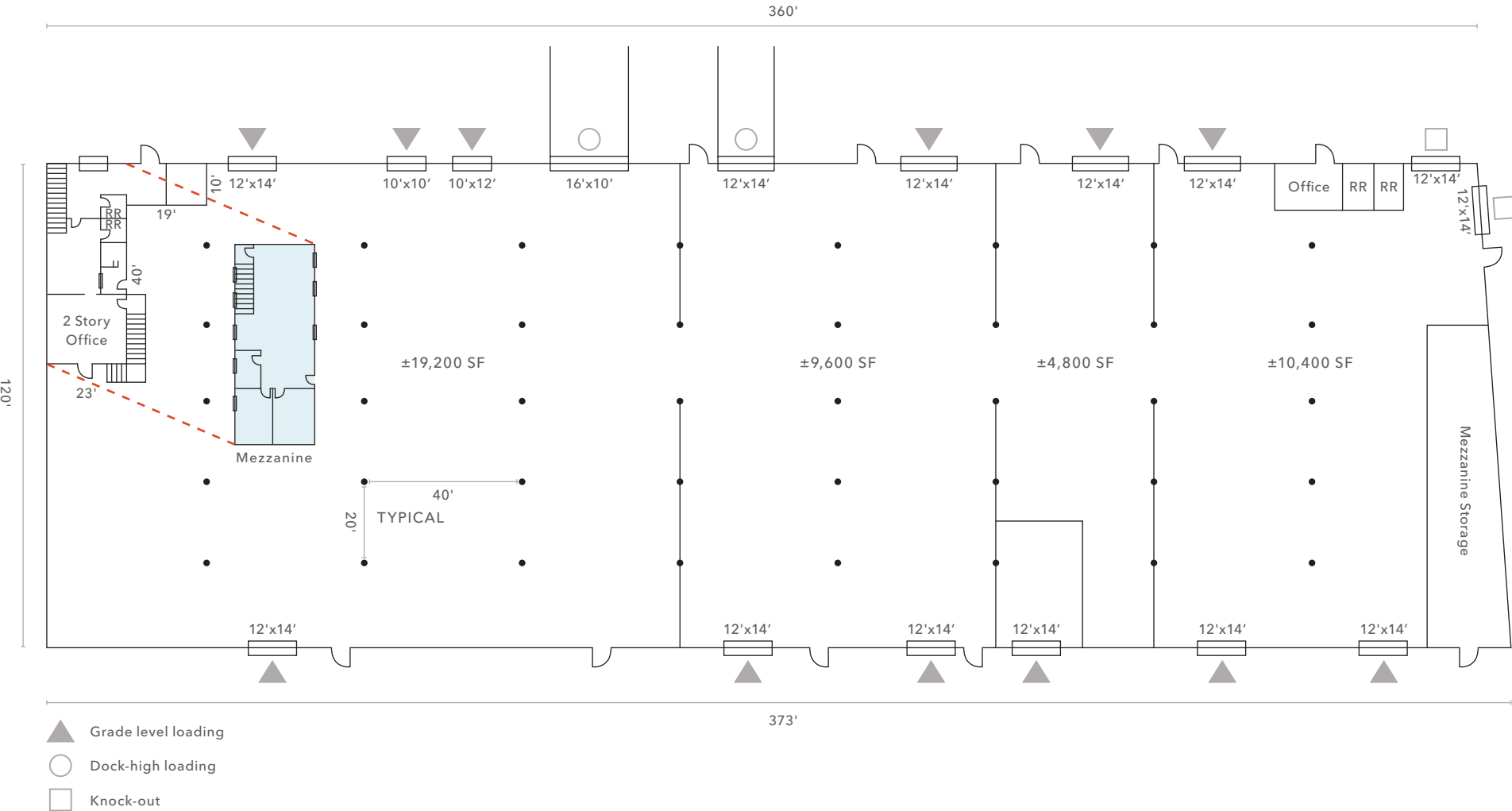


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FLOOR PLAN



9 MIN

HIGHWAY 99

12 MIN

BUSINESS 80

7 MIN

HIGHWAY 50

15 MIN

INTERSTATE 5

Exclusively listed by

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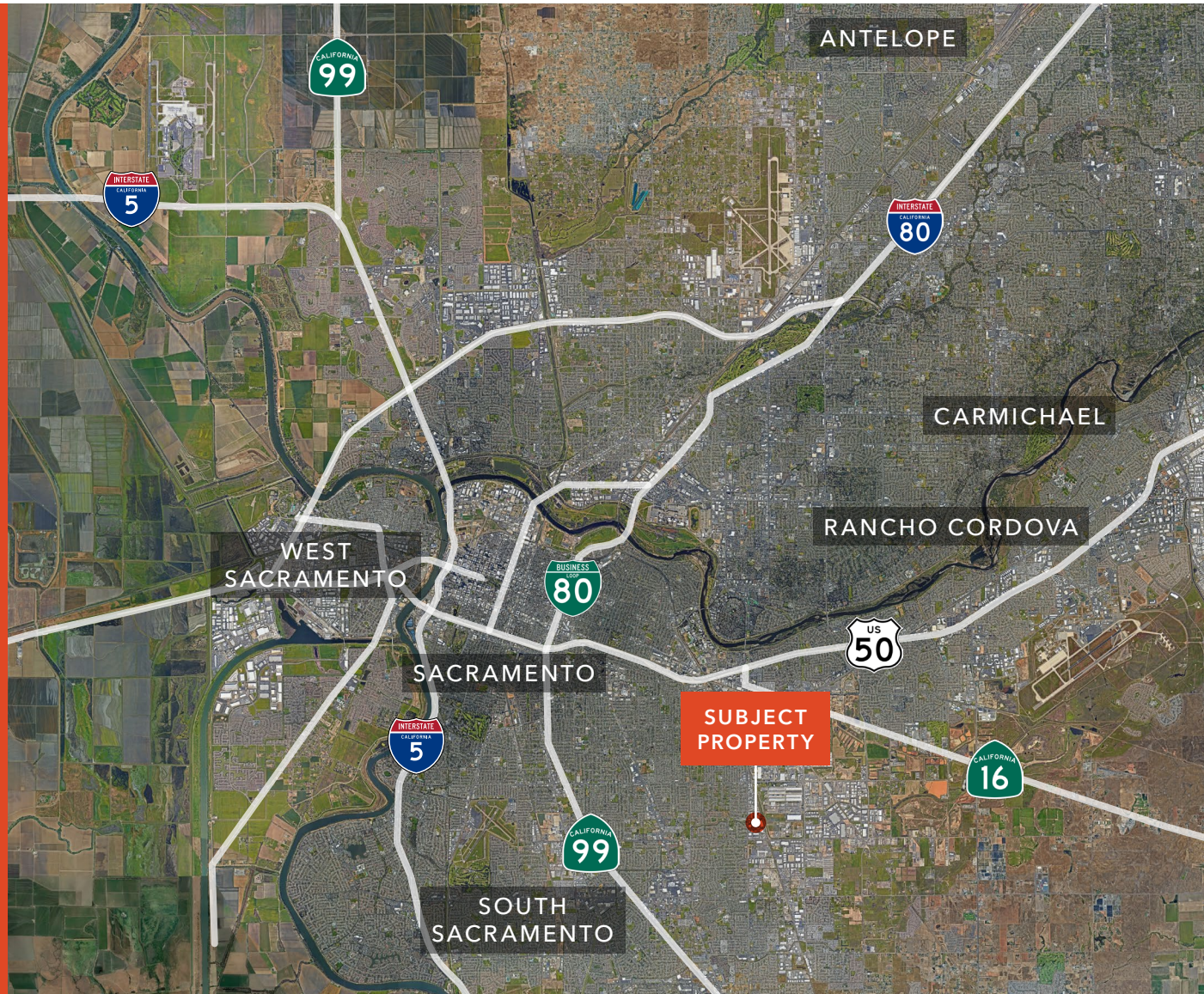
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