



FOR SALE

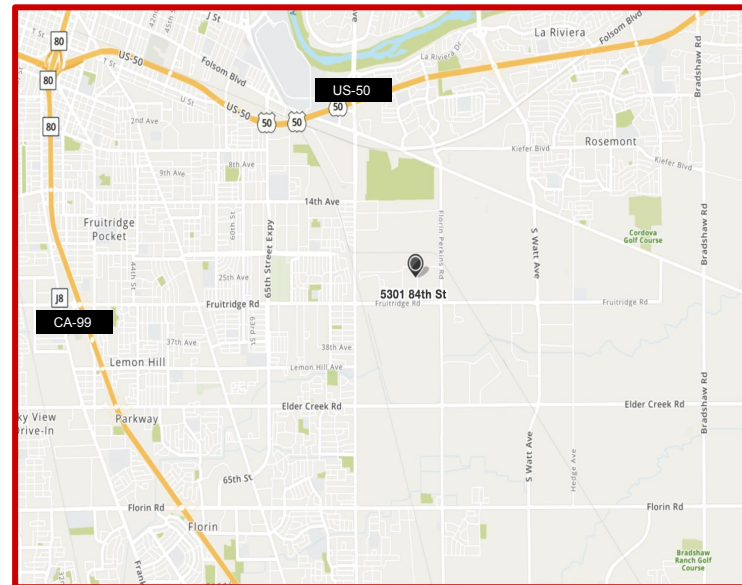
5321 & 5301 84th Street Sacramento, CA 95826

Sacramento Industrial Building with Yard



PROPERTY HIGHLIGHTS

- +/-6,000 SF Concrete Tilt Up Building On Two Contiguous Parcels Totaling +/-1 Acre -- First Time Available For Sale In 20+ Years;
- Building Mostly Warehouse With Office Component, Central Accessible Location Near Florin, Fruitridge & Florin Perkins, Highway 16 & Power Inn Road;
- Fully Fenced Yard With Grade Level Roll Up Door & Ample 3 Phase Electrical Service;
- M-2S Heavy Industrial Zoning Accommodates A Range Of Uses, Buyer To Confirm With Sacramento City Planning;
- Located Within Opportunity Zone & Power Inn Alliance District, APNs 061-0173-004 & 061-0173-027;
- Offered At \$1,400,000, Please Contact Listing Team With Questions Or For An Appointment To Tour The Property.



DAN WATSON
 Cell: 831.227.7098
dan.watson@kw.com
 DRE License # 01786748

GRETCHEN TOBIN
 Cell: 916.425.7711
gretchentobin@kw.com
 DRE License # 00937965

BOB KUHL
 Cell: 916.947.5060
bob@bobkuhl.com
 DRE License # 00606862

www.bobkuhl.com

KW Commercial | 548 Gibson Drive, Ste 200 | Roseville, CA 95768 | 916.788.8800 | License #1272617

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