

FOR LEASE

*Heavy Powered
Industrial Warehouse
Sacramento Power
Inn District*

8651 YOUNGER CREEK DR
SACRAMENTO, CA 95828

KORENA ELLIS

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8651 YOUNGER CREEK DR, SACRAMENTO, CA

GLA	36,000 SF
LEASE RATE	Negotiable
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	M2S
RESTROOMS	2
WATER/SEWER	City
ELECTRIC	SMUD
Clear span warehouse	
Gated with remote entry	
Two demising walls	
Office space can be added with TI or LL will buildout	
Egress Ingress Easement with sister building	
Cannabis Cultivation is a possibility but not preferred/ Has a Cultivation CUP	





Exclusively listed by

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