

For sale or lease

±13,765 SF building on ±4.82 acres

Sale Price: \$5,500,000

Lease Rate: \$35,000 per month + NNN

*8160 Junipero Street
Sacramento, CA 95828*



Property highlights

- Total building SF: ±13,765
 - ±1,515 SF office, includes reception, six (6) private offices, breakroom, two (2) restrooms
 - ±5,000 SF warehouse
 - ±7,250 SF sprinklered canopy area
- Sprinklered
- Parcel size: ±4.82 acres
 - mostly graveled
- Zoning: M-1 Light Industrial (County of Sacramento)
- Clear Height: ±21'-23'
- Fully fenced & gated
- Grade-Level Doors:
 - one (1) ±22' x 16' to canopy area
 - one (1) ±16' x 16' to yard area
- Skylights in warehouse and canopy
- LED motion detected lighting
- Three (3) fire hydrants in yard area

Floor plan

±13,765 SF building | ±1,515 SF office

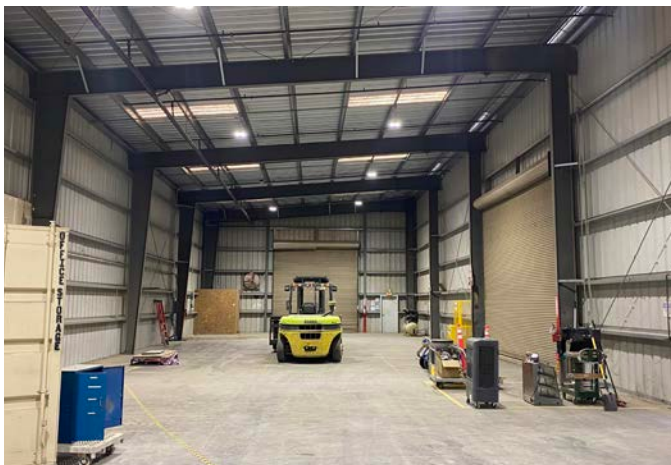


■ = Grade-level Door



FLOOR PLAN NOT TO SCALE.
ALL DIMENSIONS ARE APPROXIMATE.

Site plan



- - = Parcel line

■ = Parking stalls

■ = Office area

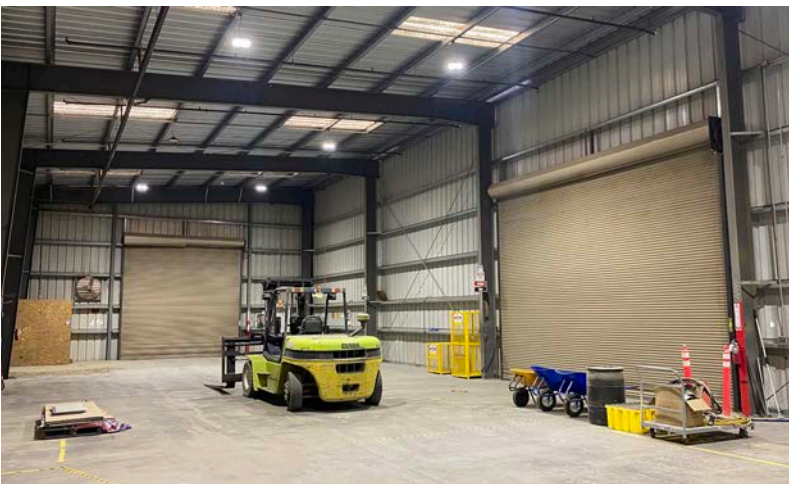
■ = Warehouse

■ = Sprinklered canopy

■ = Graveled yard area

SITE PLAN NOT TO SCALE.
ALL DIMENSIONS & PARCEL LINE ARE APPROXIMATE.

Photos



Permitted uses

Zoned M-1 (Light Industrial)

Manufacturing & processing

- Assembly, manufacturing & processing, light — indoor
- Assembly, manufacturing & processing — outdoor
- Concrete batch plant
- Laboratory
- Service yard, workshop
- Heavy equipment storage, sales, rental, service & repair yard

Storage & warehousing

- Household moving, storage service
- Mini-storage
- Warehousing

Commercial services

- General repair services
- Tool repair, sharpening, reconditioning (small engines, power tools)
- Catering service
- Convenience recycling facilities
- Nursery - in the M-1 zone the nursery use is wholesale only. Incidental retail up to 25% of gross floor area is allowed with a Minor Use Permit; additional retail sales require a Conditional Use Permit by the Zoning Administrator.

Vehicle-related

- Auto broker
- Automobile repair, major
- Automobile repair, minor
- Automobile wash facilities
- Equipment rental
- Package delivery service
- Parking lot or garage
- Small vehicle & trailer lease, rent, repair, sales, or service
- Storage of operable boats, RVs, or vehicles & auto wholesale
- Towing service (office only)
- Truck & large-vehicle lease, rent, repair, sales, storage, or service
- Utility truck & trailer rent, sales, or services

Retail & wholesale

- Food production and wholesales
- Wholesale, not otherwise listed

Transportation

- Truck, freight, or draying terminal

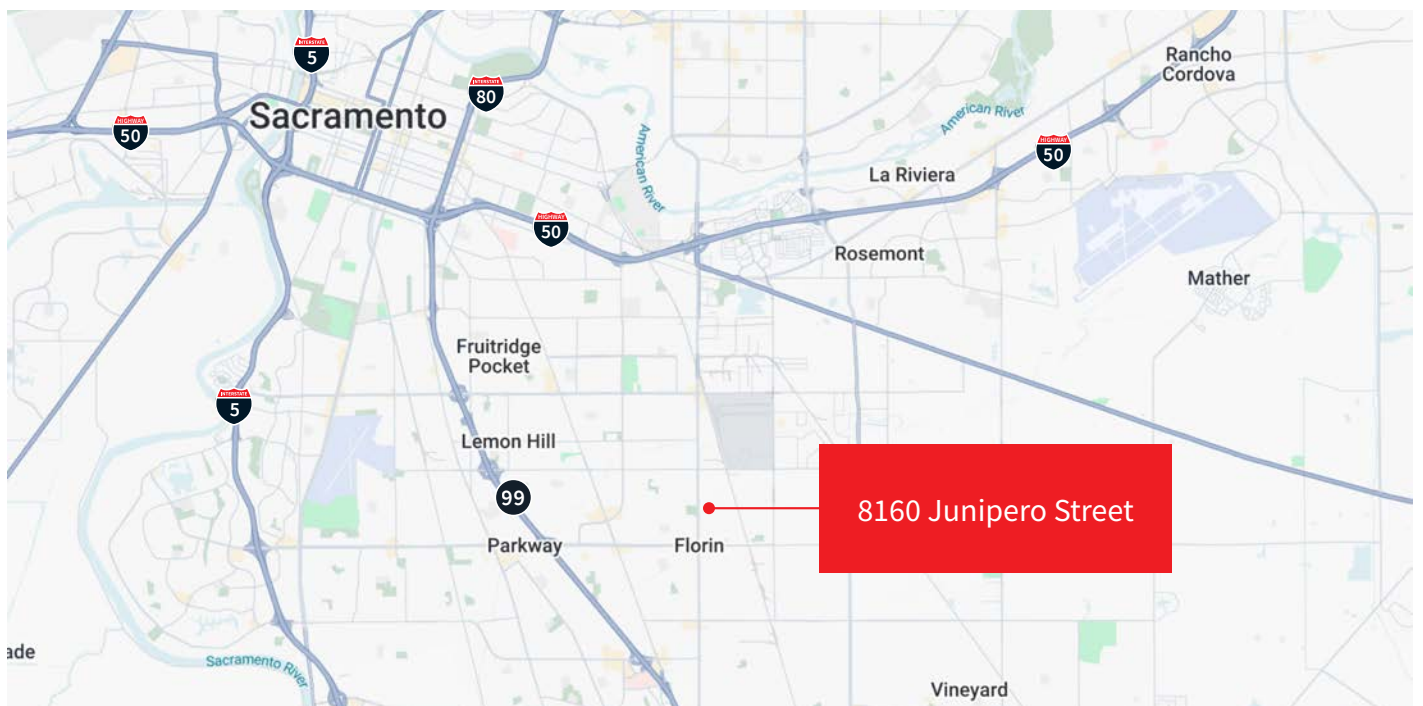
NOTE: This chart is provided as a courtesy only, and is any occupant's responsibly to confirm any intended use for the property with Sacramento County at (916) 874-3104.

Location maps

Street map



Regional map



MAPS NOT TO SCALE

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