

FOR SALE OR LEASE

841-849 F STREET

WEST SACRAMENTO, CA



INDUSTRIAL PROPERTY WITH EXCESS LAND

NEWMARK

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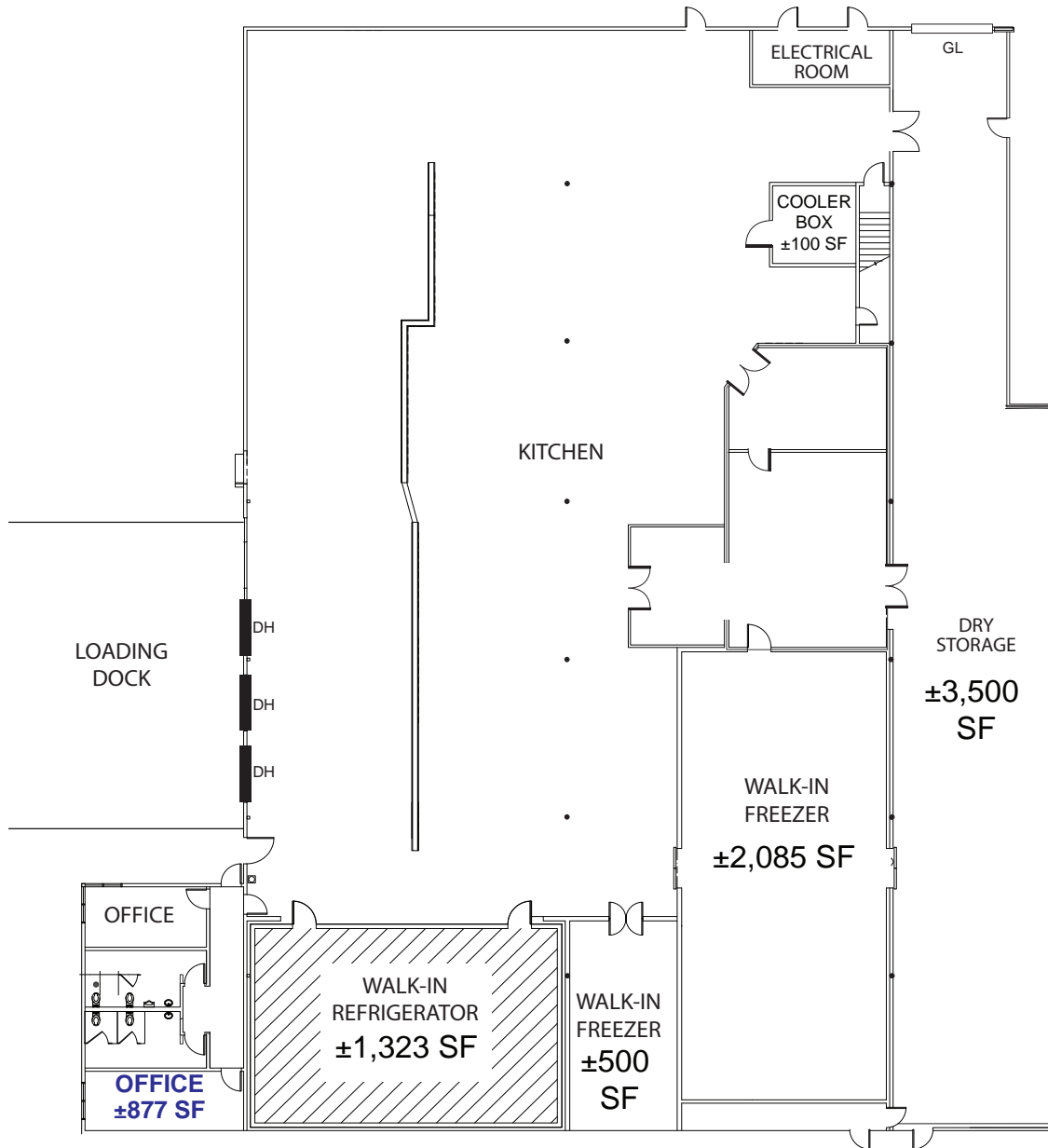
PROPERTY HIGHLIGHTS

- Available for Sale or Lease
- ±49,000 SF Building on 2.6 acres, with Adjacent 1.28 Acre Paved Lot
- ±20,624 SF of State of CA Registered Food Processing Facility
- ±17,000 SF of Existing Office Space
- Five (5) Dock-High Doors
- Four (4) Grade Level Doors
- 2,000 Amps of 480-Volt Power (Tenant/Buyer to Independently Verify)
- Fully Sprinklered
- Skylights
- Current Income = \$8,723/Month, NNN for ±6,912 SF with ±12,500 SF of Yard Area
- Currently a Multi-Tenant Building with Four (4) Tenants
- Secured and Fenced Business Park

ASKING SALE PRICE: \$8,330,000 (\$170 PSF)
ASKING LEASE RATE: \$0.85 PSF (Building)
\$0.20 PSF (Yard)



FOOD PREPARATION SPACE



SPACE HIGHLIGHTS

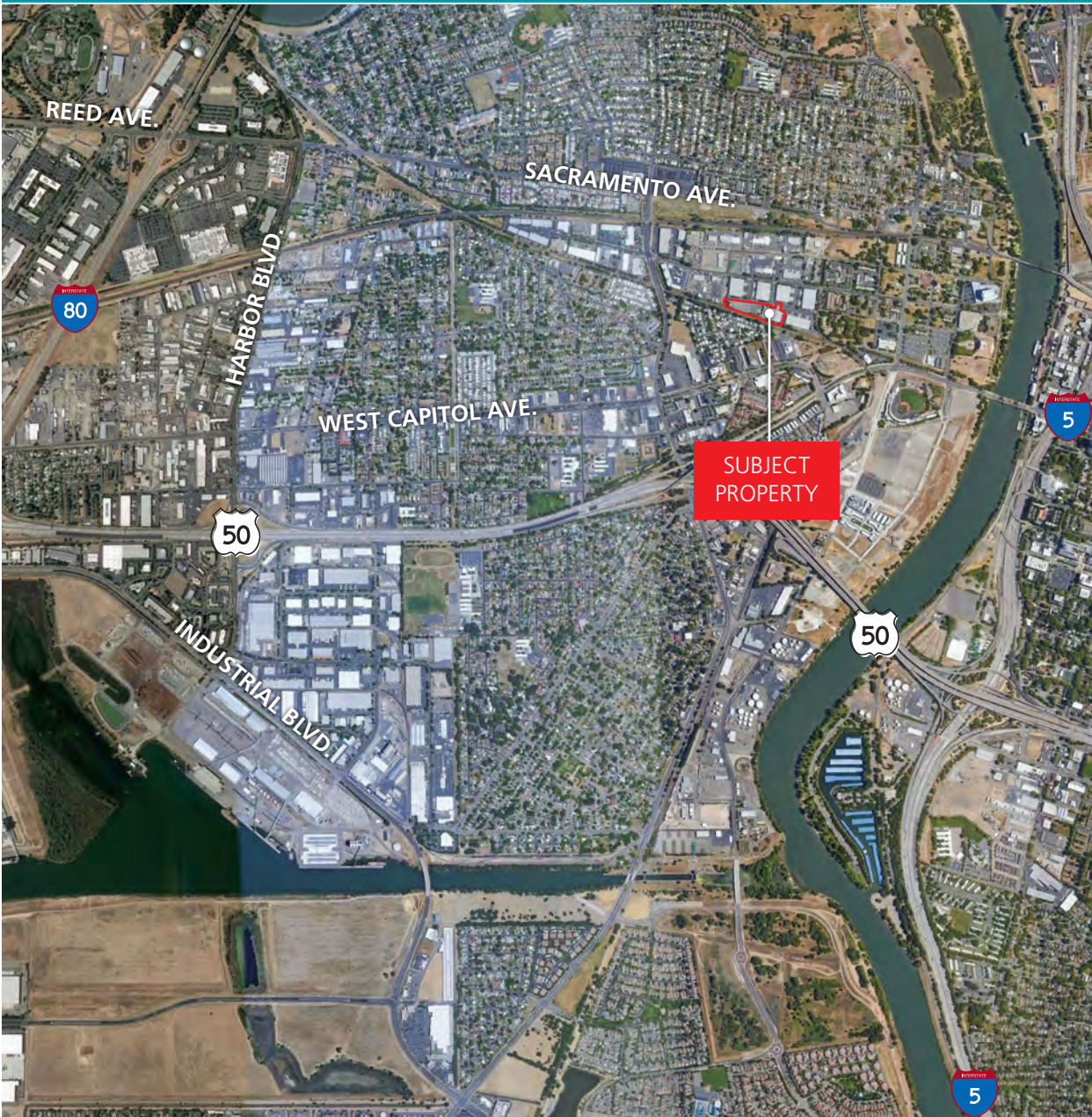
- $\pm 20,264$ SF Space with Small Office Area
- Three (3) Dock Doors
- One (1) Grade Level Door
- Registered State of CA Processed Food facility
- Floor Drains
- Walk-in freezers and coolers
- Cooling tower and boiler



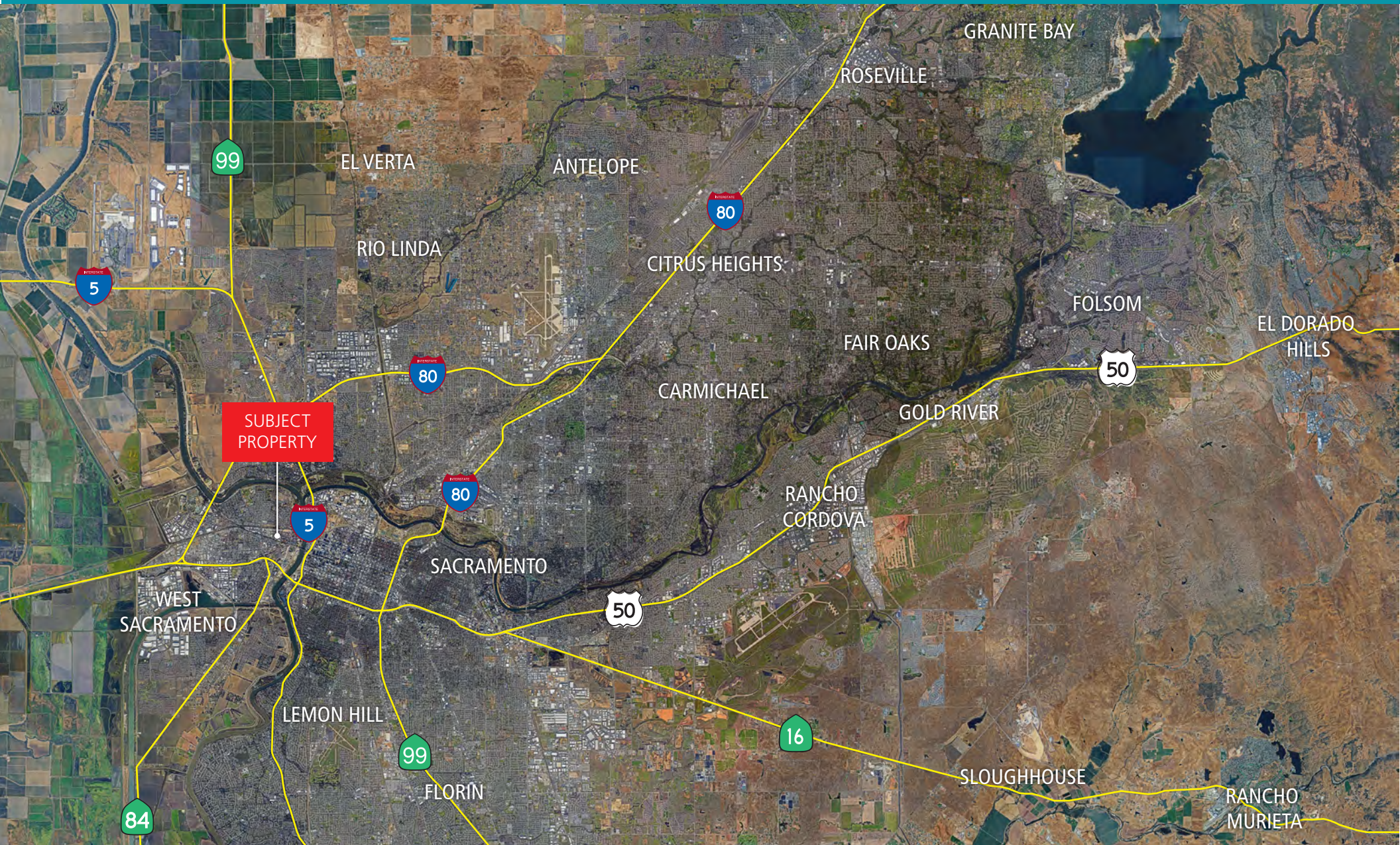
SITE PLAN



PROPERTY AERIAL



REGIONAL MAP



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