

# For Sale/Lease

176 Otto Circle | Sacramento, CA 95822



## PROPERTY HIGHLIGHTS

- Building Size:  $\pm 5,100$  SF
- Warehouse:  $\pm 4,220$  SF
- Office:  $\pm 880$  SF (Two privates, HVAC throughout)
- Zoning: M - 1S, City of Sacramento
- Parcel Size:  $\pm 13,247$  SF
- Grade Level Doors: (1) 12' x 14' & (1) 8' x 10'
- One (1) exterior dock wall
- 220 v / 3 phase power
- PG&E Gas
- Electrical Distribution Throughout
- Clear Height: 15' - 16'
- Mezzanine Area:  $\pm 880$  SF
- Insulated Roof Deck

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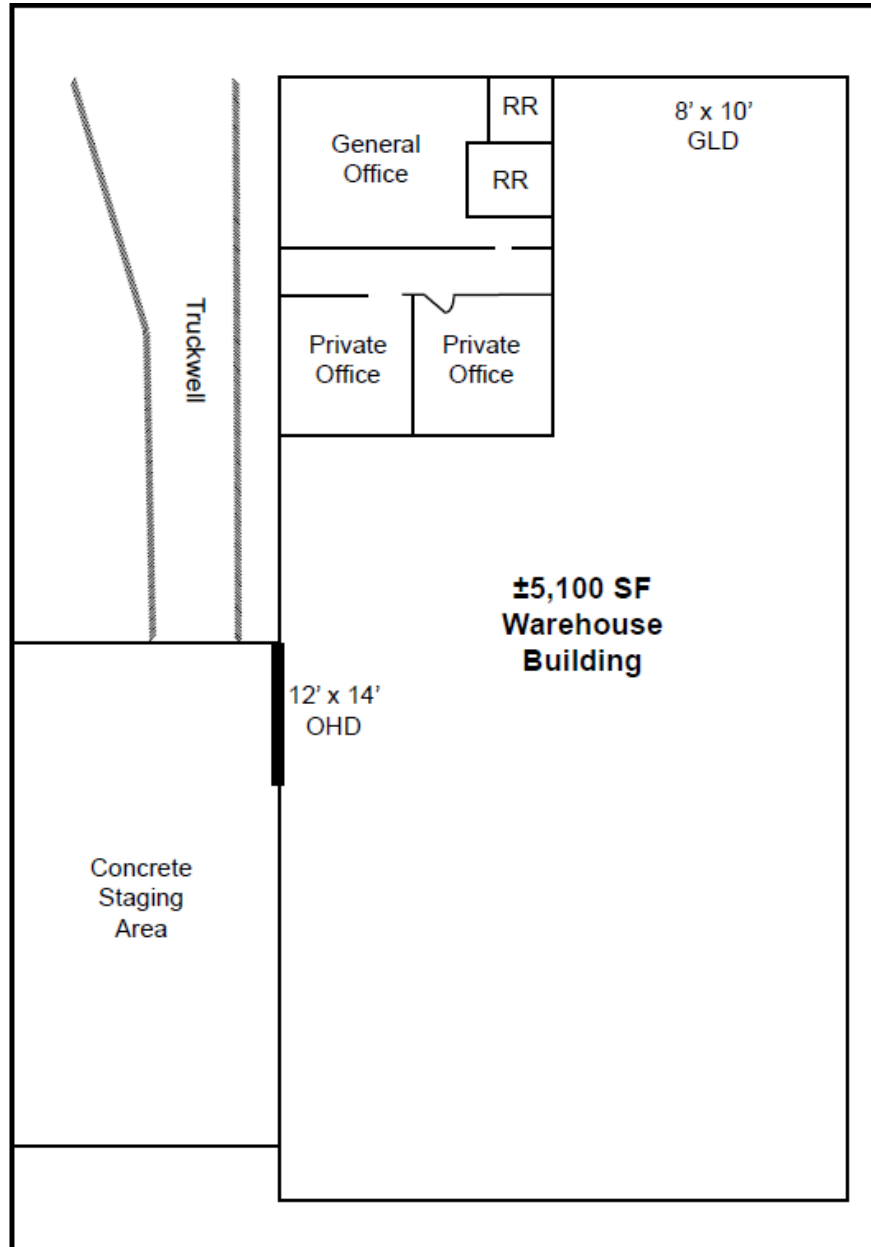
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## SITE PLAN



Floor Plan Not to Scale

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