

# For sale

## Industrial buildings with yard

Sale Price: \$1,550,000

3805 Madison Avenue  
North Highlands, CA 95660

### JLL Sacramento Industrial Team

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*McClellan Submarket*

# 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.



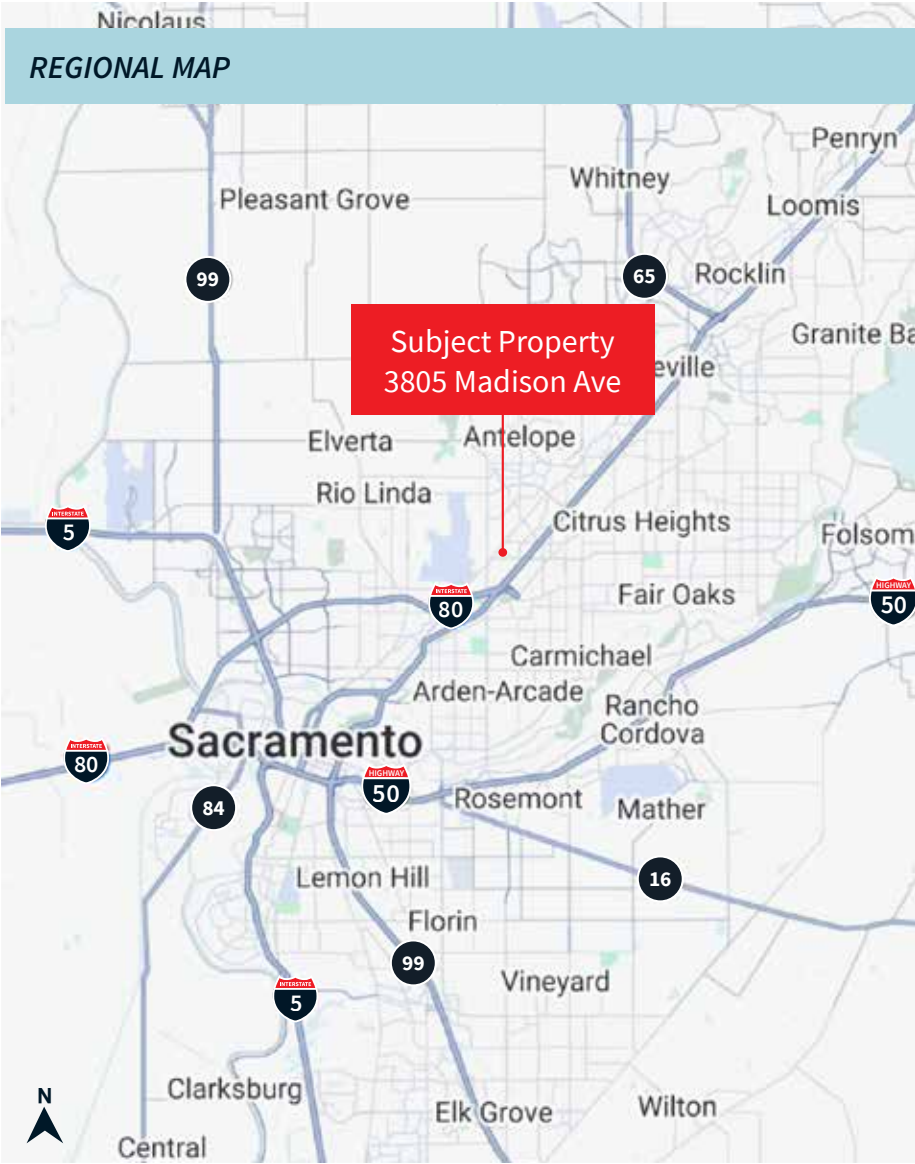
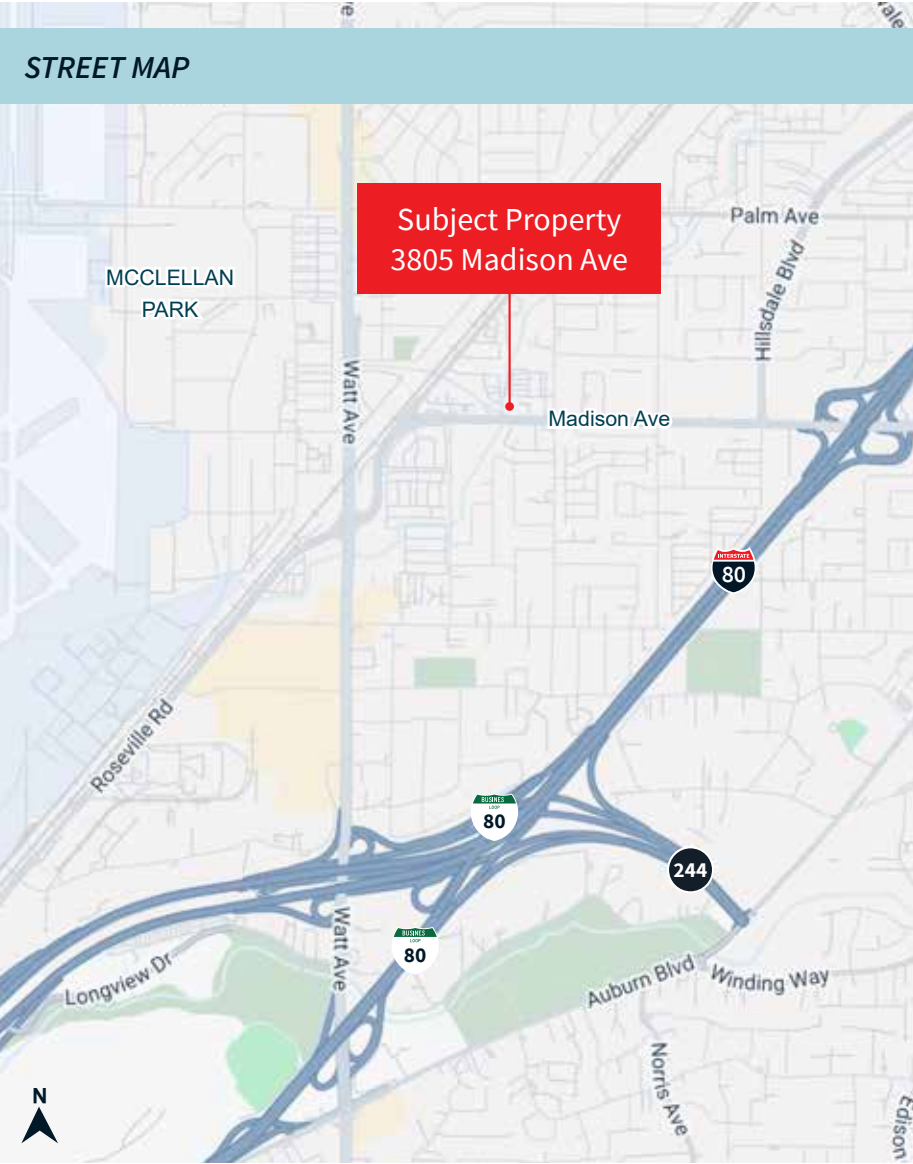


3805 Madison Avenue / North Highlands, CA

Photos



# Location Maps



MAP NOT TO SCALE

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