

SELLER FINANCING: 5.50% INTEREST, 25% DOWN

OWNER USER INDUSTRIAL | ±85,000 SF | TRUCK SCALE & TRUCK PARKING



14712 HIGHWAY 160

ISLETON, CA

Marcus & Millichap

NON-ENDORSEMENT AND DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2025 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE DO NOT DISTURB THE CURRENT OCCUPANTS.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

THE MOROZ DRAKE GROUP

Marcus & Millichap

EXCLUSIVELY LISTED BY:

AMAR BASSI

Associate, Investments

Marcus & Millichap
Sacramento, CA
O: (916) 724-1271
C: (916) 893-1797

E: Amar.Bassi@MarcusMillichap.com
License CA: 02193935

JAMES BEEGHLY

Associate, Director Investments

Marcus & Millichap
Sacramento, CA
O: (916) 724-1331
C: (661) 487-7839

E: James.Beeghly@MarcusMillichap.com
License CA: 02216588

RUSS MOROZ

Managing Director, Investments

Marcus & Millichap
Sacramento, CA
O: (916) 724-1310
C: (916) 477-0723

E: Russ.Moroz@MarcusMillichap.com
License CA: 01807787

CHRISTOPHER DRAKE

Associate, Director, Investments

Marcus & Millichap
Sacramento, CA
License CA: 01963228

ABDULLAH SULAIMAN

Associate Director, Investments

Marcus & Millichap
Sacramento, CA
License CA: 02122226

MATT SULAIMAN

Associate, Investments

Marcus & Millichap
Sacramento, CA
License CA: 02117270





Marcus & Millichap

OFFERING SUMMARY

PRICE REDUCED!
\$2,400,000

PRICE PSF
\$28.24

SALE SUMMARY

Sale Price	\$2,400,000
Price/SF	\$28.24
Seller Financing	5.50% Interest, 25% Down Payment
Gross Square Feet	±85,000 SF
Total Lot Size	±6.75 Acres
Clear Heights	14' - 40'
Amenities	Truck Scale, Parking, Grain Elevator, Grain Silos
Zoning	M-1 Light Industrial (Sacramento County)
Year Built	1930
Total Parcels	10 Parcels
Assessor's Parcel Numbers	157-0081-001; 157-0081-002; 157-0081-003; 157-0081-004; 157-0081-006; 157-0081-007; 157-0081-008; 157-0081-009; 157-0040-047; 157-0040-048

INVESTMENT HIGHLIGHTS

- SELLER FINANCING AVAILABLE: 5.50% INTEREST, 25% DOWN PAYMENT, 3-YEAR TERM
- OPPORTUNITY TO UTILIZE \pm 85,000 SQUARE FEET OF INDUSTRIAL/ AGRICULTURAL SPACE
- RIVERFRONT INDUSTRIAL SITE ON MAIN THOROUGHFARE (\pm 5,400 VPD)
- \pm 1,500 FEET OF RIVER AND HIGHWAY FRONTAGE
- TRUCK SCALE, GRAIN ELEVATOR, TRUCK PARKING, & 27 GRAIN SILOS
- MULTIPLE PARCELS ALLOW FOR FLEXIBLE EXIT

INVESTMENT OVERVIEW



Marcus & Millichap has been selected to exclusively market for sale 14712 State Highway 160, a rare opportunity to acquire an $\pm 85,000$ SF industrial facility on ± 6.75 acres with direct highway frontage and river access. The property features an expansive warehouse, generous yard area, and truck scales—making it an ideal fit for users with significant storage, logistics, or manufacturing requirements.

This property's combination of large-scale improvements, highway visibility, and unique infrastructure sets it apart from other regional offerings. The warehouse provides ample space for a wide range of operations, while the truck scales, yard area, and grain silos enhance functionality and efficiency.

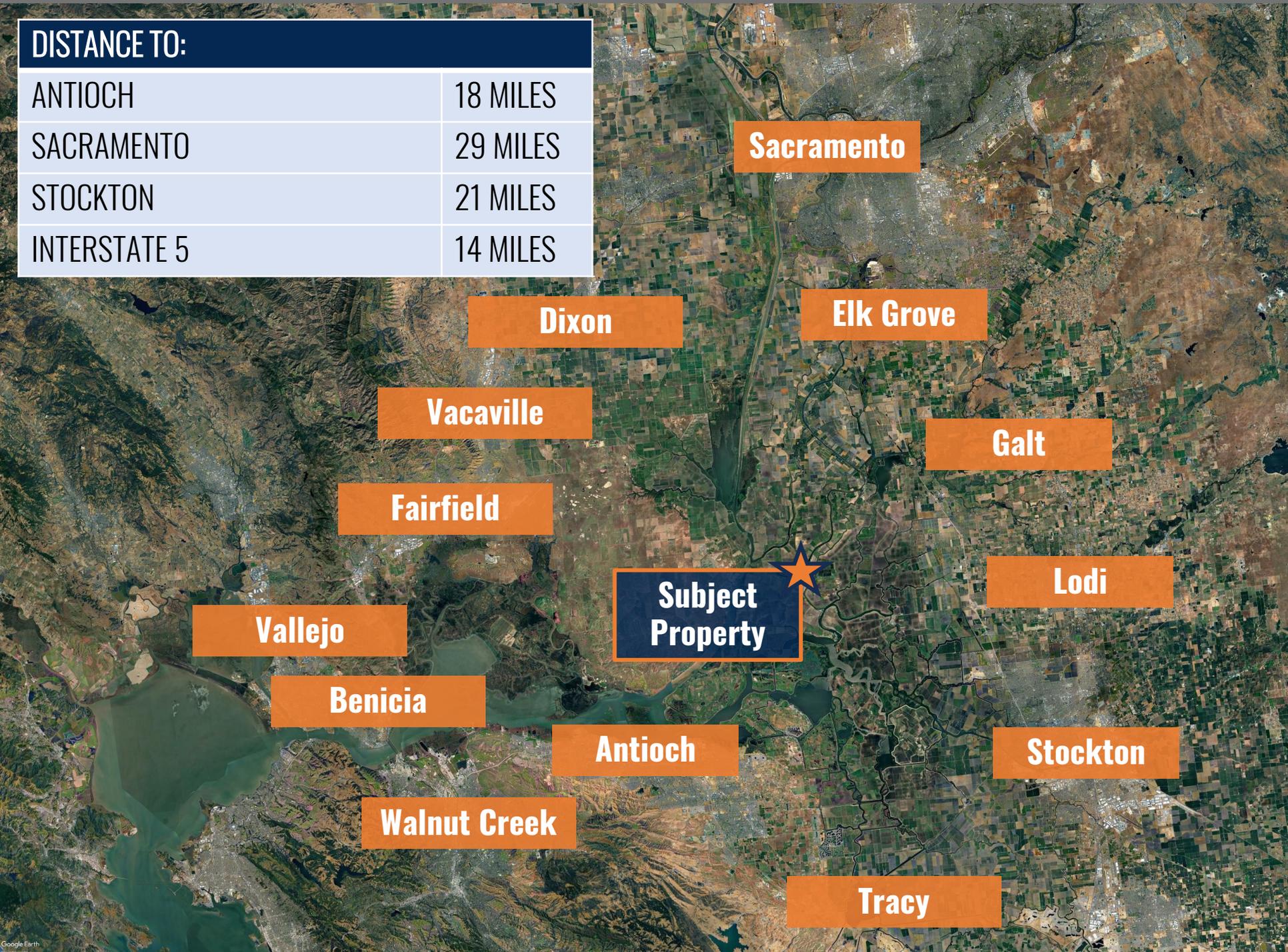
The property's size and features make it well-suited for buyers seeking a high-capacity, self-contained facility in a low-cost, low-density environment that is a reasonable commute from several major employment centers. Major employment centers within thirty miles include Sacramento, Elk Grove, Stockton, Rio Vista, Vacaville, Fairfield, and Antioch, offering a large employment base in spite of the property's rural locale.

This is a compelling opportunity to acquire a rare large-footprint asset in the Sacramento River Delta market. Competitive pricing, combined with the property's unique attributes, make 14712 State Highway 160 an attractive option for both owner-users and investors seeking to capitalize on its infrastructure and scale.

SELLER FINANCING ANALYSIS

Purchase Price:	\$2,400,000
Down Payment:	\$600,000 (25%)
Loan Amount:	\$1,800,000
Interest Rate:	5.50%
Loan Type:	Interest Only
Maturity:	3 Years
Monthly Debt Service:	\$8,250.00

DISTANCE TO:	
ANTIOCH	18 MILES
SACRAMENTO	29 MILES
STOCKTON	21 MILES
INTERSTATE 5	14 MILES



Sacramento

Dixon

Elk Grove

Vacaville

Galt

Fairfield

Lodi

Vallejo

Subject Property

Benicia

Antioch

Stockton

Walnut Creek

Tracy

SUBMARKET OVERVIEW

Isleton is a rising commercial destination in southern Sacramento County, ideally located along the Sacramento River and State Route 160. Within 30 miles of Sacramento Elk Grove, Stockton, and the East Bay, the property offers rare access to a more laid-back lifestyle and major consumer bases.

At the heart of the California Delta, the town attracts local residents, East Bay visitors, and Delta tourists year-round. Market Street, the main commercial corridor, offers excellent frontage and visibility. State Route 160 provides direct connectivity north to Sacramento and south to Antioch. Many travelers stop in Isleton for food, fuel, supplies, or services before visiting marinas, wineries, or attending Delta events. The surrounding area includes riverfront homes, working farms, and nature preserves, creating a stable, year-round customer base.

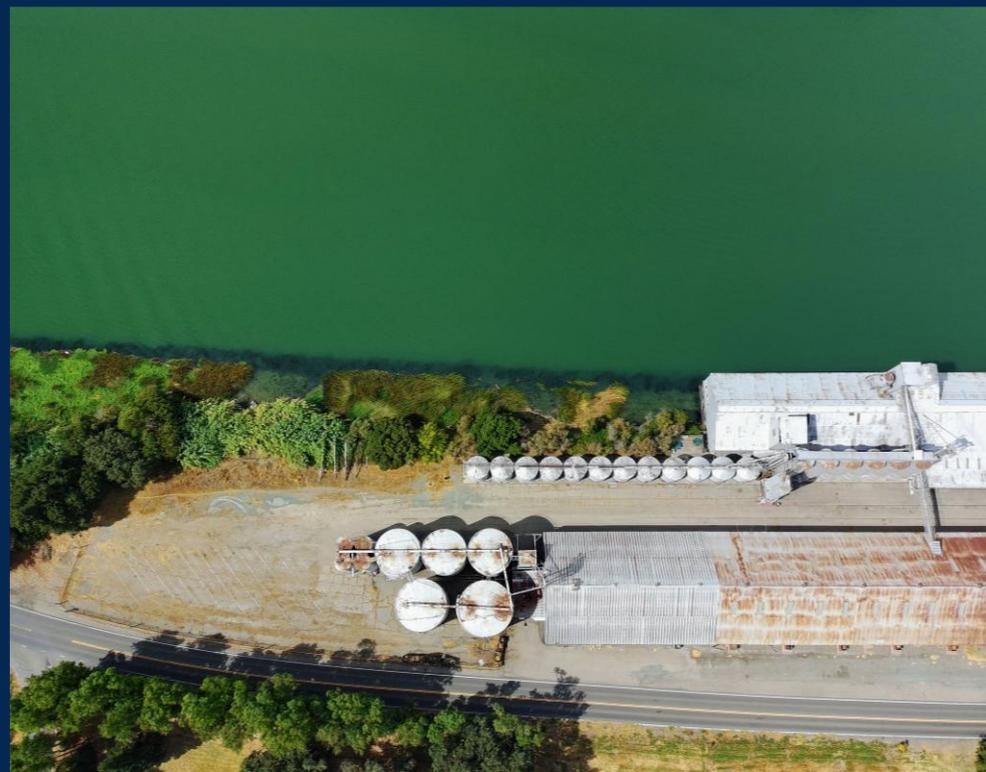
Commercial inventory is scarce and tightly held, providing significant value for owner-users and investors alike. Median household income is approximately \$88,000, significantly higher than the national average. More than 50% of residents hold a bachelor's degree or higher, and many are professionals or remote workers choosing the Delta lifestyle while remaining connected to metro areas.

The town is located minutes from top wineries along the Clarksburg Wine Trail and benefits from steady traffic tied to outdoor recreation and seasonal tourism. Nearby developments such as the 400,000 square foot Walnut Business Park, Elk Grove's North 40 expansion, and the upcoming Valley Rail service continue to boost long-term upside.



Marcus & Millichap



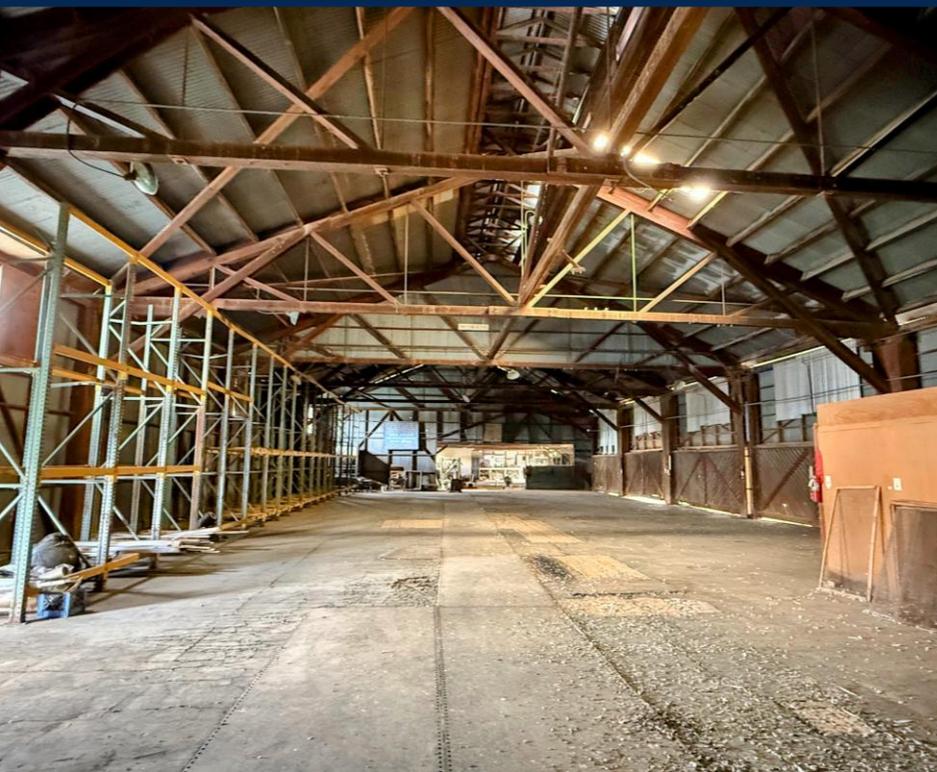






Marcus & Millichap





Marcus & Millichap

EXCLUSIVELY LISTED BY:

AMAR BASSI

Associate, Investments

Marcus & Millichap
Sacramento, CA
O: (916) 724-1271
C: (916) 893-1797

E: Amar.Bassi@MarcusMillichap.com
License CA: 02193935

JAMES BEEGHLY

Associate, Director Investments

Marcus & Millichap
Sacramento, CA
O: (916) 724-1331
C: (661) 487-7839

E: James.Beeghly@MarcusMillichap.com
License CA: 02216588

RUSS MOROZ

Managing Director, Investments

Marcus & Millichap
Sacramento, CA
O: (916) 724-1310
C: (916) 477-0723

E: Russ.Moroz@MarcusMillichap.com
License CA: 01807787

CHRISTOPHER DRAKE

Associate, Director, Investments

Marcus & Millichap
Sacramento, CA
License CA: 01963228

ABDULLAH SULAIMAN

Associate Director, Investments

Marcus & Millichap
Sacramento, CA
License CA: 02122226

MATT SULAIMAN

Associate, Investments

Marcus & Millichap
Sacramento, CA
License CA: 02117270