

FOR SALE | INDUSTRIAL PROPERTY

# 8,000 SF on 2.66 Acres

8850 ELDER CREEK ROAD | SACRAMENTO, CA 95828



## Property Features:

- Available Space: ±8,000 SF in 2 buildings
- Parcel Size: 2.66 acres
- Gravel yard
- Well and Septic at site
- Zoning: M-1
- Metal constructed warehouse with 3 bays
- Concrete floors
- Grade Level Loading: 3 doors
- Power: 300 amps, 220 volt single phase
- Existing office: 1,800 Sf, converted house with 2 private offices, restroom, breakroom
- Trailer parking and cranes

## Sale Price:

- \$1,300,000

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