

FOR SALE ±23,400 SF TOTAL
960 ARDEN WAY & 2205 EVERGREEN ST
SACRAMENTO, CA



PROPERTY FEATURES



BUILDING SIZE

±20,000 SF



SITE AREA

0.71 AC



SPACE AVAILABLE

±20,000 SF TOTAL

±11,220 SF EXPIRED CUP
FOR CANNABIS CULTIVATION
(CAN BE RENEWED)

± 3,500 SF FULLY INSULATED
FREEZER SPACE/COLD
STORAGE



SPRINKLER

Wet



CLEAR HEIGHT

18' Arden Way
12' Evergreen St



LOADING

4 GL Doors

*2 ramped w/ pickup
bed height loading docks



SALE PRICE

\$3,000,000

“

This is an Excellent
Leased Investment
& Owner Occupant

Opportunity

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SITE PLAN



Multi-Tenant Industrial Building Owner User Opportunity For Sale



New Foam Roof
Secure Yard
Dedicated Parking

LOCATION



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