



8651 YOUNGER CREEK DR

Industrial Warehouse Available for Sale

SACRAMENTO, CA 95828

\$4,999,995

SALE PRICE

M-2(S)

ZONING

±36,000

SF AVAILABLE

\$138.89

PRICE PER SF

PROPERTY HIGHLIGHTS

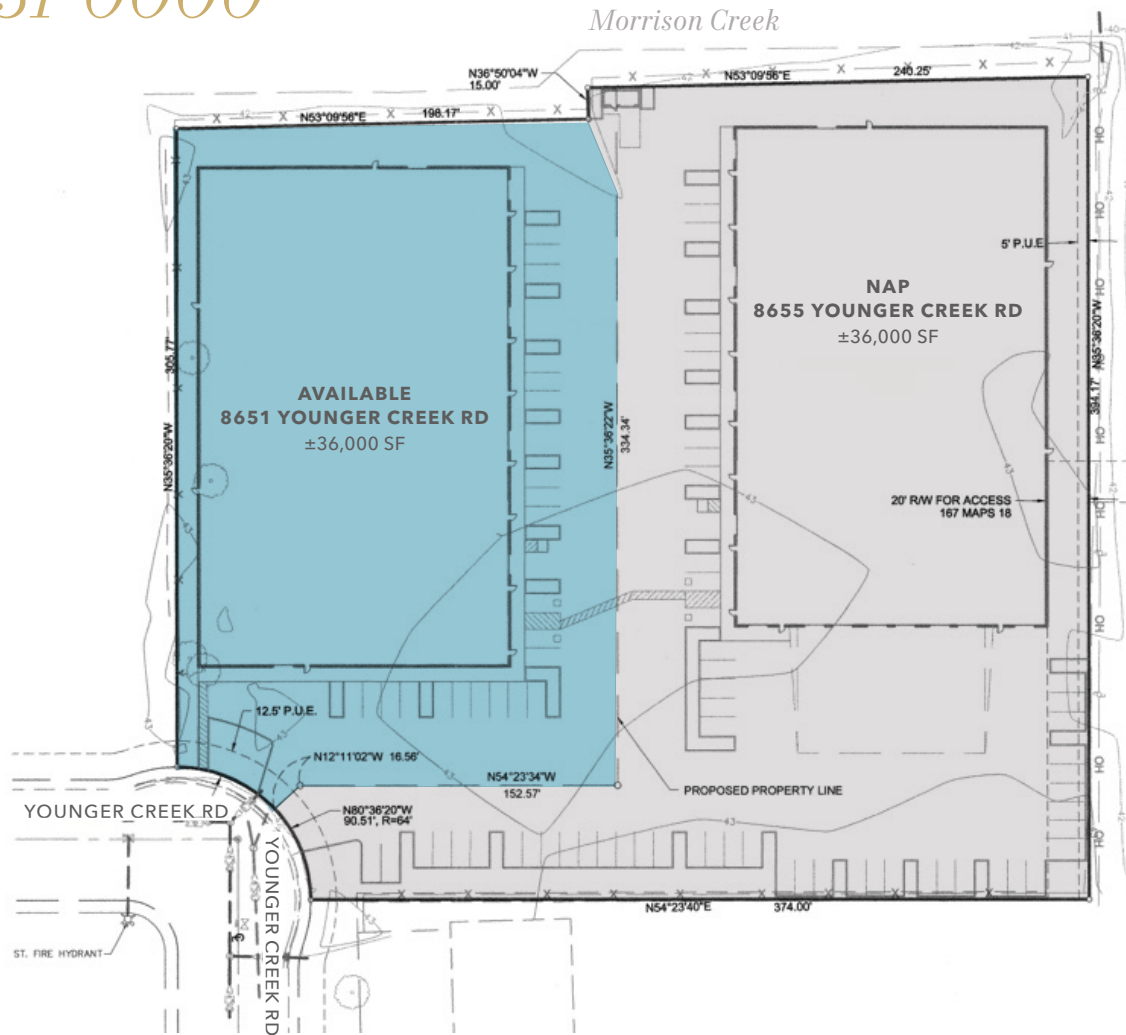
GLA	±36,000 SF
PRICE	\$4,999,995.00
LOT SIZE	1.54 Acres
BUILT	2007
PARKING	±20 Spaces
CLEAR HEIGHT	20'-22'
DRIVE-IN BAYS	6
POWER	4,000 amps 480 - 3 phase
ZONING	M-2(S)
RESTROOMS	1
WATER/SEWER	City
ELECTRIC	SMUD
COLUMN SPACING	37.5'x60'
FENCED	Yes, with remote entry
CONDITION	Mostly shell w/ heavy power, 2 demising walls; splitting the space into one ±18,000 SF unit w/ unisex restroom, and two ±9,000 SF shell units
METERING	Not separately metered (single meter)
CANNABIS CULTIVATION	Possible w/ reinstatement of Cultivation CUP



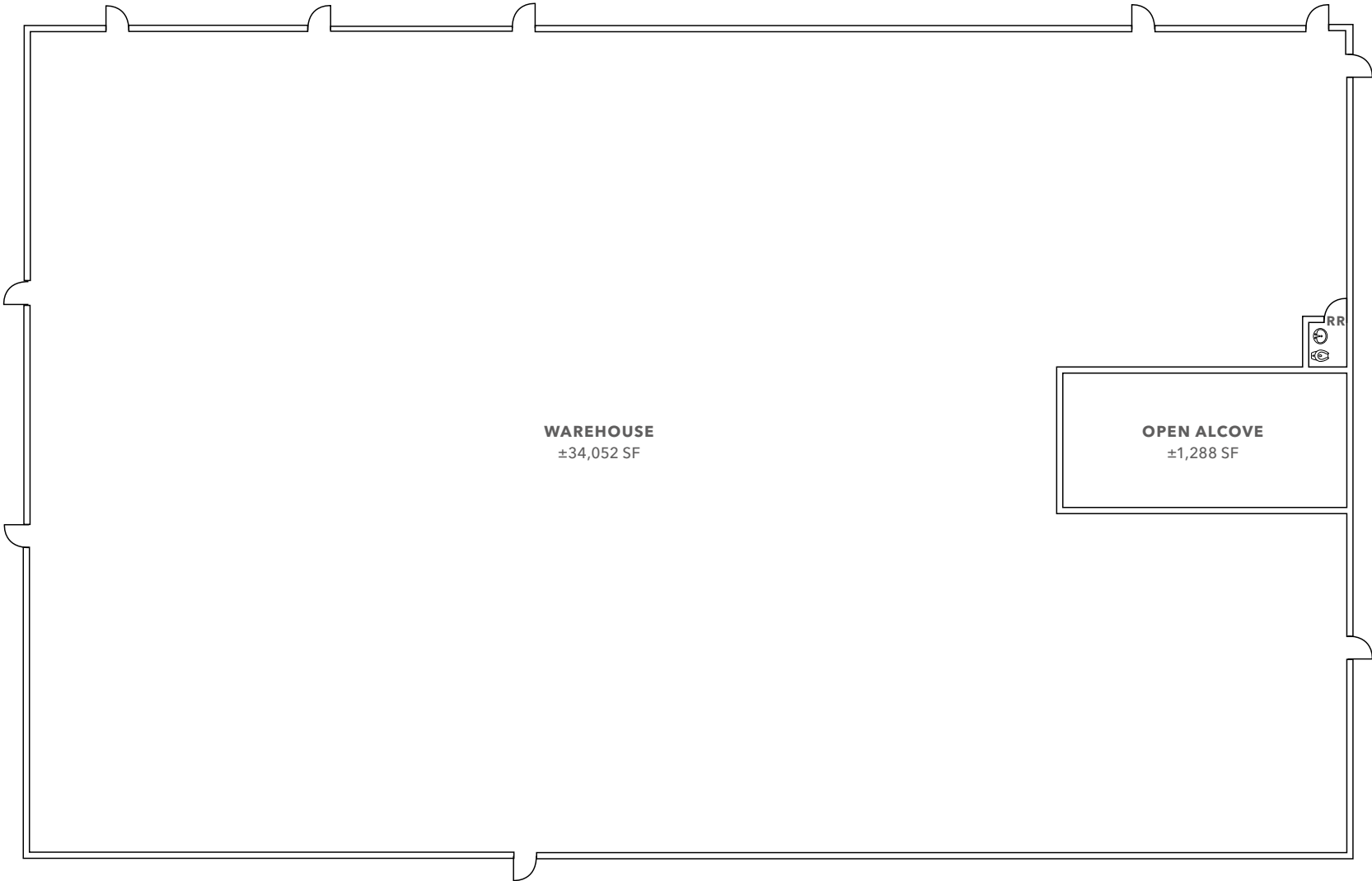
SITE PLAN

062-0120-031-0000

APN #



FLOOR PLAN







Exclusively listed by

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