

FOR SALE OR LEASE > FREEWAY VISIBLE INDUSTRIAL PROPERTY

33,386± sf with Docks & Yard



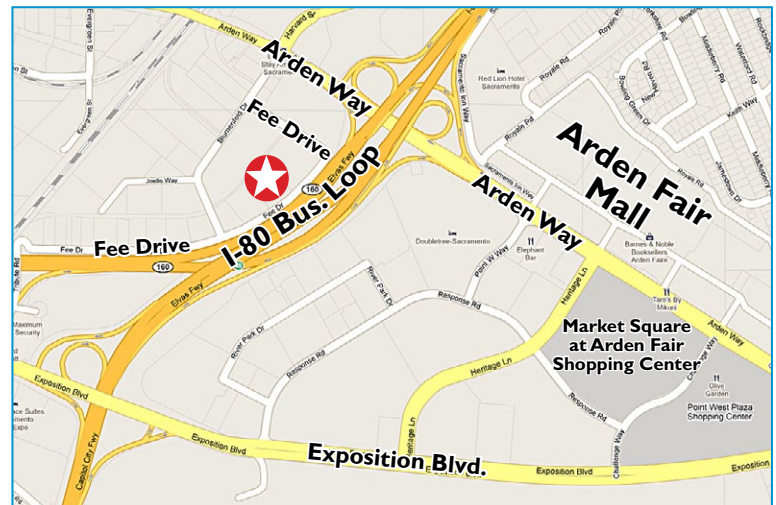
1235 FEE DR. SACRAMENTO, CA

**NEW PRICE! \$2,495,000<sup>00</sup> OR \$.34/SF NNN**



## Building Features

- > 24,086 SF warehouse (minimal columns 20 X 63)
- > 5,700 SF showroom
- > 3,600 SF office area
- > 1.8 Acre Site - AP #277-0242-007
- > Additional mezzanine office
- > 4 covered docks (2 hydraulic levelers)
- > 2 van high doors
- > Drive in door 14 X 14
- > 600 Amps, 120/208, 3 Q
- > 18-20 ft clearance
- > Building equipped with sprinkler system
- > 4'x8' skylights
- > Gated & fenced yard



Prominent exposure along Business I-80 & Highway 160.  
30 ft pole sign displays visibility to the area highways and streets.

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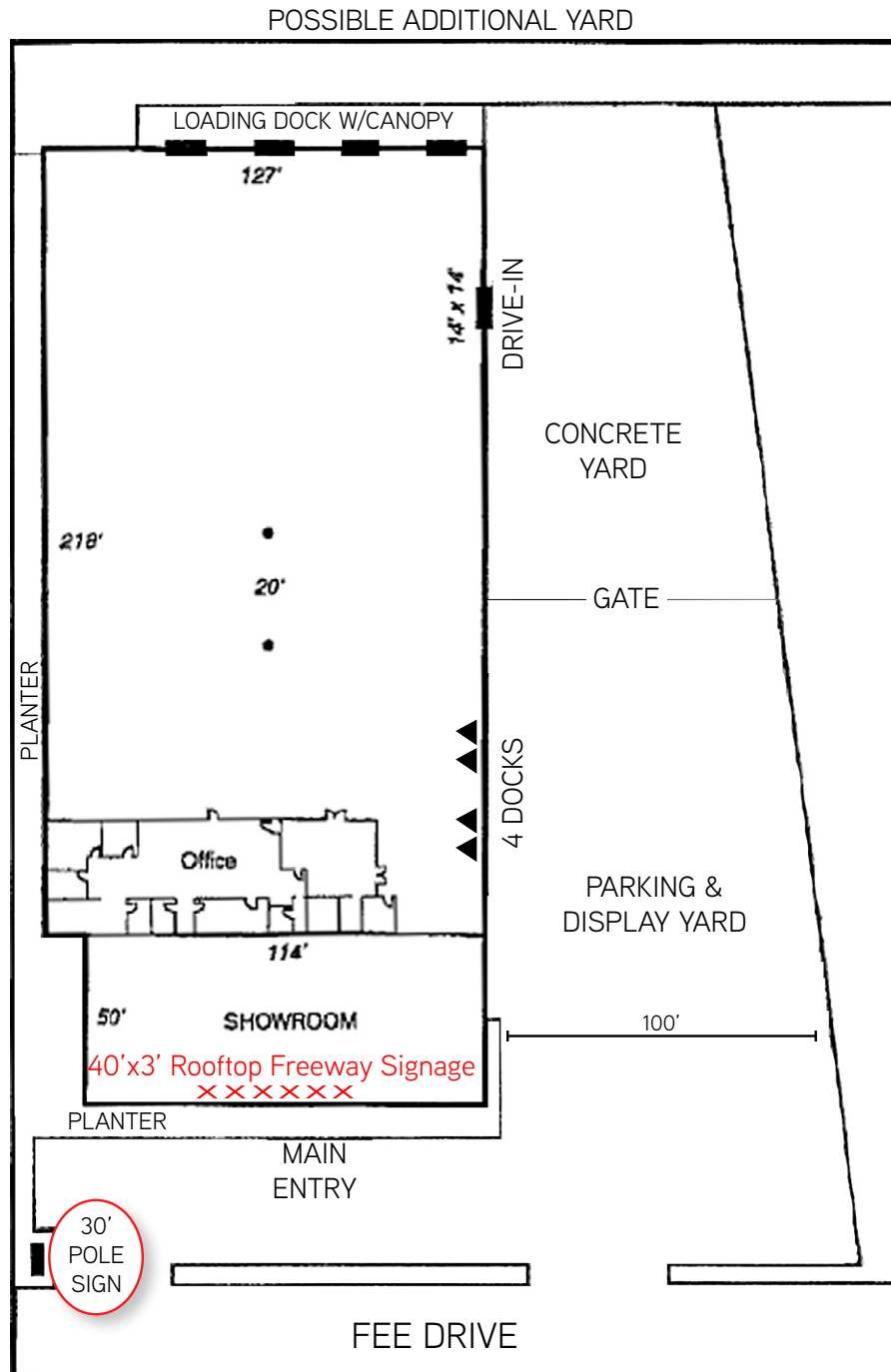
COLLIERS INTERNATIONAL  
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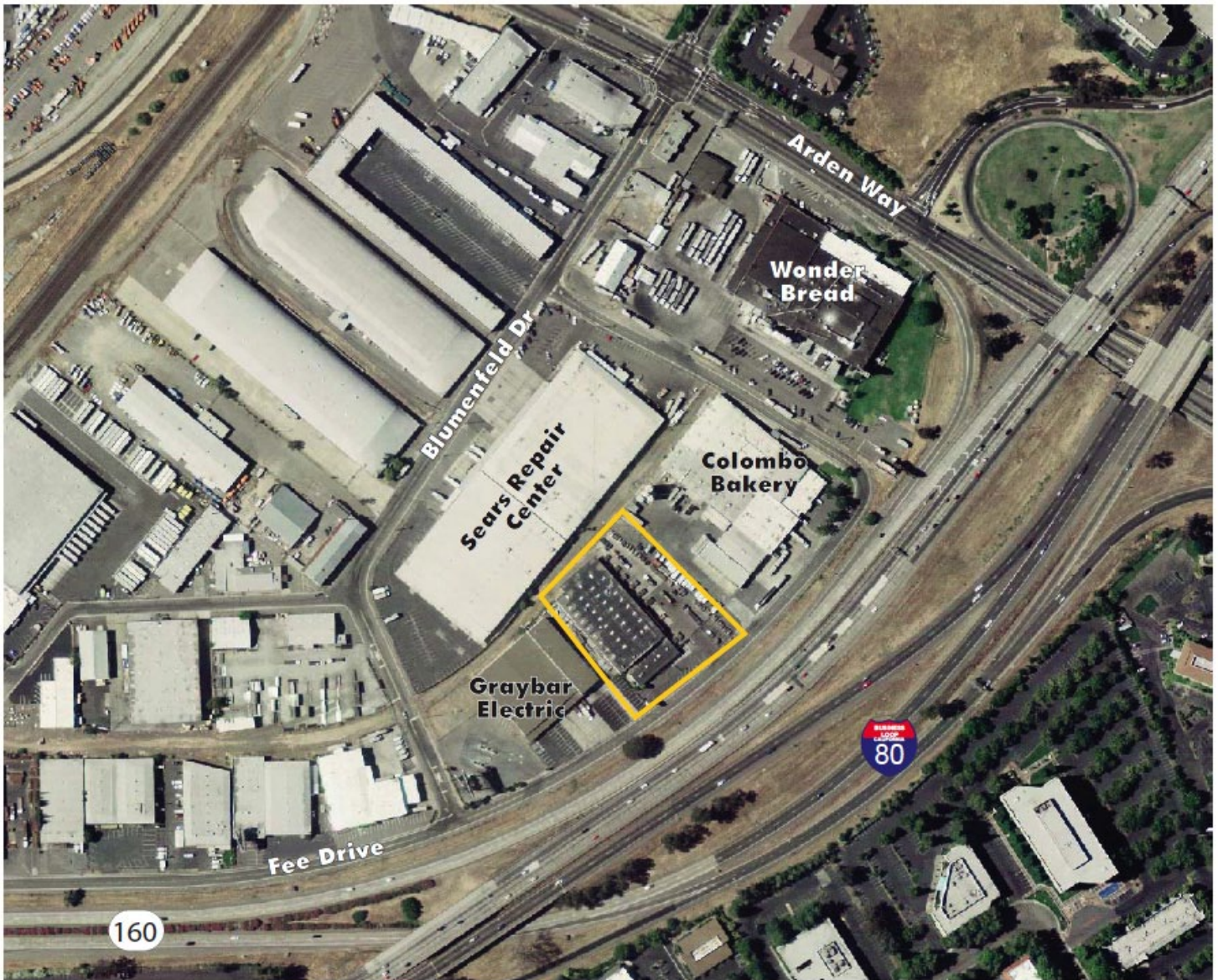


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