



FOR SALE

6111- 6121 Warehouse Way

SACRAMENTO, CA



±22,000 SF Owner-User Building with Income | Sale Price: \$3,300,000

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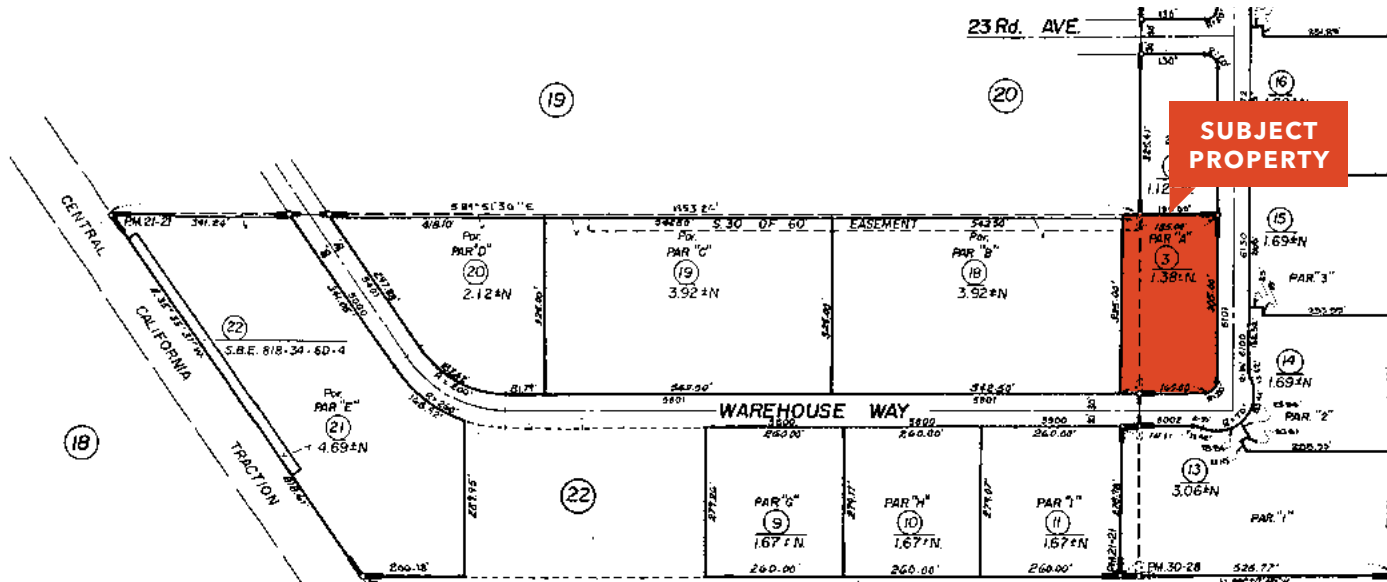
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PROPERTY OVERVIEW

Price	\$3,300,000
Price / SF	\$150.00/SF
Building SF	±22,000 SF
Construction	Concrete tilt-up
Roof	New 60 Mil PVC roof with 20 Year No Dollar Limit Warranty covering material and workmanship
Units	3 - 4 units depending upon configuration needs - See floorplan
Tenants	See floorplan
APN	061-0210-003-000
Zoning	M2-S
Land Size	±1.38 AC
Yard SF	±22,500 SF
Power	1,000 amps of 208v power existing

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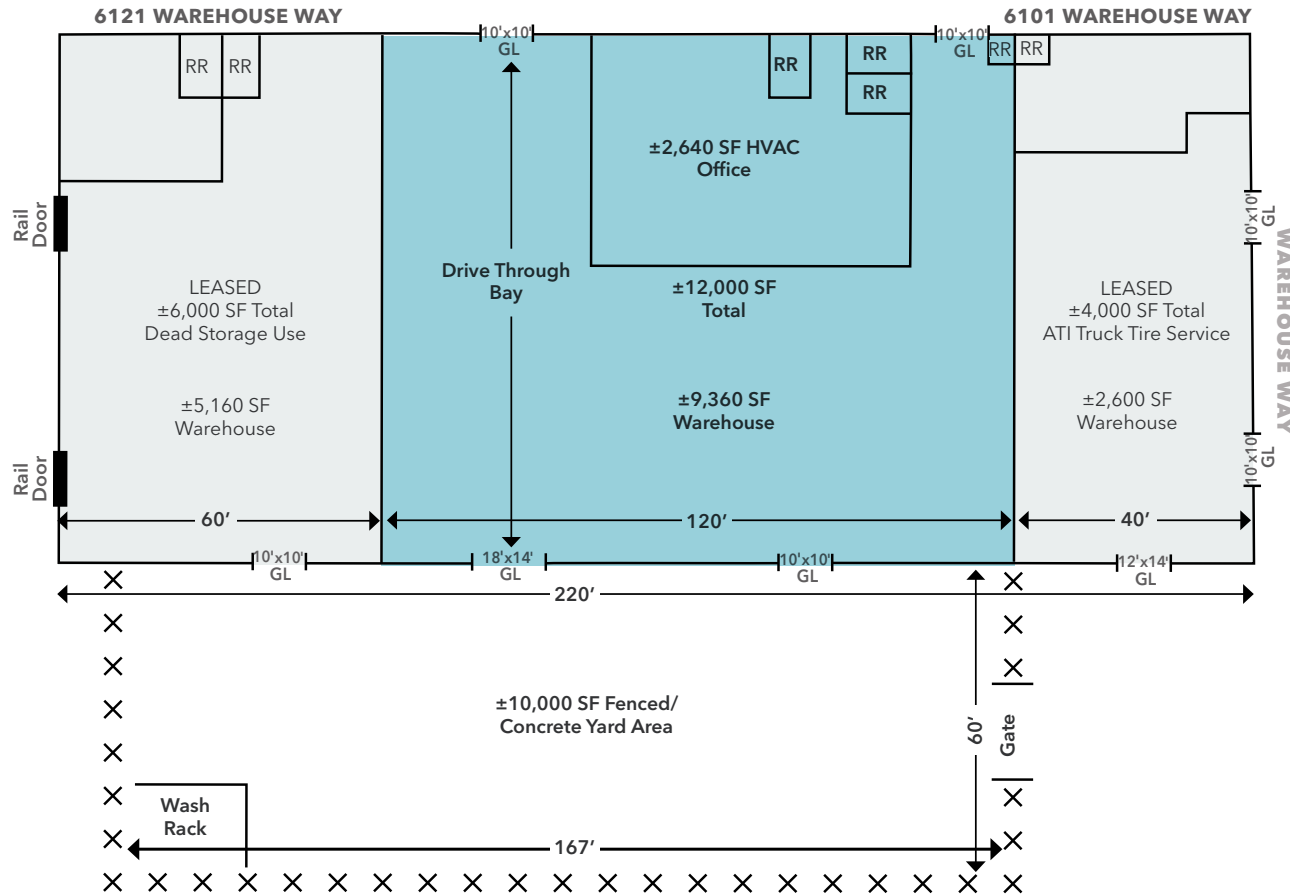
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Floor Plan



6121 WAREHOUSE WAY

Total SF	±6,000 SF
Warehouse	±5,160 SF
Office SF	±840 SF
Tenant	Dead Use Storage
Rent/Mo	\$4,137/Mo
Notes	Tenant is Month to Month following a 3 year Lease Term

6101 WAREHOUSE WAY

Total SF	±4,000 SF
Warehouse	±2,600 SF
Office SF	±1,400 SF
Tenant	ATI Truck Tire Service
Rent/Mo	\$2,884/Mo
Notes	Tenant is Month to Month following a 2 year Lease Term
Tenant Renewals pending the needs of a new Buyer	

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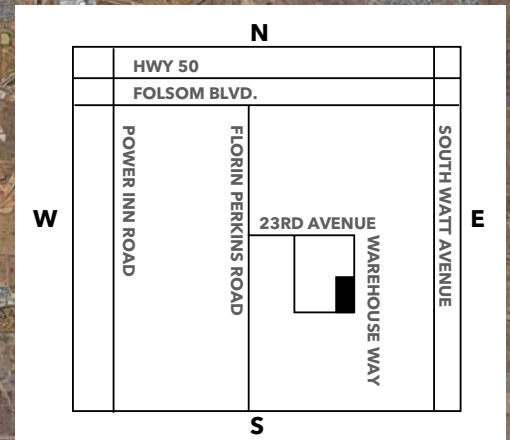
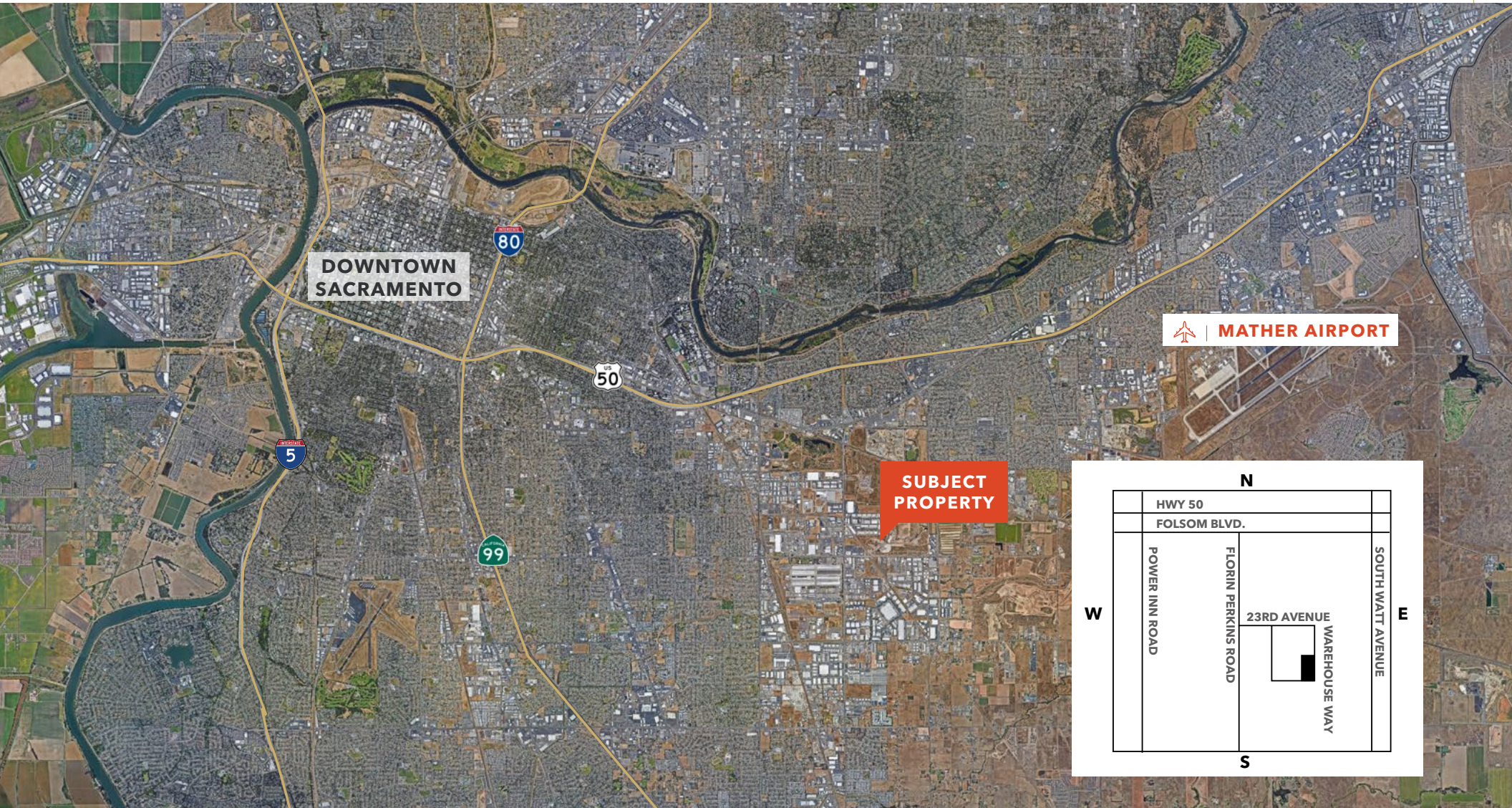
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