

Located in the Elk Grove Auto Mall



# For sale or lease

Sale price: \$7,000,000

Lease rate: contact broker

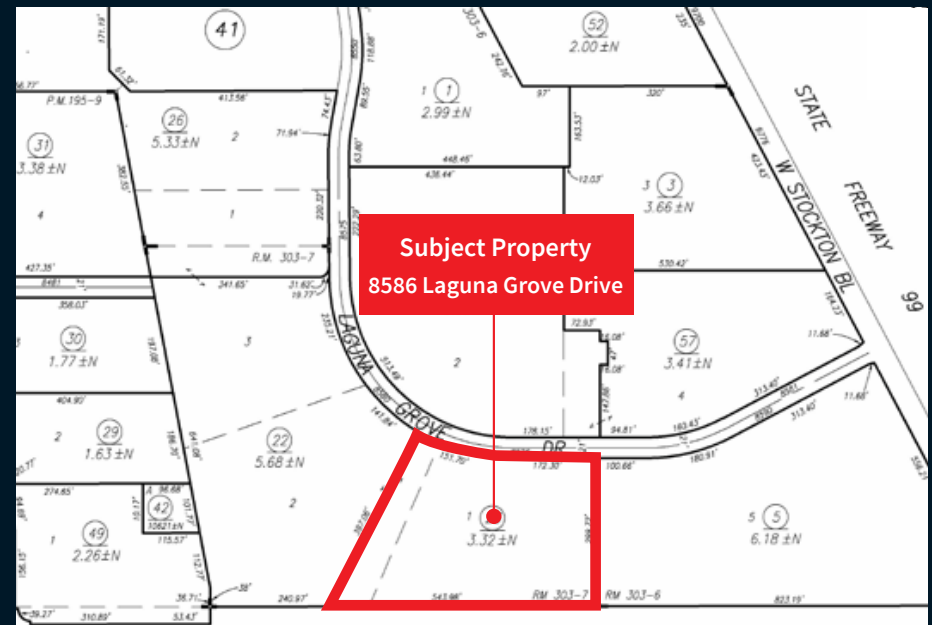
8586 Laguna Grove Drive  
Elk Grove, CA 95757


**JLL Sacramento Industrial Team**

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 **JLL** SEE A BRIGHTER WAY



## Property features

- Total Building SF:  $\pm 18,890$   
includes  $\pm 2,700$  SF canopy/ write-up area
- Parcel Size:  
 $\pm 3.32$  acre parcel
- Electrical Panel:  
1200 Amps, 480v/277  
*(to be independently verified by occupier prior to entering into a binding agreement)*
- Service Bays:  
8 service bays with above ground lifts
- Building can be expanded for more service bays (as shown in aerial)
- Zoning:  
AC, City of Elk Grove, Elk Grove Auto Mall
- Natural Gas Service



= 2 additional service bays







Exterior photos





Interior photos



East view of shop



West view of shop



Wide view of shop



Building south shop entrance

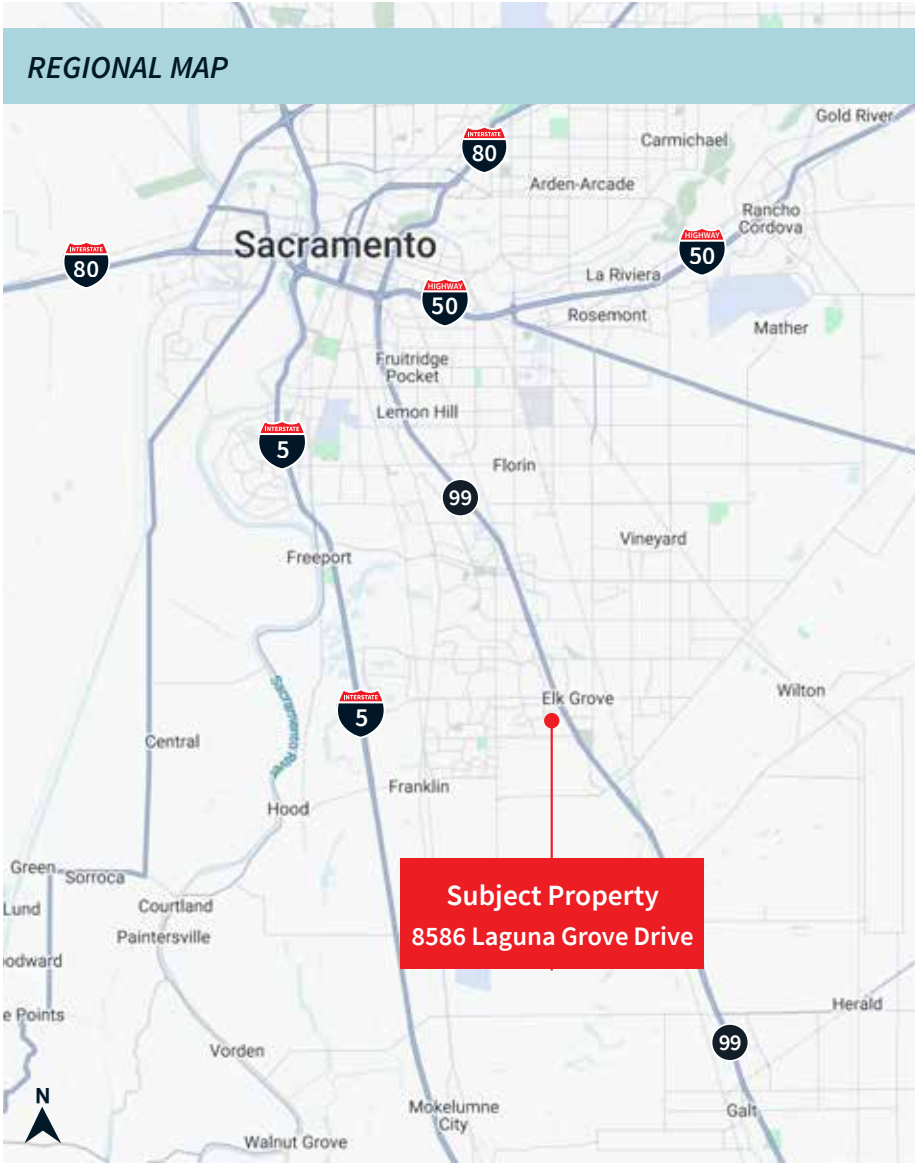
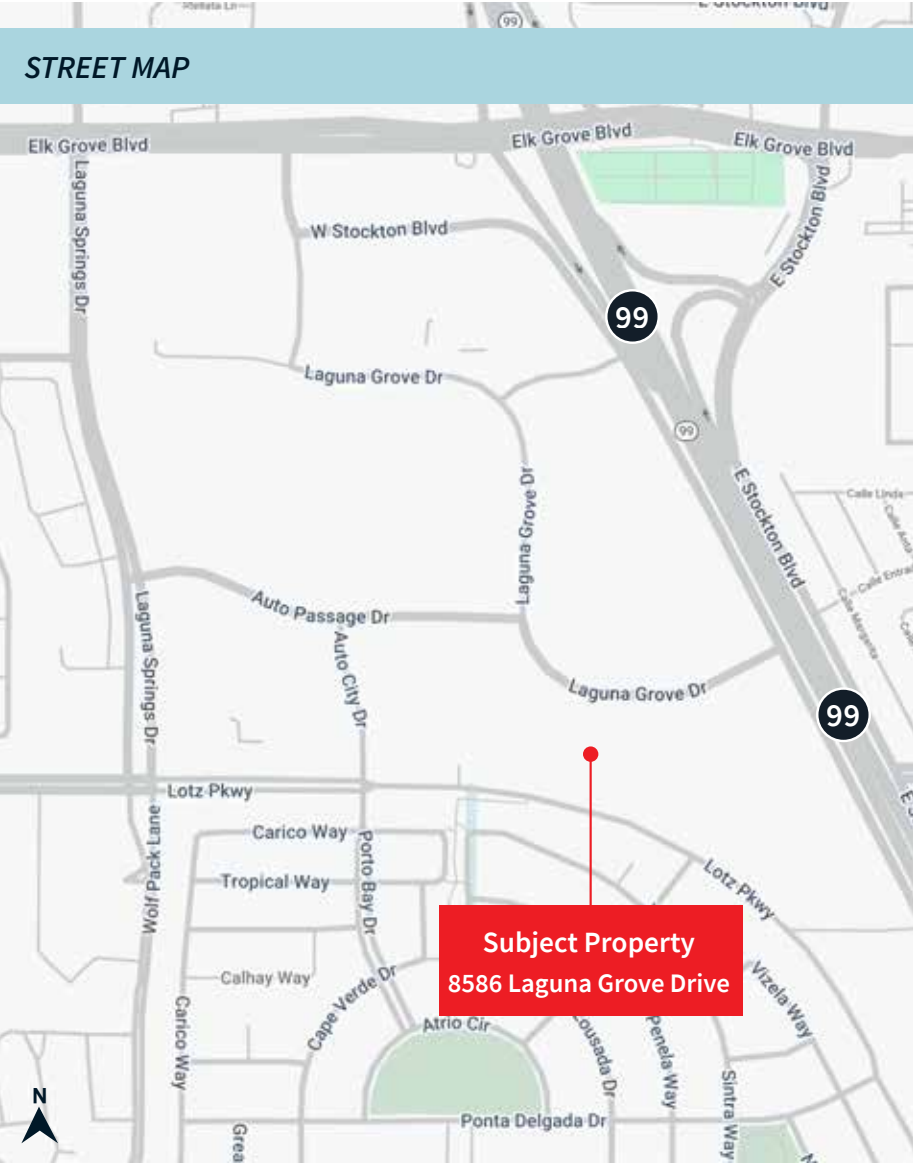


# Elk Grove auto mall





# Location Maps



MAPS NOT TO SCALE

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## Former auto dealership

8586 Laguna Grove Drive  
Elk Grove, CA 95757

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