

BUILDING WITH HEAVY POWER AND YARD

FOR SALE OR LEASE

1201 SHORE STREET
WEST SACRAMENTO, CA 95691

\$8,260,000 (\$144 PSF)
\$0.85 PSF NNN

RENTABLE SF

±57,346

TOTAL ACRES

±2.43

YARD ACRES

±0.5



PROPERTY HIGHLIGHTS

YEAR BUILT/REMODELED	1969/1980 (remodeled 2026)
OFFICE SF	±5,000
CLEAR HEIGHT	±24' (original building), ±20' (addition)
DOCK DOORS	3
GRADE-LEVEL DOORS	2
AUTO PARKING	±65 surface spaces
UTILITIES	natural gas - PG&E (above standard gas line) 4000A, 277/480v, 3-Phase 4W (to be independently verified by buyer prior to entering into a binding agreement) ±2" domestic water line
CONSTRUCTION	concrete tilt-up
FIRE SUPPRESSION	sprinklers throughout
RAIL ACCESS	existing spur on the north side with 3 rail loading doors (Sierra Northern Railway connecting to Union Pacific Railroad)

1201 Shore Street was the prior location of Quad Graphics. Quad Graphics vacated in 2025 and renovations to the property were completed in March of 2026.

Improvements include: removal of old equipment, new roof, new HVAC for office area, remodeled office area and restrooms, restored and polished concrete-slab in warehouse area, resurfaced and striped asphalt areas in parking lot and yard, new fencing for the yard, new exterior paint, new interior paint in office, warehouse walls and columns, and new warehouse lighting.

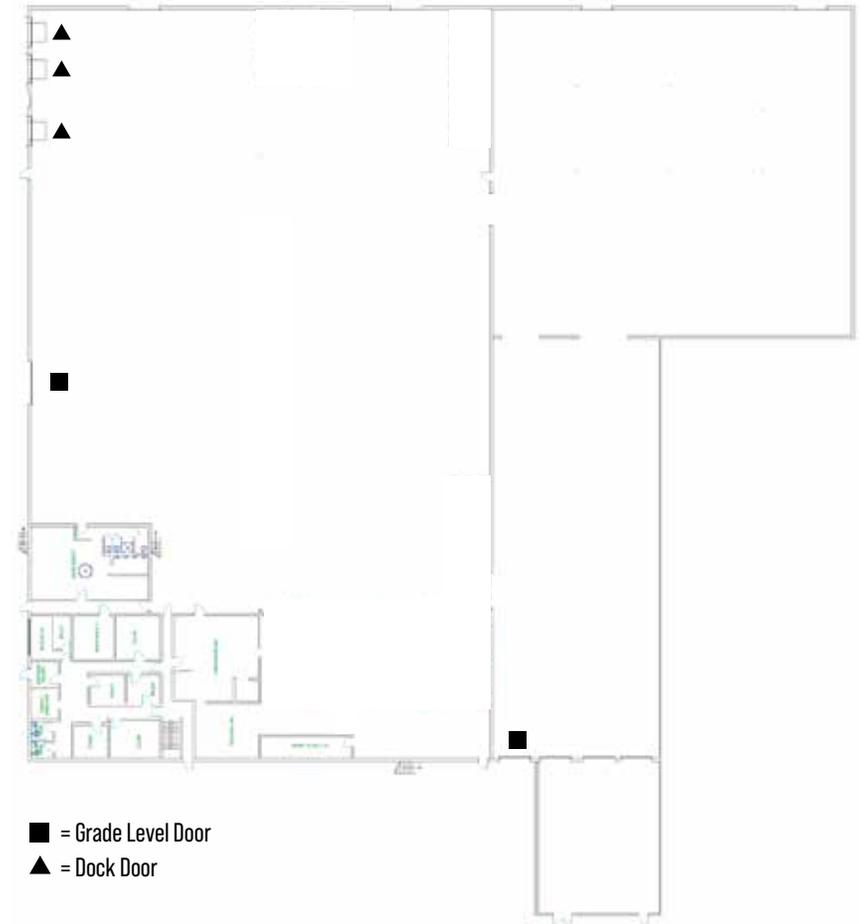
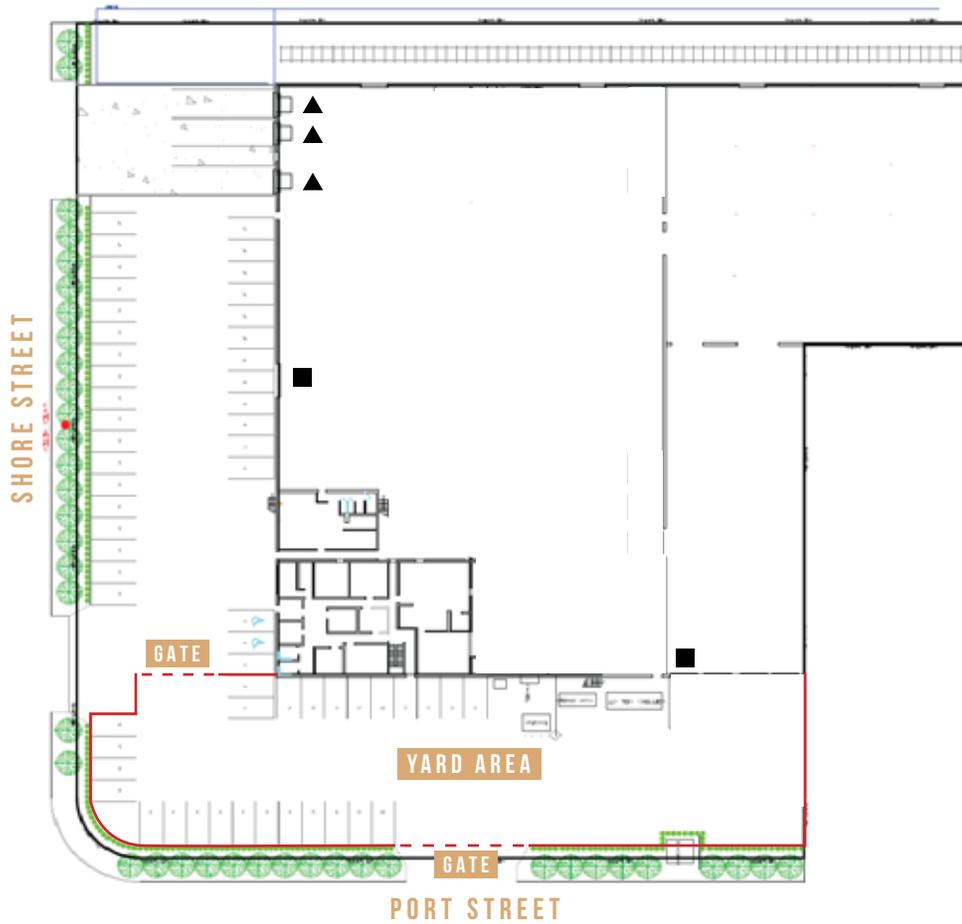
ZONING

M-2

Heavy industrial per City of West Sacramento. The following list is provided as a courtesy, and is any occupant's responsibility to confirm any intended use for the property with the City of West Sacramento Planning Department.

- ✓ WAREHOUSING
- ✓ DISTRIBUTION
- ✓ MANUFACTURING (FOOD & BEVERAGE)
- ✓ CONSTRUCTION YARD
- ✓ RESEARCH & DEVELOPMENT
- ✓ + MANY OTHER USES

SITE & FLOOR PLANS



- = Grade Level Door
- ▲ = Dock Door



MAP NOT TO SCALE
ALL DIMENSIONS ARE APPROXIMATE







85 MILES TO SAN FRANCISCO VIA I-80

TO RENO NEVADA VIA I-80 137 MILES

- 1 UPS
- 2 UNITED BAKERY
- 3 FARMER'S RICE CO-OP
- 4 NOR-CAL BEVERAGE (3 LOCATIONS)
- 5 TOTAL INDUSTRIES
- 6 FLOORING DISTRIBUTORS
- 7 PROPAK LOGISTICS
- 8 CUBEWORK
- 9 WAXIE SANITARY SUPPLY
- 10 INTERNATIONAL LINE BUILDERS

SUBJECT PROPERTY
1201 SHORE STREET

PORT OF WEST SACRAMENTO
4 MINS



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