



7120 McCurdy Lane
Sacramento, CA 95828

Sale Price: $1,400,000
($138.34 PSF)

For sale

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

JLL SEE A BRIGHTER WAY

Property information

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

CLICK HERE

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



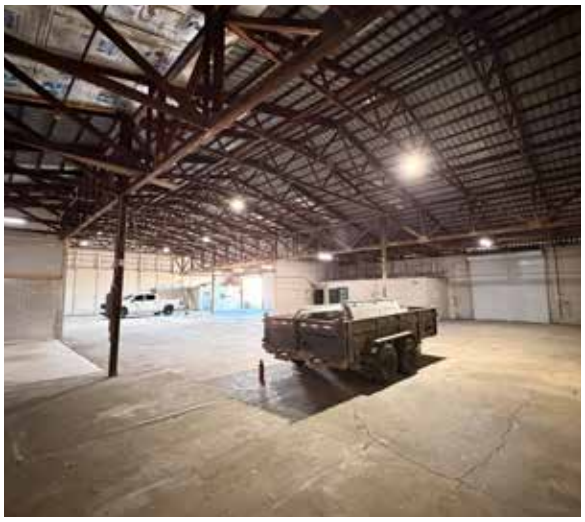




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Property photos







back yard north view



back yard west view

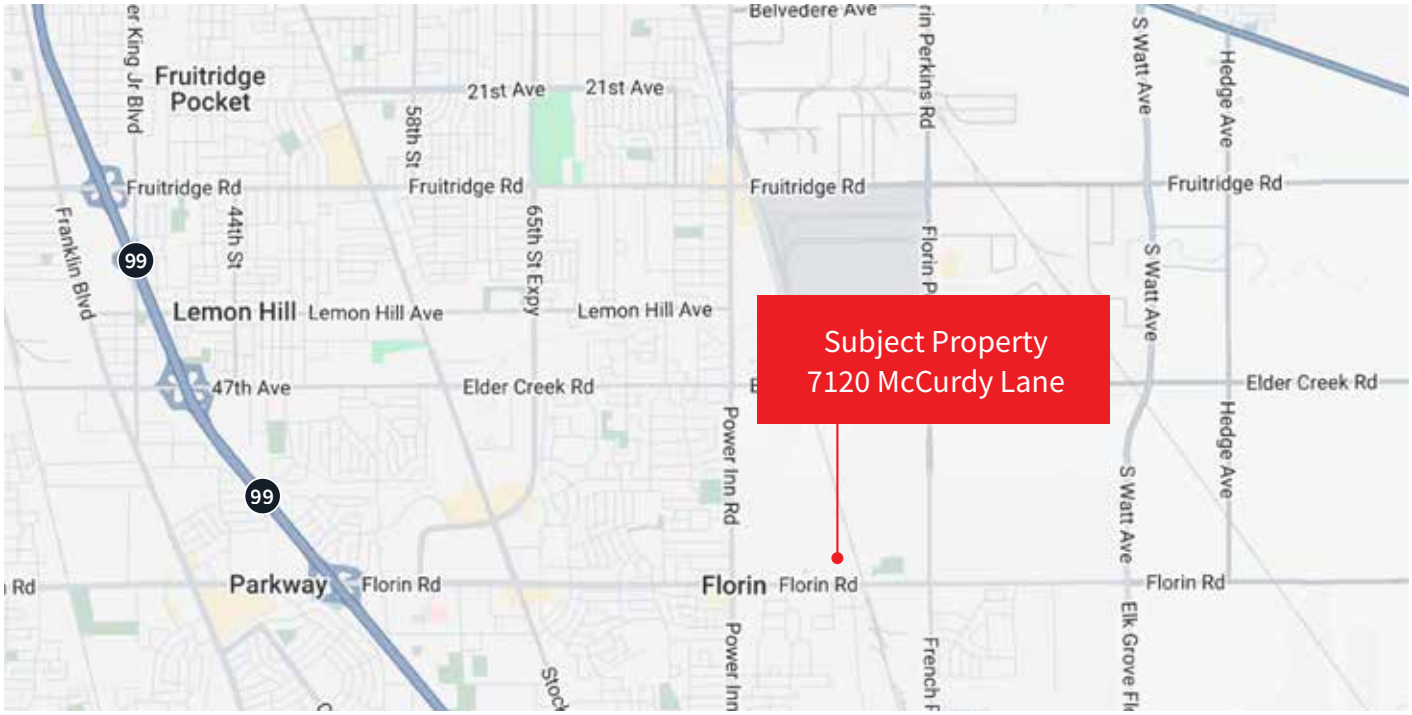


back yard east view to Tokay Avenue access gate

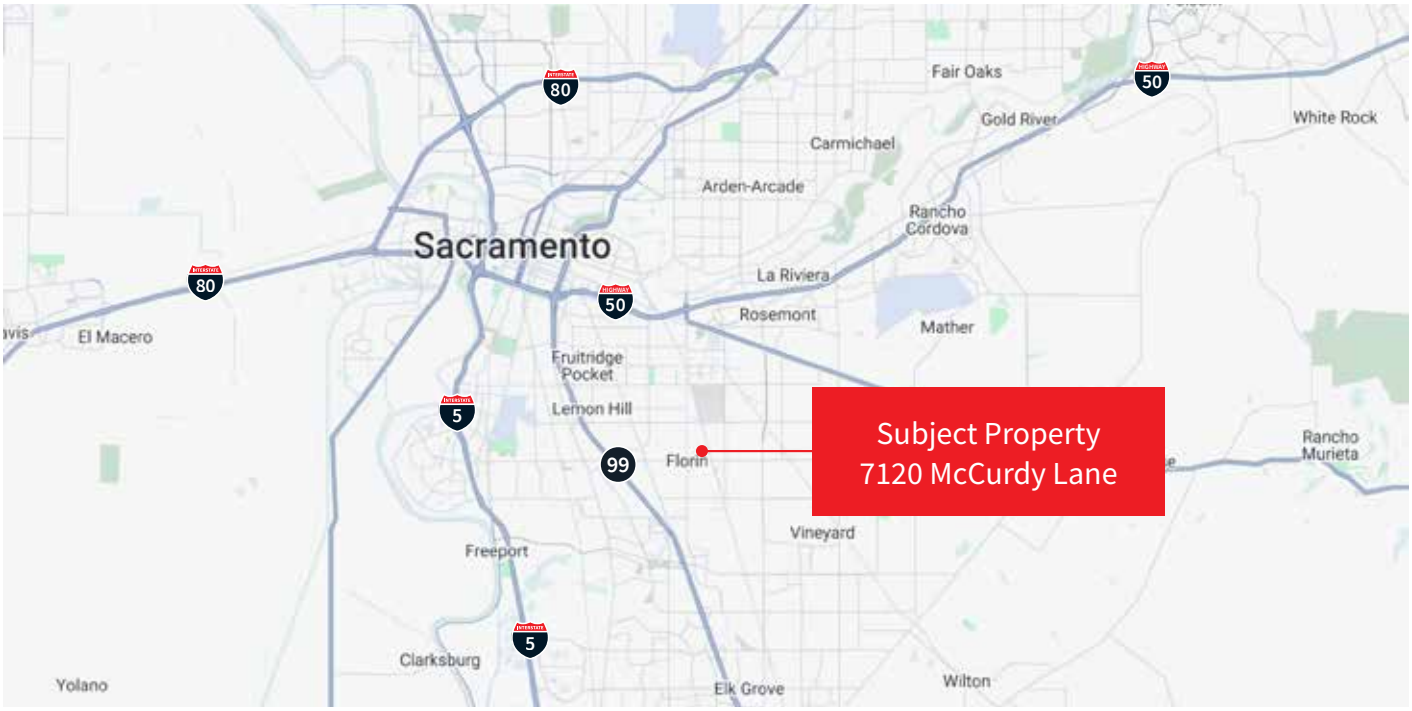
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Location maps

Street map



Regional map



MAPS NOT TO SCALE

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