

# For sale

±11,200 SF warehouse with parking lot,  
Zoned C-4

Sale Price: \$1,250,000

(\$111.60 PSF or \$46.28 per land SF)

1717 E Street | Sacramento, CA 95811

## JLL Sacramento Industrial Team


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*Close to downtown and freeway access*

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## Property features

- Total building SF:  $\pm 11,200$  SF
- Total acreage: 0.62 acres (4 parcels)
- APNs: 002-0135-003,-004,-005,-007
- Small office and locker rooms with restrooms
- Zoned: C-4 (City of Sacramento)
- Clear Height:  $\pm 14'$
- Grade-level loading: one (1),  $\pm 12' \times 12'$
- Parking stalls:  $\pm 31$
- Uses: residential, commercial, industrial



front parking



fenced and gated parking



--- = approximate parcel line

## Permitted uses (partial list)

### Zoned C-4 (City of Sacramento)

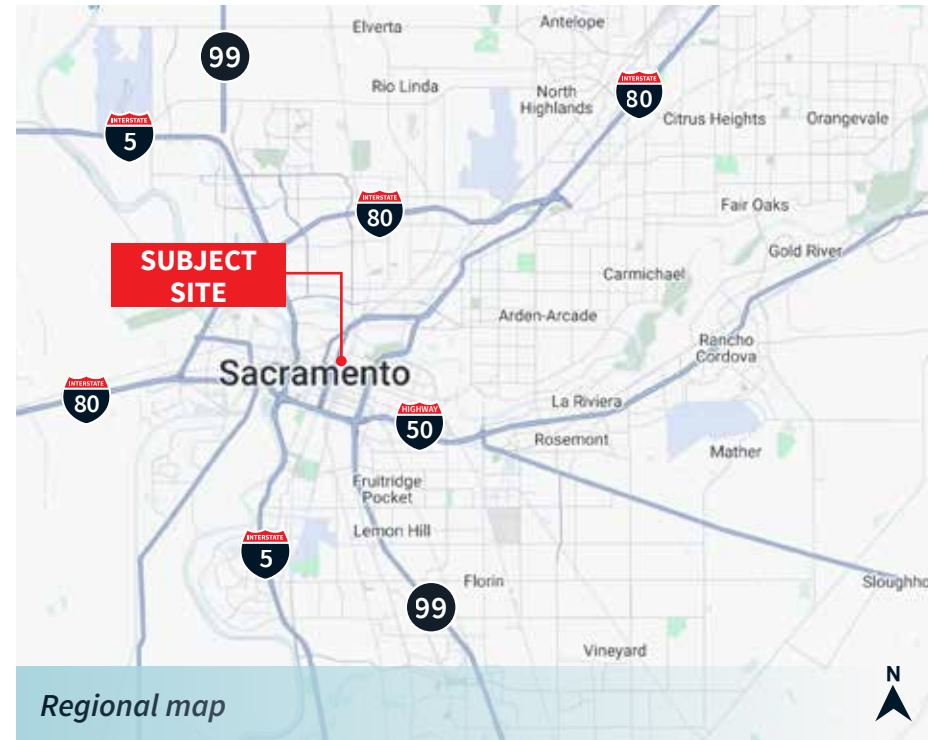
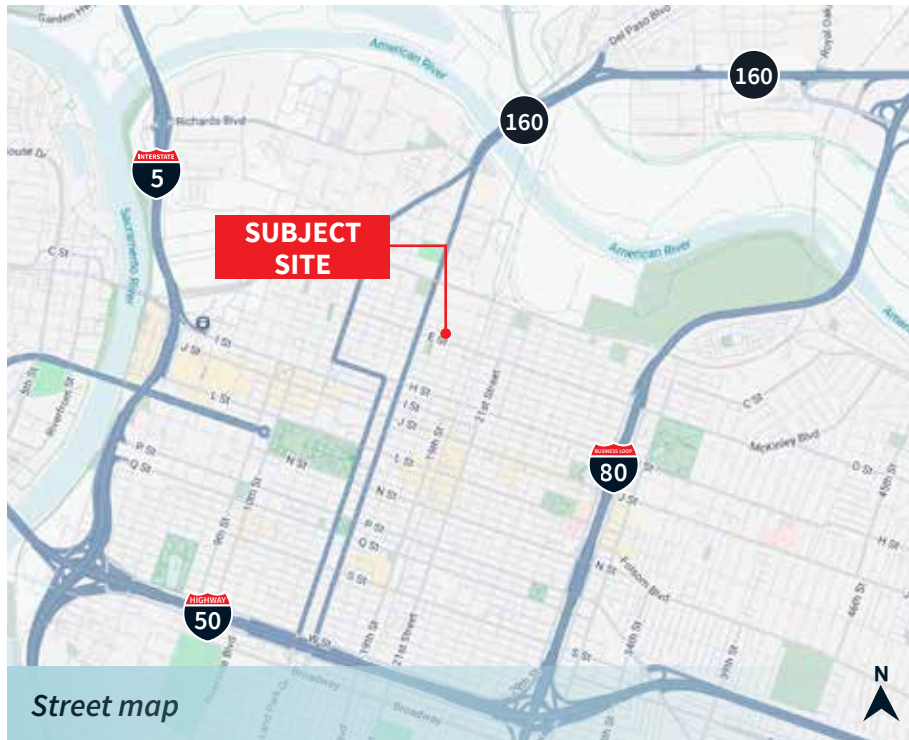
[CLICK HERE](#)

For more information, view or download the full City of Sacramento zoning tables

Residential Uses	Permitted or CUP	Industrial Uses	Permitted or CUP
Dwelling, multi-unit (25 units per acre)	Permitted	Warehouse, distribution center	Permitted
Commercial Uses	Permitted or CUP	Commercial Uses	Permitted or CUP
Athletic club, fitness studio	Permitted	Hotel, motel	Permitted
Auto sales, storage, rental	Permitted	Mini storage	Permitted
Auto-service, repair	Permitted	Office	Permitted
Commercial service	Permitted	Retail store	Permitted
Equipment rental, sales yard	Permitted	Towing service, vehicle storage yard	Permitted

*NOTE: This partial list is provided as a courtesy only, and is any potential occupant's responsibility to confirm any intended use for the property with the City of Sacramento Planning Department at [planning@cityofsacramento.org](mailto:planning@cityofsacramento.org).*





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