## FOR SALE OR LEASE | WAREHOUSE WITH YARD 3400 La Grande Blvd, Sacramento, CA 95823



## **PROPERTY SUMMARY**

00 La Grand

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**

Bing Maloney

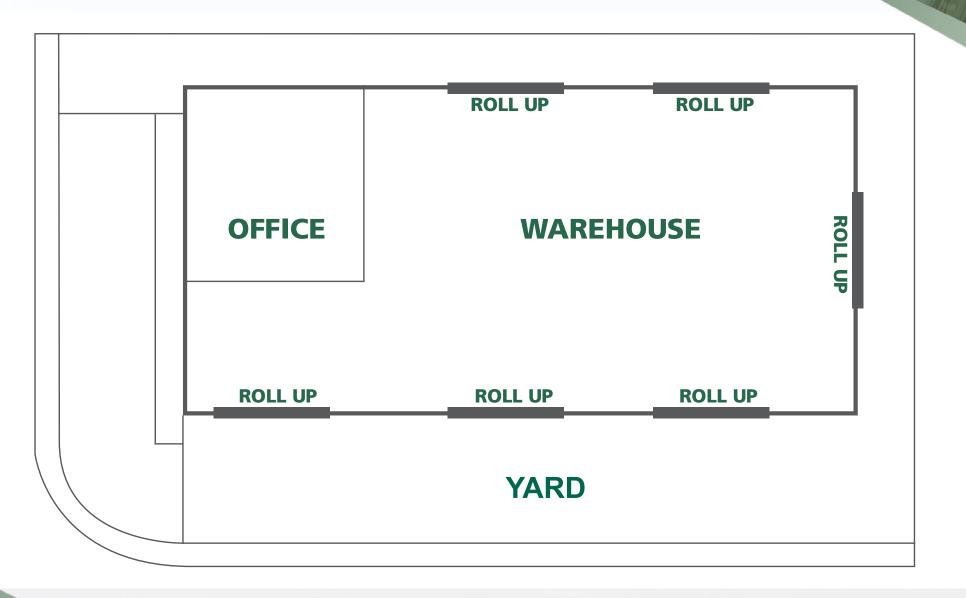
City College

Sacramento Zoo

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

## SITE PLAN 3400 La Grande Blvd

Sacramento, CA 95823

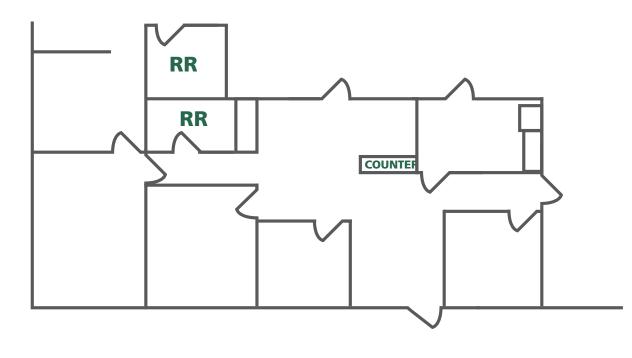


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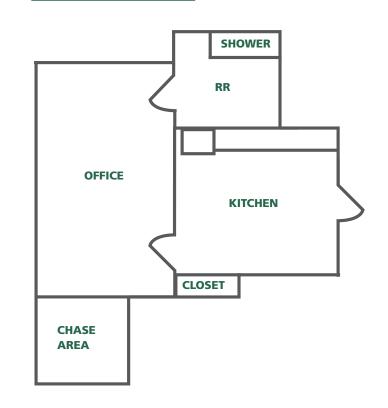
## **FLOOR PLANS**

3400 La Grande Blvd Sacramento, CA 95823

#### OFFICE



#### MEZZANINE



# LOCATION AERIAL

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### PHOTOS 3400 La Grande Blvd Sacramento, CA 95823

