

For sale

Freeway fronting office & warehouse space on ±0.92 acres



Property information

Site highlights

- 3 buildings totaling ±8,788 SF
 - 3134-3136 Auburn Blvd: 3,100 SF office
 - 3132 Auburn Blvd: 3,000 SF office
 - ±2,688 SF warehouse
- Zoned: SPA (West Auburn Blvd Special Planning Area)
- Monument signage
- Business 80 Freeway frontage

3134-3136 Auburn Blvd

- ±3,100 SF newly remodeled office available for owner/user to occupy, includes:
 - Four (4) private offices
 - Open bullpen area
 - Conference room with sliding doors
 - Kitchenette with new finishes
 - Two (2) restrooms
 - Upgraded lighting
 - New hardwood flooring

3132 Auburn Blvd

- ±3,000 SF office
 - Currently occupied by A Family Affair Connections Adult Day Program
 - Existing Tenant with approximately four years of term remaining; lease recently renewed. Contact broker for lease details.

Warehouse

- ±2,688 SF warehouse, comprised of:
 - ±888 SF occupied by tenant (front portion)
 - ±1,800 SF available for owner/user (back portion)
- Grade-level loading:
 - (1) 12' x 16' door
 - (1) 12' x 14' door







Photos





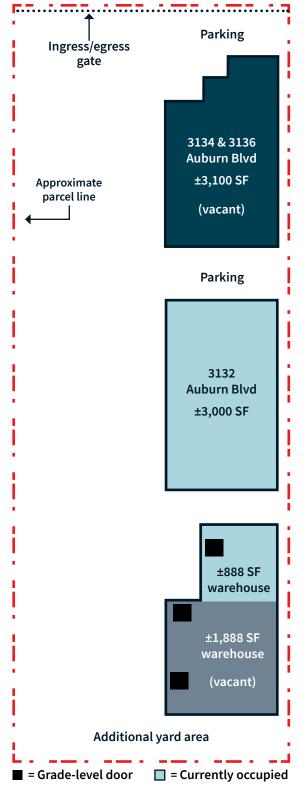






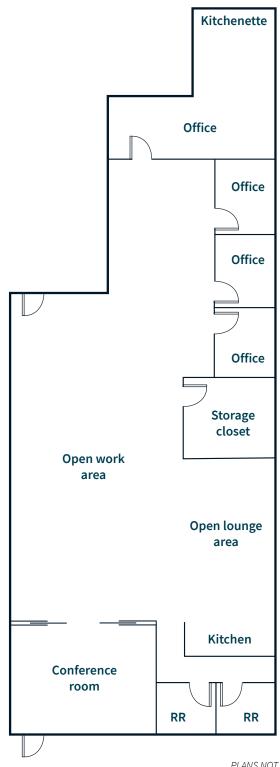


Site plan



Floor plan

3134 - 3136 Auburn Blvd



PLANS NOT TO SCALE.
PARCEL LINE AND DIMENSIONS ARE APPROXIMATE.



Permitted uses

Zoned SPA (West Auburn Blvd Special Planning Area)

Automotive	 Auto rental or lease agency, including limousine service Auto parts & accessory store
Business services	 Advertising business Computer service & training Janitorial service Office machines & equipment sales and minor repair Print shop
Repair services	Appliance repair shopElectronic equipment repair
Home accessories and services	 Antique store Appliance store Furniture shop Gardening-landscape supply store Interior decorators service yard and workshop General glass sales, services
Recreation equipment sales	Athletic equipment and sporting goodsBicycle sales, rent, serviceTackle shop
Transportation facilities and services	Parking lot/garage
Offices	Health services General merchandise sales

NOTE: This chart is provided as a courtesy only, and is any occupant's responsibly to confirm any intended use for the property with Sacramento County at (916) 874-3104.

Vicinity neighbors

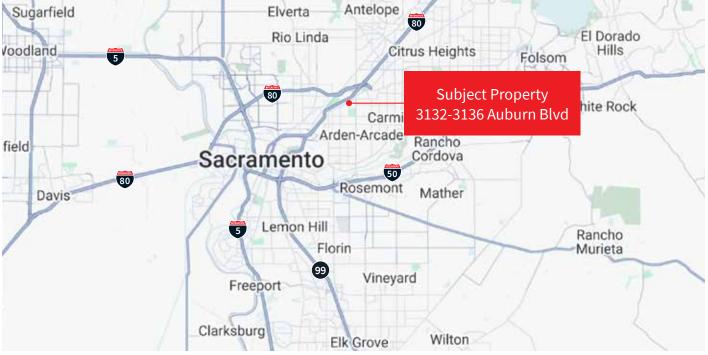


Location maps

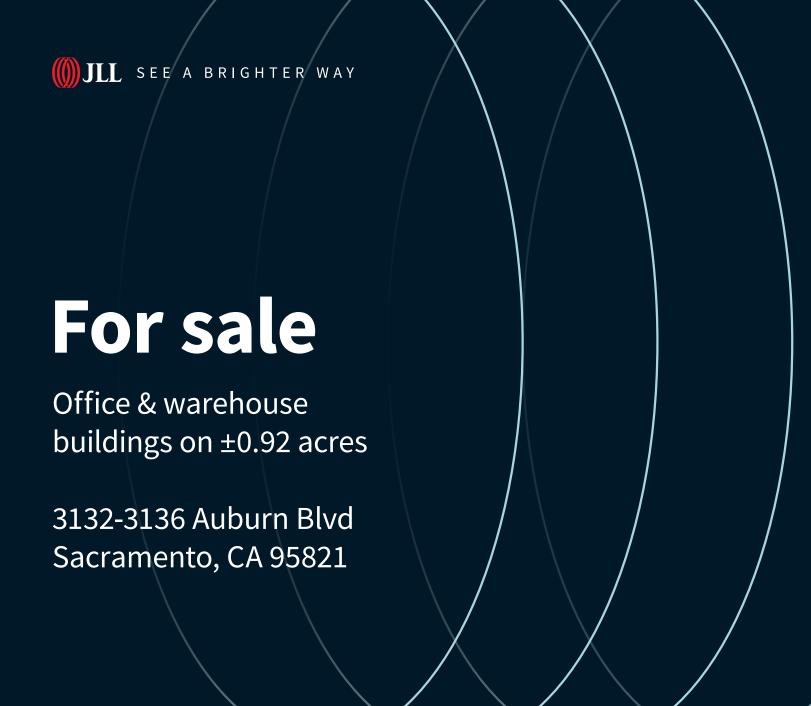
Street map



Regional map



MAPS NOT TO SCALE



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