THE ELEVATED PROPERTY GROUP

KW COMMERCIAL

For Sale or Lease



2205 Rice Avenue West Sacramento, CA

Rare owner/user opportunity to acquire a ±8,000 SF freestanding industrial building on a combined ±40,511 SF (0.93 AC) across two parcels in West Sacramento, delivered vacant at close. An adjacent ±19,166 SF vacant M-1 parcel conveys with the sale, holding site coverage to approximately 20% and delivering secured yard, outdoor storage, and expansion capacity that small-bay buildings in this corridor rarely carry. M-1 zoning permits a wide variety of uses, and the generous fenced concrete yard is ideal for trucking, distribution, contractor, service, or fleet-based operators. Positioned in an established industrial corridor twelve minutes from downtown Sacramento and fourteen from Sacramento International Airport (Broker/Buyer to confirm).

Links

Property Photos

Zoning Code

▪ ± 8,000 SF freestanding building, vacant at close	▪ Drive-through circulation, front and rear
▪ Two parcels, ± 40,511 SF combined (0.93 AC)	▪ ± 2,500 SF of covered outdoor storage
▪ Adjacent ± 19,166 SF vacant M-1 parcel conveys	▪ Two-story office, 1.5 baths, mini-split HVAC
▪ 18' clear, four 14' x 14' grade-level doors	▪ Five minutes to I-80 and Highway 50

Property Details

Property Address	2205 Rice Avenue	RBA	8,000 SF
City, State, Zip	West Sacramento, CA 95691	Tenancy	Single
Price	$1,855,000	Year Built	1963
Lease Rate	Call For Pricing Guidance	Zoning	M-1
Lot Size	0.93 Acres	APN	008-104-019-000, -031-000

Lauren J. Coombs, CCIM, Member Associate, Society of Industrial and Office Realtors
hello@laurenjcoombs.com
admin@laurenjcoombs.com
(562) 212-2879
CA DRE 01460830 | Corporate DRE 01917184

All information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. Square footage, dimensions, clear height, power, zoning and site data are approximate and should be independently verified by Buyer or Tenant.

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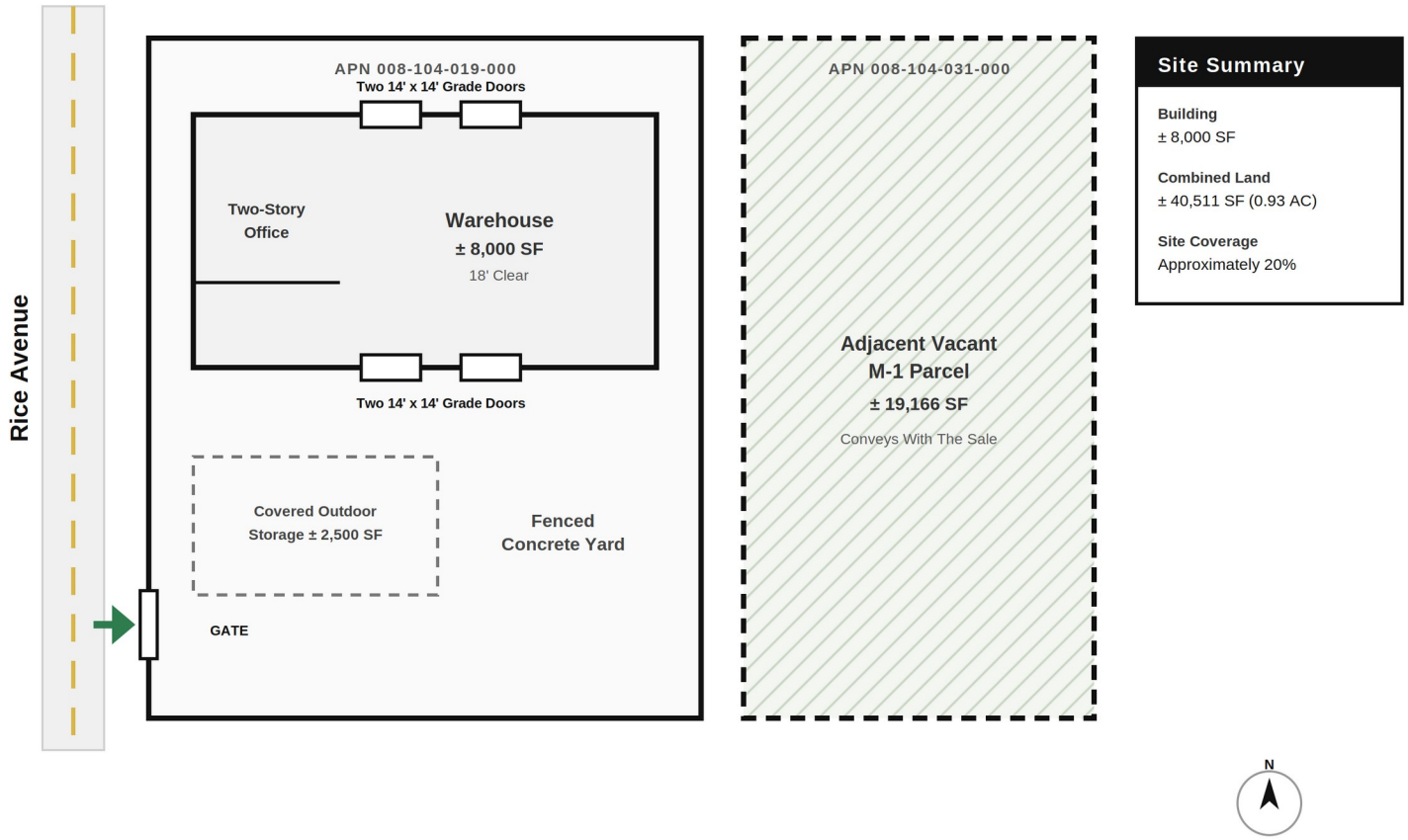



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Site Plan

Not To Scale



Site Summary

Building
± 8,000 SF

Combined Land
± 40,511 SF (0.93 AC)

Site Coverage
Approximately 20%

APN	Use	Building Size
008-104-019-000	Building parcel	± 8,000 SF
008-104-031-000	Adjacent vacant M-1 parcel, conveys with the sale	—
Total	**Two parcels, ± 40,511 SF combined (0.93 acres)**	**± 8,000 SF**

Nearby Retail	Drive Times And Distances
Walmart, Home Depot, IKEA	I-80 and Highway 50: 5 minutes
Petco, America's Tire	Downtown Sacramento: 12 minutes
In-N-Out, Five Guys, IHOP, McDonald's	Sacramento International Airport: 14 minutes
Area shopping centers within minutes	San Francisco: 84.7 miles

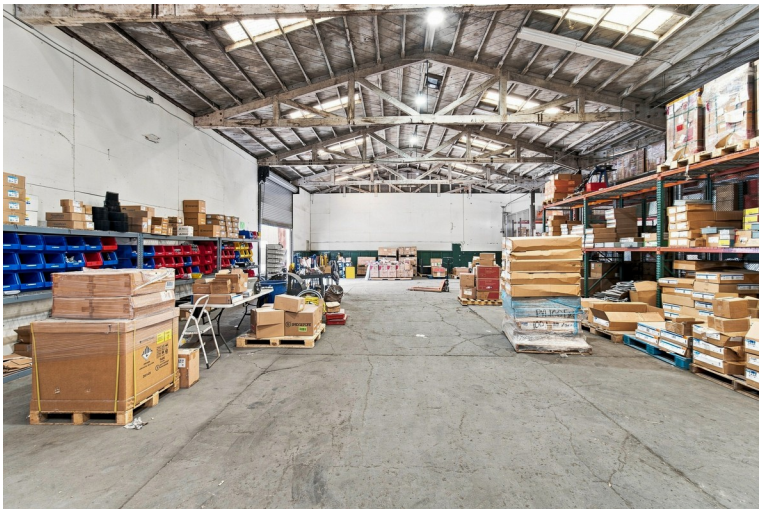
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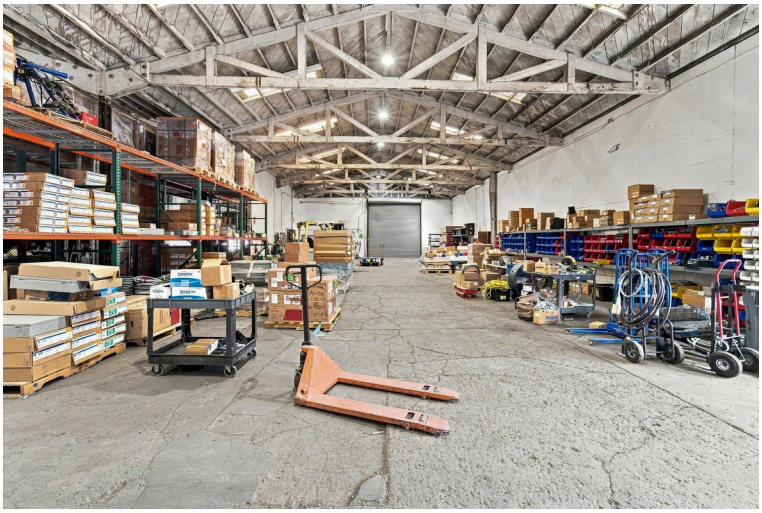
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