



SALE PRICE: \$1,212,750

FOR SALE

**3451 LONGVIEW DRIVE
NORTH HIGHLANDS
CA 95660**

**±8,105 SF OFFICE
ON ±0.82 ACRES**



Bernardo Hubbard

Vice President
+1 916 300 3029
bernardo.hubbard@colliers.com
CA RE Lic. 02140127

Mike Luca, SIOR

Senior Managing Director
+1 916 214 0644
mike.luca@jll.com
CA RE Lic. 02140127

Dominic Smith

Vice President
+1 916 995 9396
dominic.smith@jll.com
CA RE Lic. 02106714

RJ Jimenez

Senior Associate
+1 940 597 9341
rj.jimenez@jll.com
CA RE Lic. 02248675

SITE PLAN



PROPERTY DESCRIPTION

The property offers strategic MP zoning enabling diverse business operations from professional offices to medical practices; enhanced security features with automated gate access, ideal for sensitive operations; flexible interior layout with upgraded finishes supports custom space planning and future expansion; and abundant parking accommodating high-traffic uses and client-facing services.

HIGHLIGHTS



Total available SF
±8,105



Total parking stalls
±33 spaces



Total parcel size
±0.82 acres



Perimeter security
fully fenced with
automatic rolling gate



Zoned: MP
Industrial Office Park
(Sacramento County)

PROPERTY PHOTOS



ZONING ALLOWED USES

Zoned: MP - Industrial Office Park (Couty of Sacramento)

Government offices

Business, professional, and technology offices

Medical and dental offices

Business services

Light industrial

Research and development

Indoor warehousing, storage, wholesaling and distribution

Light fleet-based services

Restaurants

Food preparation

Small-scale food and beverage manufacturing

General personal services

Maintenance and repair services

General retail under 10,000 SF

Building materials sales and services

Convenience markets

Food and beverage sales under 10,000 SF

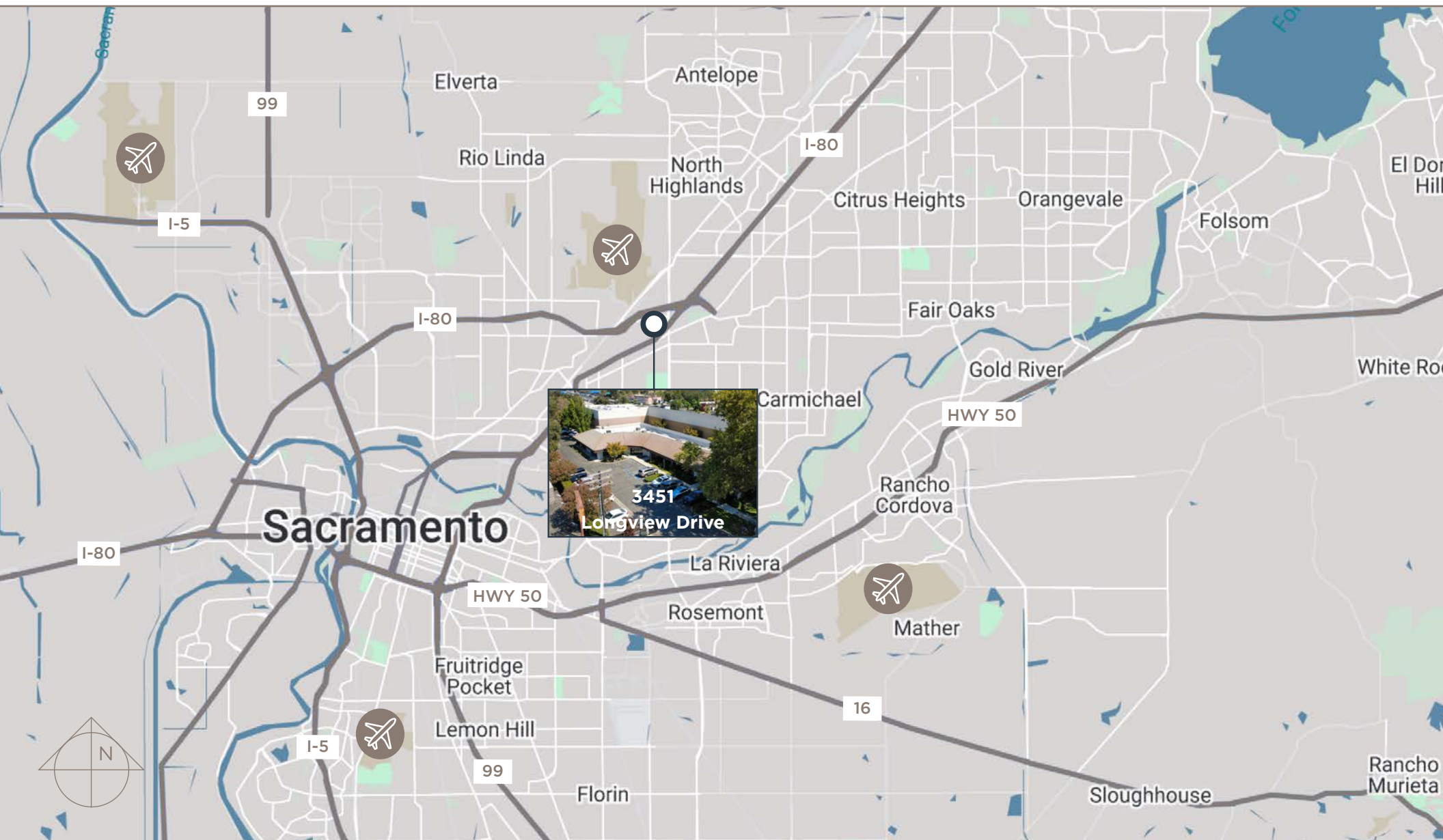
Communication facilities within buildings

Park and recreation facilities

Public safety facilities

For more information on the Sacramento County Zoning Code, click [here](#).

LOCATION MAP



FOR SALE

**3451 LONGVIEW DR
NORTH HIGHLANDS | CA 95660**

**±8,105 SF OFFICE
ON ±0.82 ACRES**

PLEASE CONTACT:

Bernardo Hubbard

Vice President
+1 916 300 3029
bernardo.hubbard@colliers.com
CA RE Lic. 02140127

Mike Luca, SIOR

Senior Managing Director
+1 916 214 0644
mike.luca@jll.com
CA RE Lic. 02140127

Dominic Smith

Vice President
+1 916 995 9396
dominic.smith@jll.com
CA RE Lic. 02106714

RJ Jimenez

Senior Associate
+1 940 597 9341
rj.jimenez@jll.com
CA RE Lic. 02248675