



7120 Mc Curdy Lane
Sacramento, CA 95828

Sale Price: \$1,550,000
(\$153.16 PSF)

For sale

±10,120 SF building on ±0.75 acres
with fenced & paved yard

 **JLL** SEE A BRIGHTER WAY

Property information

For more zoning information,
click above to view the Old Florin Town SPA

Building highlights

- Building SF: ±10,120 SF includes small office area (±548 SF)
- APN: 043-0091-010-0000
- Total acres: ±0.75 acres
- Pass-through warehouse capability
- Site access via Mc Curdy Lane and Tokay Avenue
- Front of building dock-high loading platform with forklift ramp back to the yard
- Grade-level doors: three (3), ±12' x 12'
- Clear height: ±13.5' - 20'
- Fenced and paved yard: ±8,257 SF
- Recently completed service/repairs
 - » fire riser service & repairs (5-year inspection)
 - » 100 sprinkler heads replaced
 - » roof inspection shows roof is in good condition
 - » newly paved front and back yard areas
 - » new metal siding on back of building
 - » new LED warehouse lighting
 - » new roll-up doors installed

Zoning highlights

- Zoning SPA:
 - » Industrial uses permitted per Old Florin Town County of Sacramento SPA dated July 20, 2011

The following list is provided as a courtesy only and is any occupant's responsibility to confirm any intended use for the property with the County of Sacramento Planning Department:

- + Manufacturing
 - + Wholesale & distribution
 - + Storage warehouse
- Note: auto uses not permitted

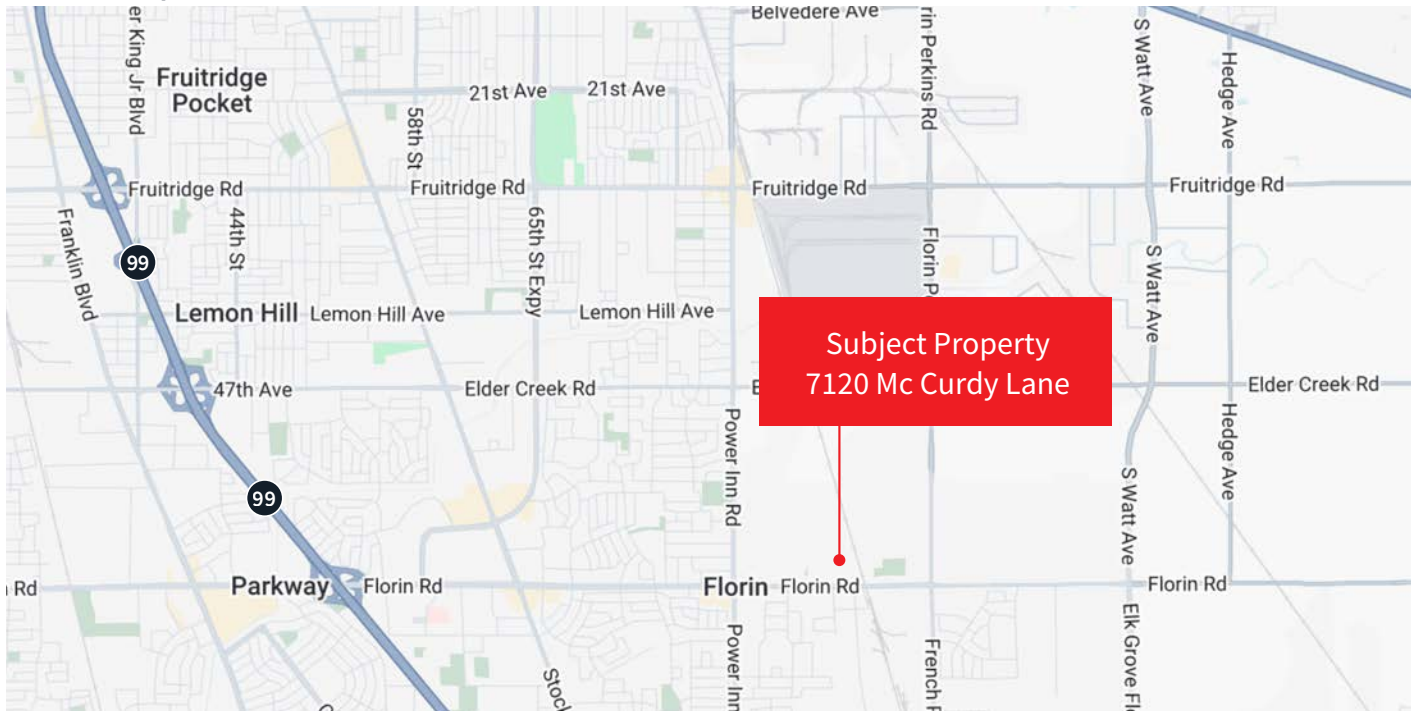


Property photos

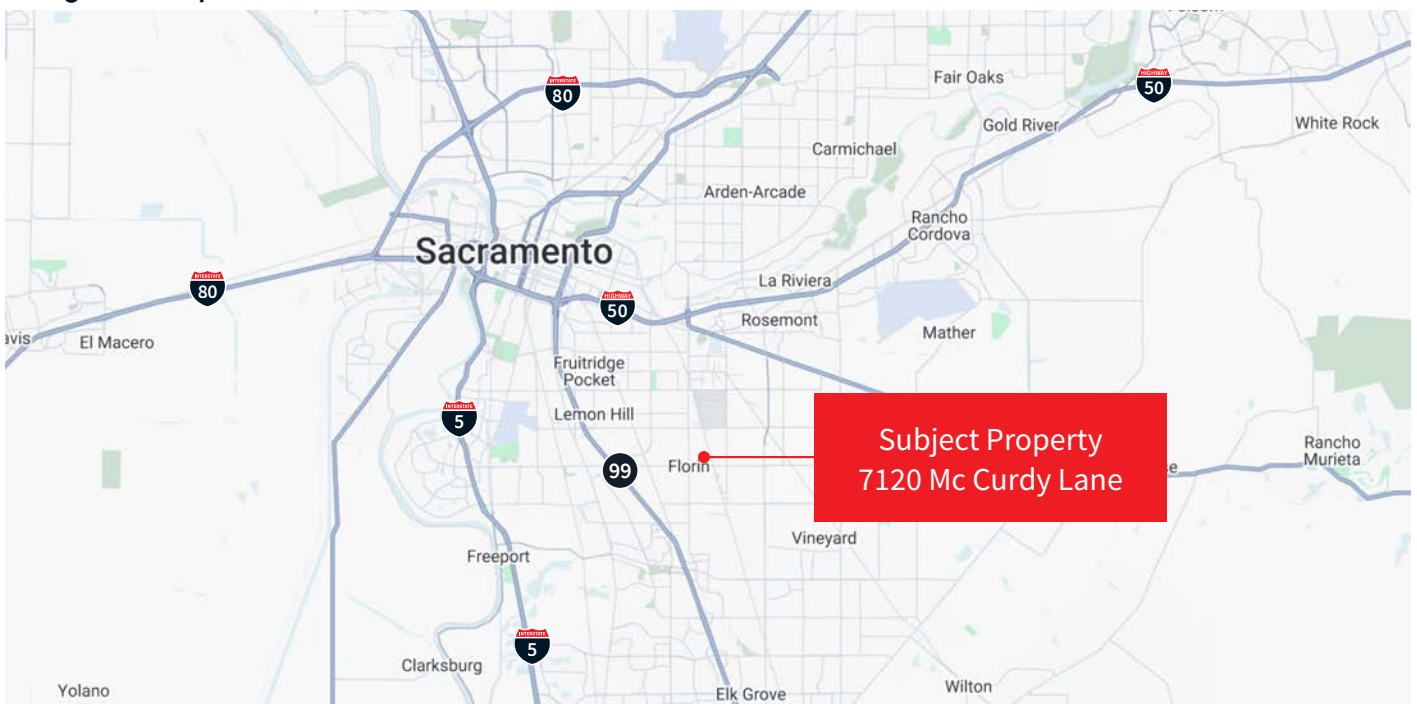


Location maps

Street map



Regional map



MAPS NOT TO SCALE

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