

7 Acres Industrial Warehouse

9300 Tokay Lane , Sacramento CA 95829

FOR SALE - SELLER FINANCING



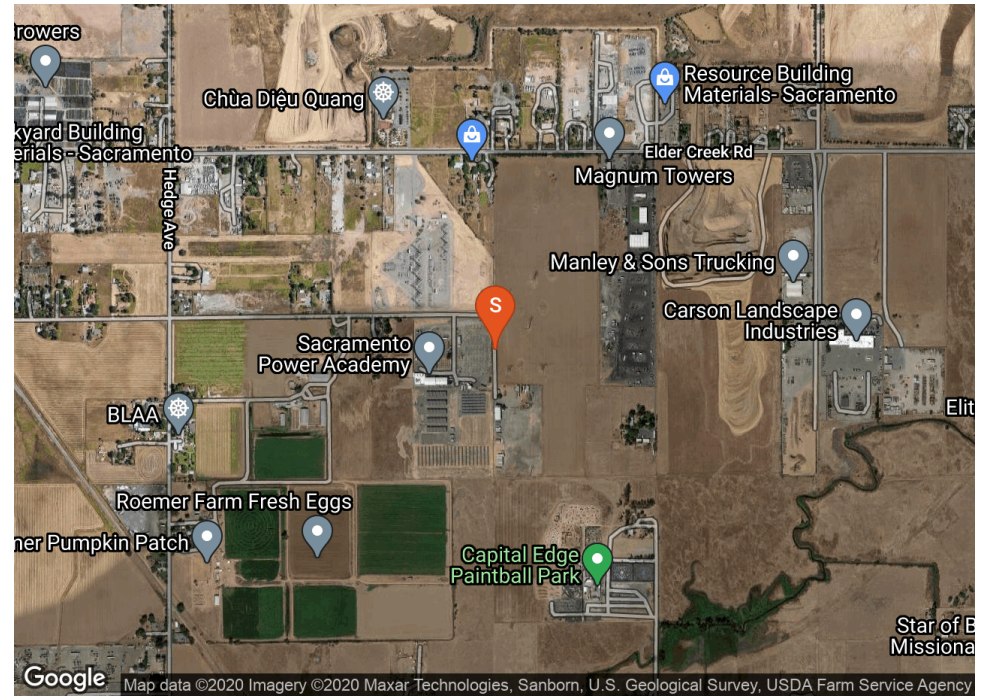
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GQNorth
real estate

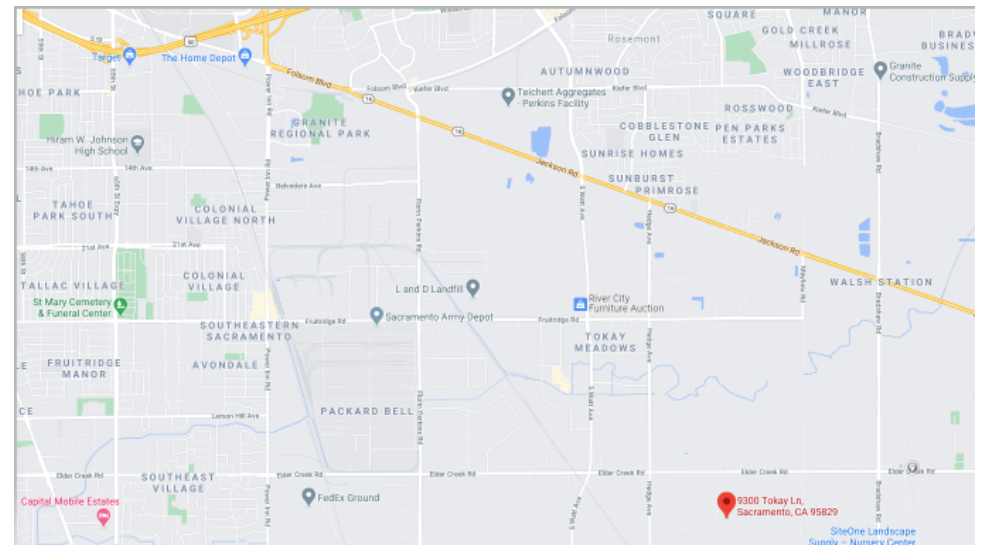
BUILDING HIGHLIGHTS

- RARE 7 acres industrial M1 property
- 3 Roll-Up Doors With 16 FT Clear Height
- Ingress And Egress for 53' Trucks
- 120 / 208V / 200 Amps / 3 Phase
- Possible Divisible Yard of 4 Acres with Mobile Office Approx. 1,000 SF
- Parking and Storage of RV's, trucks, rolling stock, heavy equipment, etc.
- 6,390 SF of industrial building with two restrooms
- 4,950 SF of warehouse space
- 1,440 SF of office area
- Power Inn sub-market / Minutes form Hwy 16 and Hwy 50
- See Drone Footage YouTube Channel: HendersonCRE
- \$2,800,000.00 FOR SALE WITH SELLER FINANCING
- Lu Ann Henderson 916-798-8559
- For more information and brochure visit HendersonCRE.com

Locator Map



Regional Map



PROPERTY DESCRIPTION

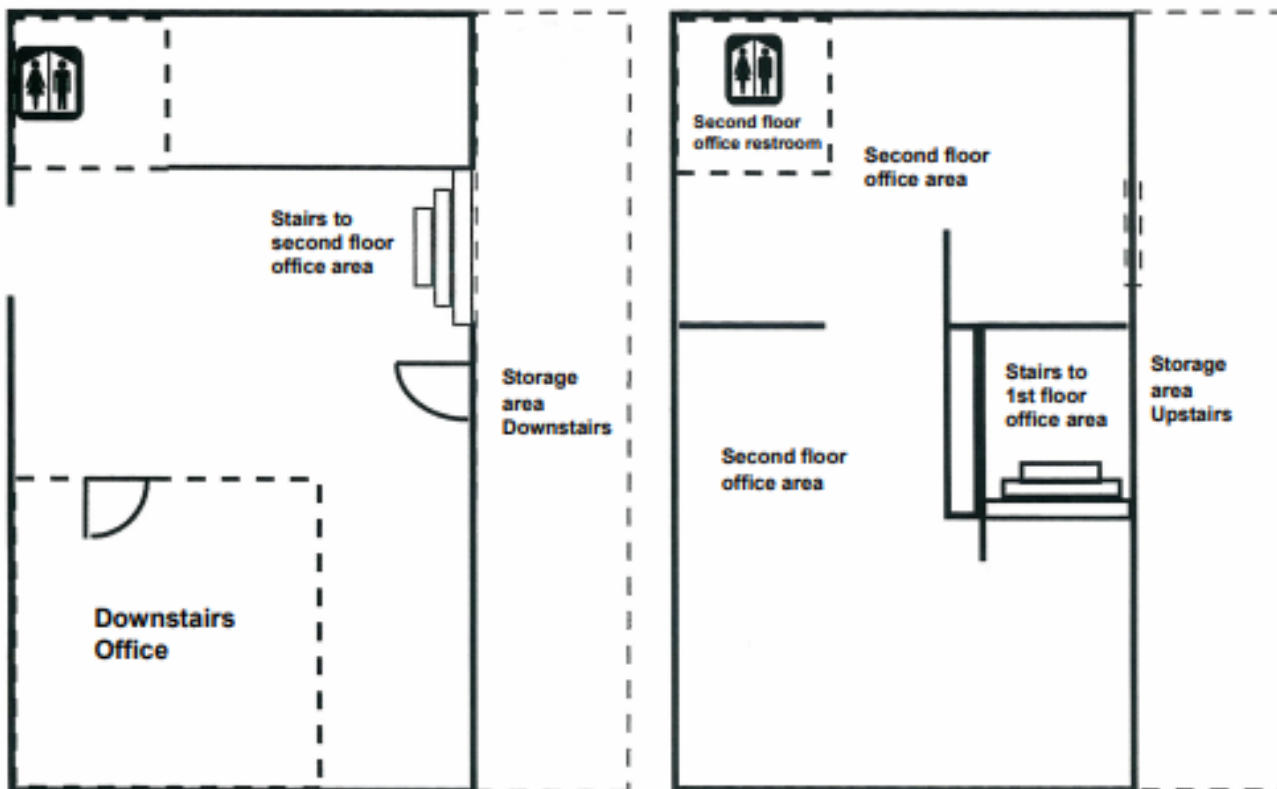
NUMBER OF UNITS	2
BUILDING SF	6,390
LAND SF	304,920
LAND ACRES	7+
ZONING TYPE	M-1
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
CEILING HEIGHT	19 Ft
GRADE LEVEL DOORS	Three (3) grade-level
1 MOBILE OFFICE	1,000 SF
FENCED YARD	Yes
WAREHOUSE OFFICE SF	1440
WAREHOUSE SF	4,950







1 Floor Plan



For more information, contact exclusive listing broker:









Lu Ann Henderson
Senior Vice President

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Costar/LoopNet- Q2 2020 Power Broker Quarterly Deals Winner!

She is a Board Member for the Citrus Heights Chamber of Commerce and is Chair for the Economics Development committee. Lu Ann also serves as a PAC member and Government Issues member for the city of Citrus Heights. Lu Ann started her California commercial real estate career in 2015 and became a top producer in 2016/2017/2018. With her past commercial real estate experience since 2005 in Las Vegas, Nevada, she has become versatile in most sectors of business real estate. In California, Lu Ann has been responsible for over \$15 million in sales, specializing in Industrial, retail, office, land, and specialty assets.

Lu Ann is a CCIM candidate (Certified Commercial Investment Member), who has received three of the four CCIM certificates. She is based in Sacramento, California, with investors Los Angeles, Las Vegas, San Francisco, Patterson, Oklahoma, Florida, and Colombia.

She is specializing in Industrial, Land Development, Retail, Office, Cannabis Zoned Real Estate, and Special-Use properties. BRE License #01912126
Website: HendersonCRE.com Download current listing brochures.
Virtual YouTube tours: Channel HendersonCRE

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Exclusively Marketed by:



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