

FOR SALE OR LEASE | WAREHOUSE WITH YARD

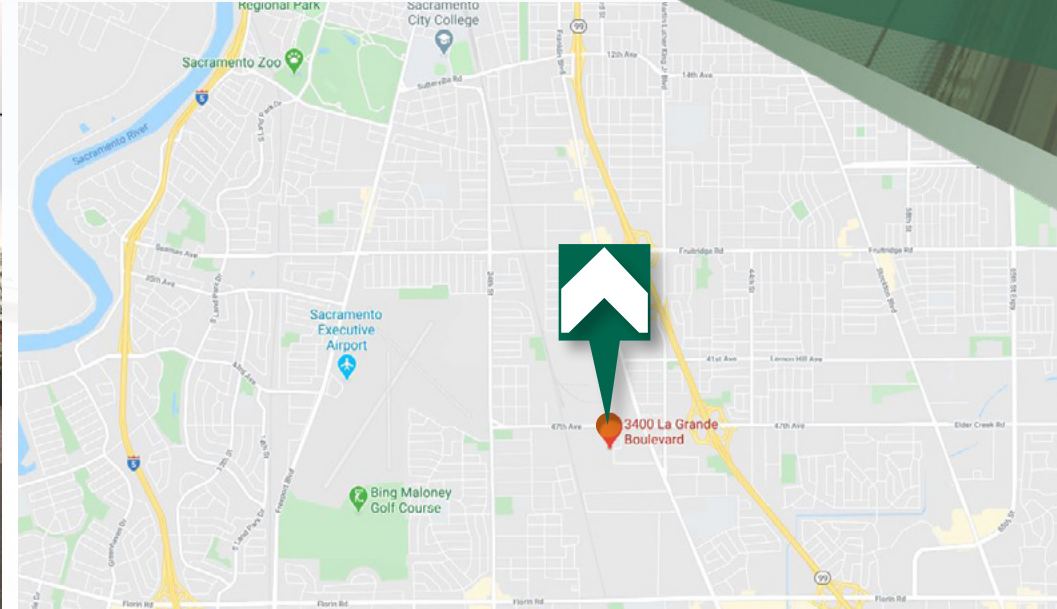
3400 La Grande Blvd, Sacramento, CA 95823



FOR SALE OR LEASE WAREHOUSE WITH YARD

PROPERTY SUMMARY

3400 La Grande Blvd
Sacramento, CA 95823



PROPERTY HIGHLIGHTS

- ±12,800 SF with ±1500 Office
- ±1,500 Sf Mezzanine
- ±7,800 Potential Yard
- Clear Span Building
- ±0.55 Acres
- M-1 Industrial Zone
- ±2 miles to highway 99
- 27' Clear height
- 200 Amps 240 V 3 phase
- 6 - 12 x 17 grade level doors / 4 automatic doors
- Opportunity Zone

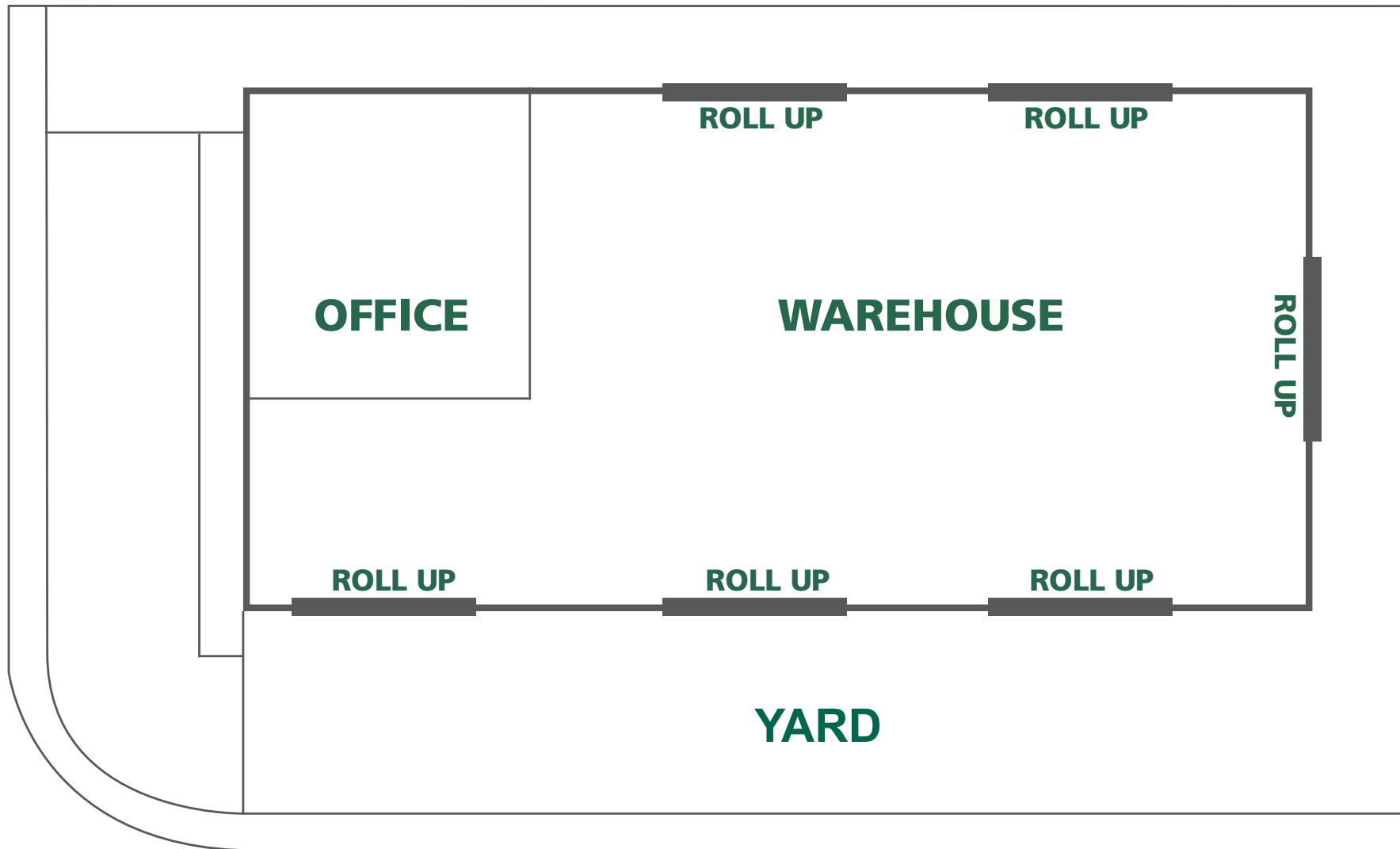
OFFERING SUMMARY

SALE PRICE:	\$1,664,000 (\$130/SF)
LEASE RATE:	\$0.65/SF
LEASE TYPE:	Industrial Gross
TOTAL SF:	±12,800 SF
TOTAL ACRES:	±0.55 AC
ZONING:	M-1 Industrial

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SITE PLAN

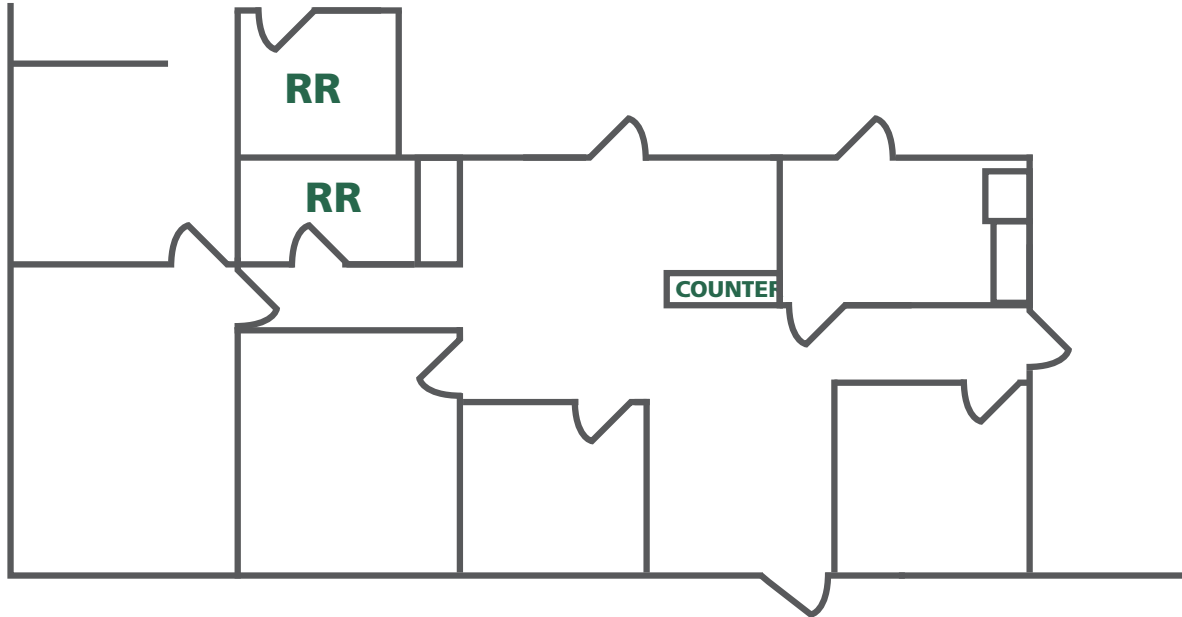
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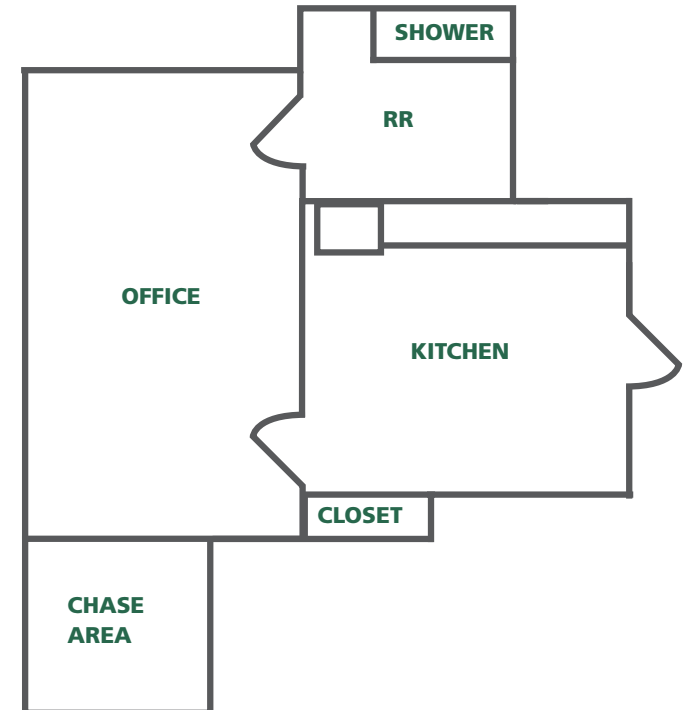
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FLOOR PLANS
3400 La Grande Blvd
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OFFICE



MEZZANINE



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LOCATION AERIAL

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PHOTOS

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