

FOR SALE > 7041 ROSEVILLE ROAD, SACRAMENTO, CA

# ±5 ACRES LIGHT INDUSTRIAL LAND



## PRICING

> ~~\$1,290,000~~ ~~\$1,050,000~~ **\$950,000 (MAKE OFFER)**

## PROPERTY INFORMATION

- > 6.74 Gross - ±5 Net Acres\*
- > Excellent location between Downtown Sacramento & Roseville/Rocklin along the I-80 corridor
- > APNs
  - 222-0370-032
  - 222-0370-025
- > M-1 Zoning (Light Industrial)
- > Utilities
  - Water - 12" & 10" main directly across Roseville Rd.)
  - Sewer - 10"
  - Storm - 36"

## Steve Chamberlain

Executive Vice President

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License # 00813856

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\*Any interested parties should undertake their own inquiries and/or investigation as to the accuracy of the information

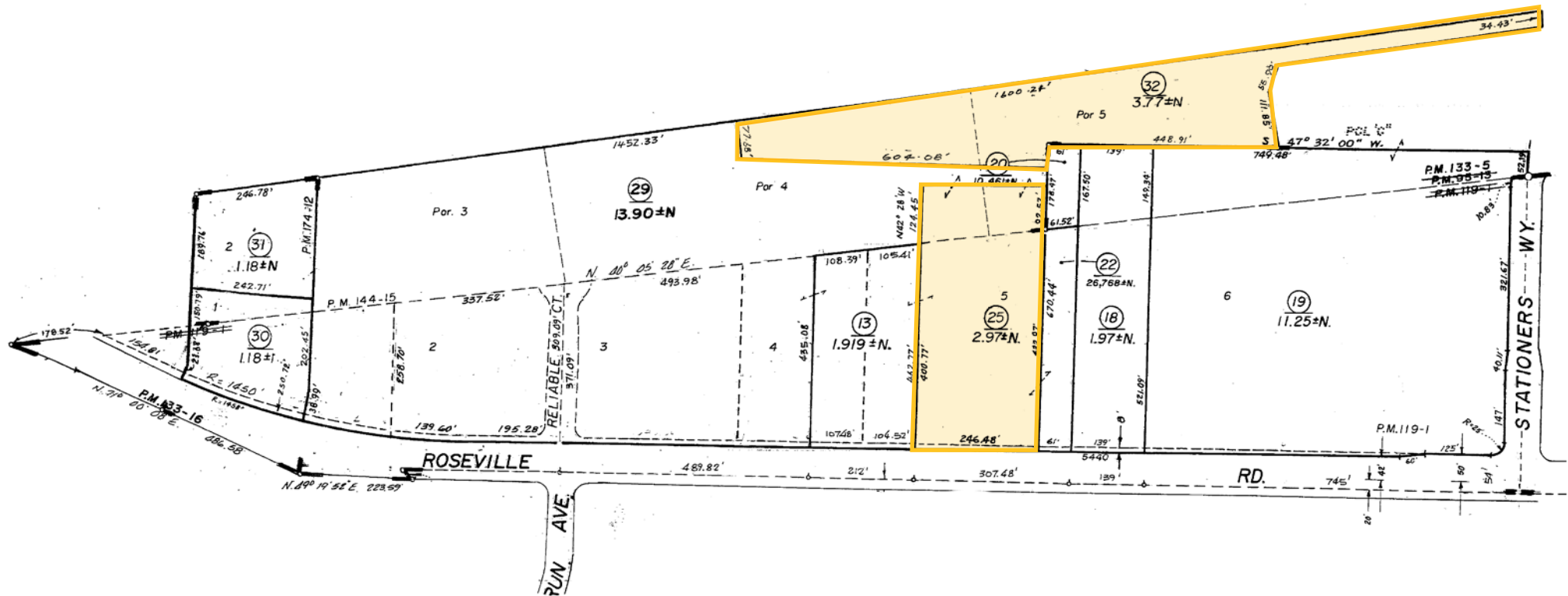




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PARCEL MAP



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