

For sale

Industrial buildings with yard

Sale Price: \$1,550,000

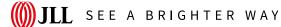
3805 Madison Avenue North Highlands, CA 95660

JLL Sacramento Industrial Team

Mike Luca, SIOR Senior Managing Director P: 916 214 0466 RE Lic. 01447904 RJ Jimenez Associate P: 916 440 1837 RE Lic. 02248675 Dominic Smith Senior Associate P: 916 995 9396 RE Lic. 02106714







3805 Madison Avenue / North Highlands, CA

Property features

- Three building: ±9,960 SF total
- » Front building (metal)
 - Grade-level door: one (1), 8' x 10' sliding door
- » Rear building (concrete-block)
 - Grade-level door: three (3), 10' x 18' roll-up doors
 - Grade-level door: one (1), 9' x 10' roll-up door
 - Grade-level door: one (1), 9' x 12' roll-up door
- » East building (wood-frame/stucco)
 - Grade-level door: two (2), 10' x 12' roll-up door
 - Grade-level door: one (1), 9' x 12' roll-up door
- Located on: ±0.85 acres
- Zoned: M-1, Light Industrial (Sacramento County)
- Visibility to Madison Avenue and Airbase Drive
- Utilities:
- » SMUD: four (4) electrical meters
- » PG&E: four (4) natural gas meters
- Yard Area (concrete), fenced and gated
- Existing income from three (3) month-to-month tenants at below market rates.
- Seller's business occupies the Front building and approximately one-half of the Rear building.
 - Seller plans to relocate or sell his business.
 - Existing machine shop equipment owned by Seller available for separate purchase.



3805 Madison Avenue / North Highlands, CA

Photos



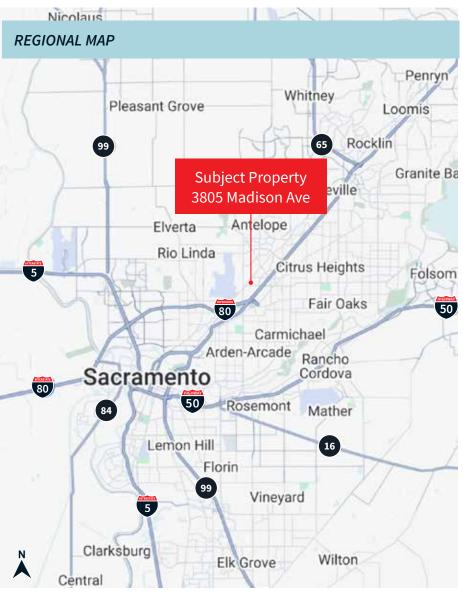






Location Maps





MAP NOT TO SCALE



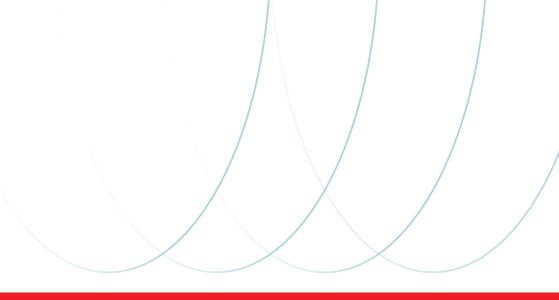
For sale

Industrial buildings with yard

Sale Price: \$1,550,000

3805 Madison Avenue

North Highlands, CA 95660



JLL Sacramento Industrial Team

Mike Luca, SIOR

Senior Managing Director Mike.Luca@jll.com +1 916 214 0466 Lic. 01447904 **RJ Jimenez**

Associate
RJ.Jimenez@jll.com
+1 916 440 1837
RE Lic. 02248675

Dominic Smith

Senior Associate

Dominic.Smith@jll.com
+1 916 995 9396
Lic. 02106714

Jones Lang LaSalle Brokerage, Inc. CA Real Estate License #01856260

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party @resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage Inc. All rights reserved. JMYERS MadisonAve_3805@Marketing>_Brochure