

**3532 LA GRANDE BLVD
SACRAMENTO, CA**

FOR SALE

11,903 SF INDUSTRIAL BUILDING

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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916.779.1000

ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
www.ethanconradprop.com

FEATURES:

- Office: 2,569 SF
Warehouse: 9,334 SF
11,903 SF
- Eleven (11) 12' x 14' GL doors with drive through ability
- Skylights & insulated warehouse ceiling throughout
- 18' clear height
- 400A 120/208V
- Common external truck well

**PROPERTY DETAILS:**

Concrete tilt up building with attractive exposed aggregate street-facing facade. M1-zoned, Property has multiple roll-up doors and drive through ability.

Excellent access to Hwy 99.

Property is leased through April 30, 2021 at approximately \$0.39 PSF equating to approximately \$4,549.00 per month, IG.

PROPERTY PURCHASE PRICE:

\$1,178,000.00 (\$99.00 PSF)

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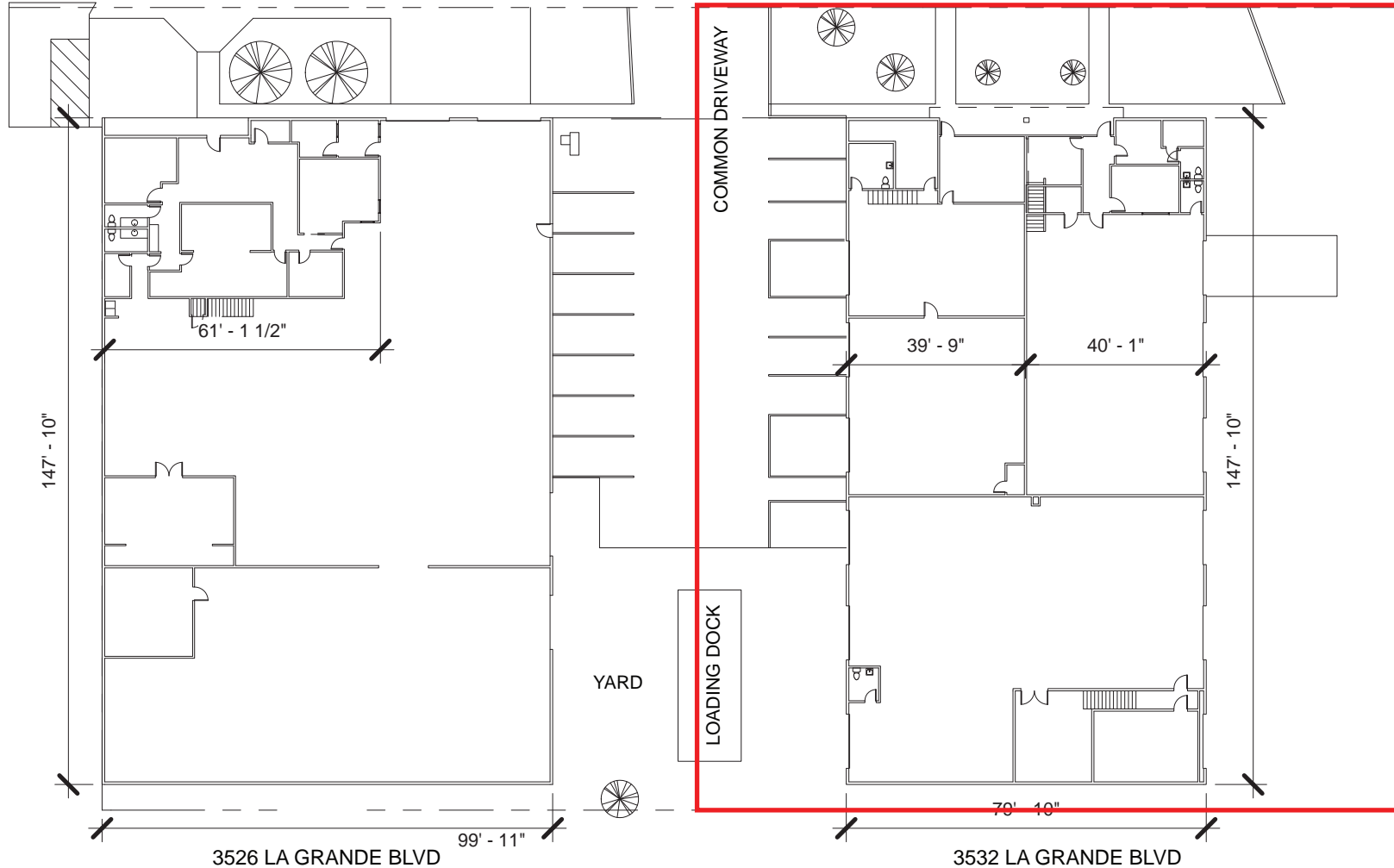
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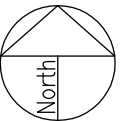
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SITE PLAN



ETHAN CONRAD PROPERTIES

3526 & 3532 LA GRANDE BLVD, SACRAMENTO CA



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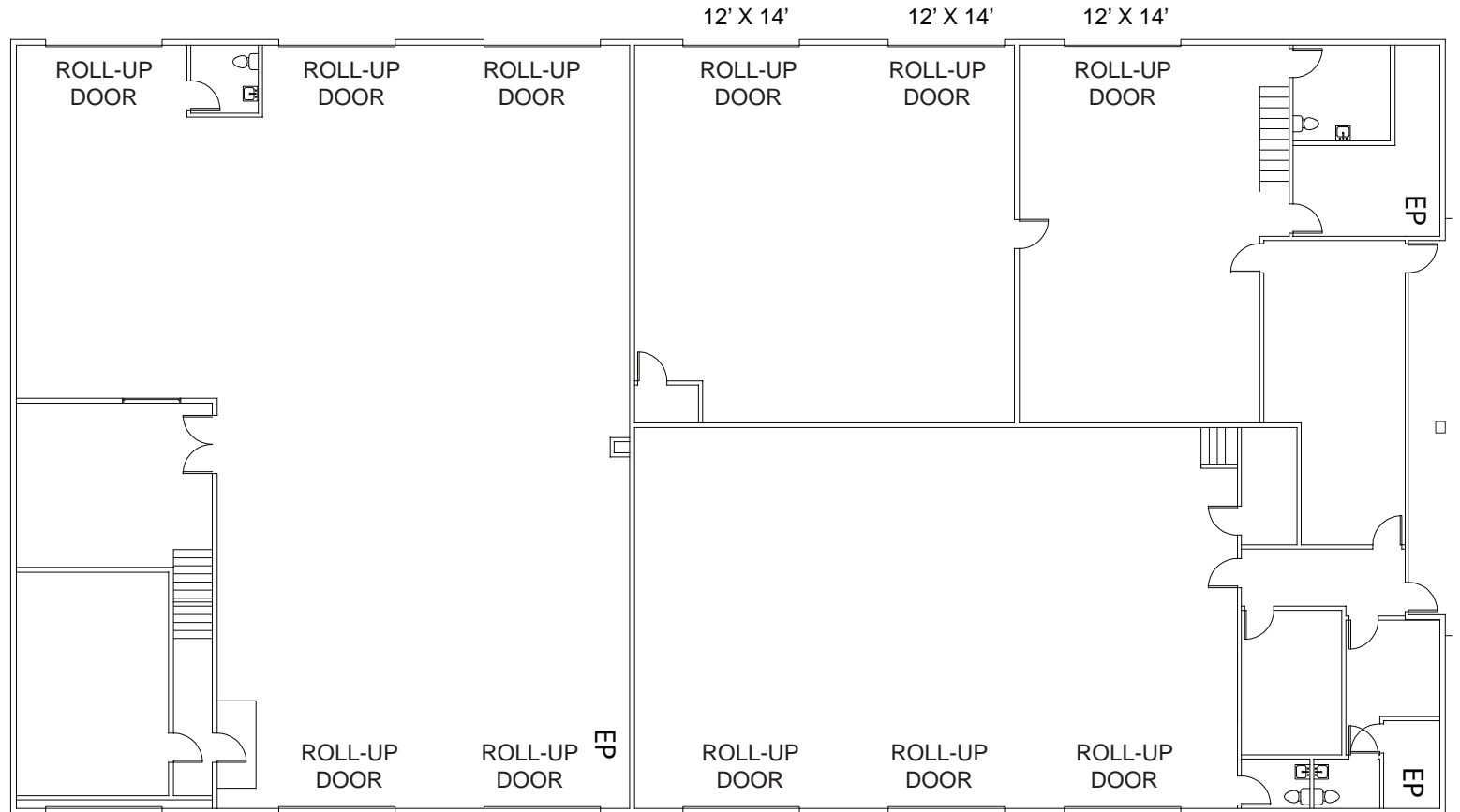
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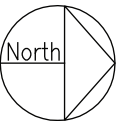
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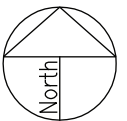
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