

FOR SALE OR LEASE

1201 - 1217 C Street

Sacramento, CA 95814



PROPERTY INFORMATION

1201 - 1217 C Street Sacramento, CA 95814

BUILDING 1

Building Size:	28,860 SF
1 st Floor SF:	14,430 SF
2 nd Floor SF:	14,430 SF
Grade Level Doors:	4
Clear Height:	11' First Floor
Power:	120/240V 800A 3P
Sprinklers:	Yes

BUILDING 2

Building Size:	8,280 SF
Office SF:	500 SF
Restrooms:	2
# of Stories:	1
Grade Level Doors:	3 Total: 2 (10' x 9') & 1 (12' x 11')
Clear Height:	13'
Power:	120/240V 200A 3P

****Building 2 is fully insulated with swamp cooling in warehouse****

BUILDING 3

Building Size:	8,280 SF
Office SF:	0 SF
Restrooms:	1
# of Stories:	1
Grade Level Doors:	3 Total: 2 (10' x 9') & 1 (10' x 12')
Clear Height:	13'
Power:	120/240V 200A 3P



PROPERTY FEATURES & PRICING

- Central Sacramento City Location
- Ideal for anyone needing proximity to downtown and freeways
- Zoning - M-1-SPD
- [Click here for Land Uses](#)
- [Click here for Permitted Uses](#)
- Various upgrades in some of the buildings including LED lighting, insulation, swamp coolers.
- Drive through building rear yard available
- Could potentially be used for a wide range of uses including Auto, storage, light manufacturing, distribution, contractors, etc.

LEASE RATES:

Building 1

1st Floor: \$0.75/sf/mo NNN

2nd Floor: \$0.45/sf/mo NNN

Building 2

\$0.79/sf/mo NNN

Building 3

\$0.69/sf/mo NNN

SALES PRICES:

Building 1

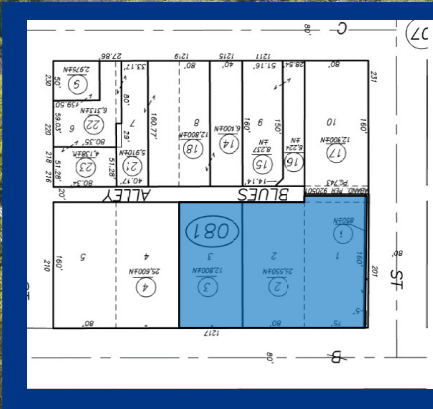
\$2,900,000

Buildings 2&3 (combined)

\$2,200,000

SITE PLAN

Downtown Sacramento



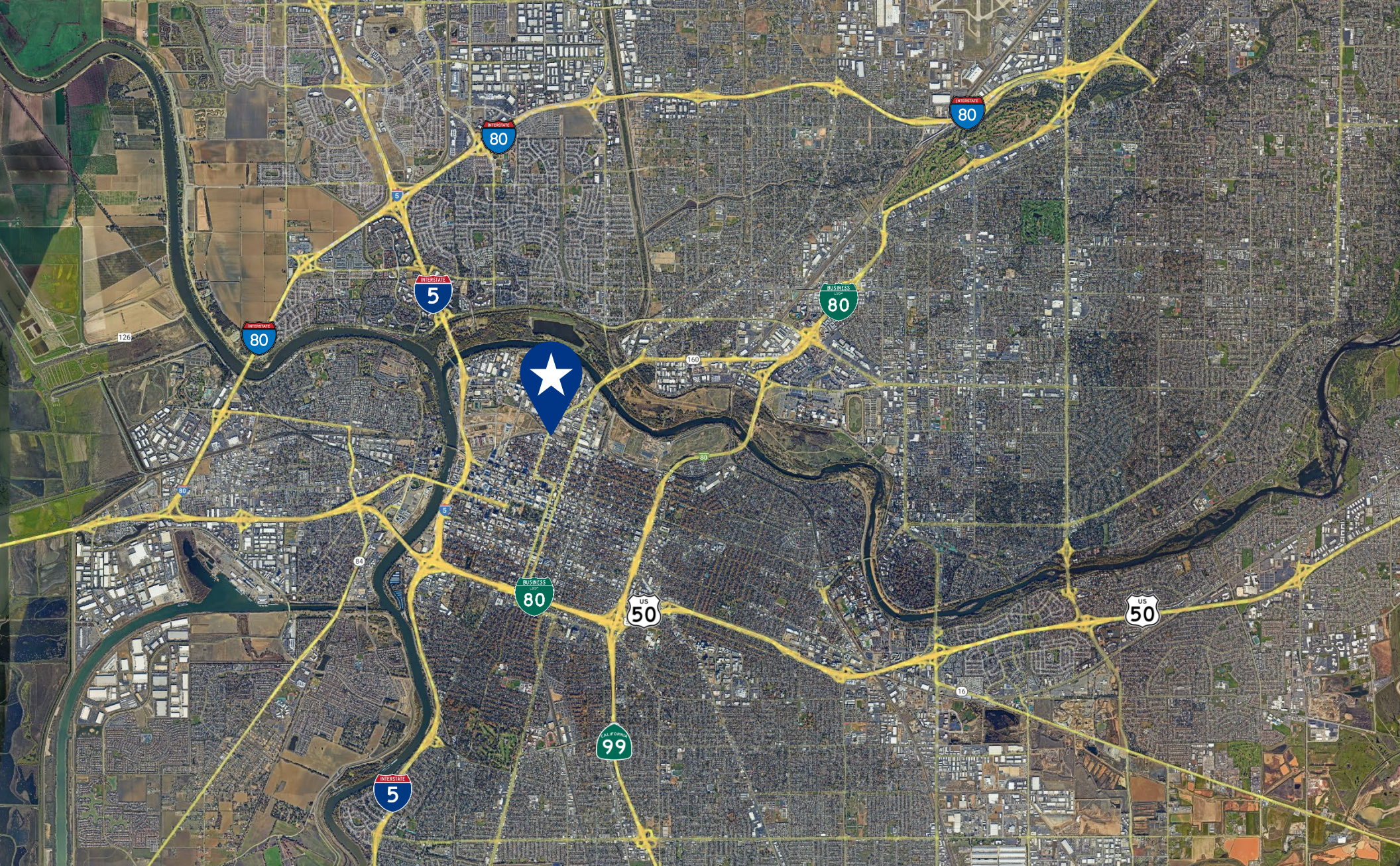
12th Street



PHOTOS



LOCATION MAP





**CUSHMAN &
WAKEFIELD**

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