

FOR SALE

AVAILABLE OFFICE & WAREHOUSE BUILDING

623 WEST STADIUM LANE
SACRAMENTO, CALIFORNIA



PROPERTY HIGHLIGHTS

- ±9,475 SF office flex building
 - ±6,800 SF of Office Space
 - ±2,675 SF of Warehouse Space with ±800 SF of Mezzanine Space
- Northgate Boulevard Visibility/Signage
- One (1) Grade Level Door
- On-Site Parking
- Flexible MP Zoning
- Fully Sprinklered
- Fenced yard
- 400 amp electrical service
- Roof replaced in last 5 years
- New interior/ exterior paint
- Opportunity Zone Investment Property

CONTACT INFORMATION

CHAD COOK, MCR, SIOR, CCIM
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ZACH MOSLE, CCIM
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SITE PLAN/FLOOR PLAN



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AERIAL



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AMENITIES



RETAIL AREA 1 (THE PROMENADE)

KABAB KING
PANERA BREAD
RALEY'S
BANK OF AMERICA
MARSHALLS
BELLA BRU CAFE
JAMBA JUICE
WELLS FARGO BANK
FIVE GUYS

RETAIL AREA 2

WALMART
TARGET
STAPLES
THE HOME DEPOT
BEST BUY
IN-N-OUT
STARBUCKS
BED BATH & BEYOND
BARNES & NOBLE
PANDA EXPRESS
BJ' RESTAURANT
PANDA EXPRESS
TOKYO STEAK HOUSE
CHIPOTLE GRILL
CHILL'S BAR & GRILL
REGAL CINEMAS NATOMAS
APPLEBEE'S GRILL BAR
BEVMO

DISTANCE TO

SACRAMENTO
INTERNATIONAL
AIRPORT

9.0 MILES

DOWNTOWN
SACRAMENTO

6.4 MILES

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