

BUILDING FOR SALE

738 North Market Blvd. Sacramento, CA

OWNER-USER OPPORTUNITY



Project Highlights

*For Further Information,
Exclusive Agents:*

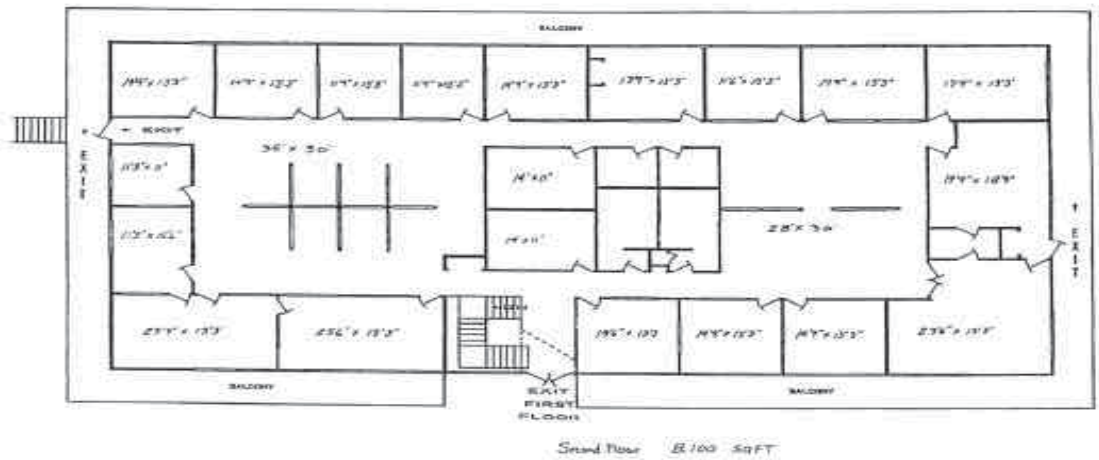
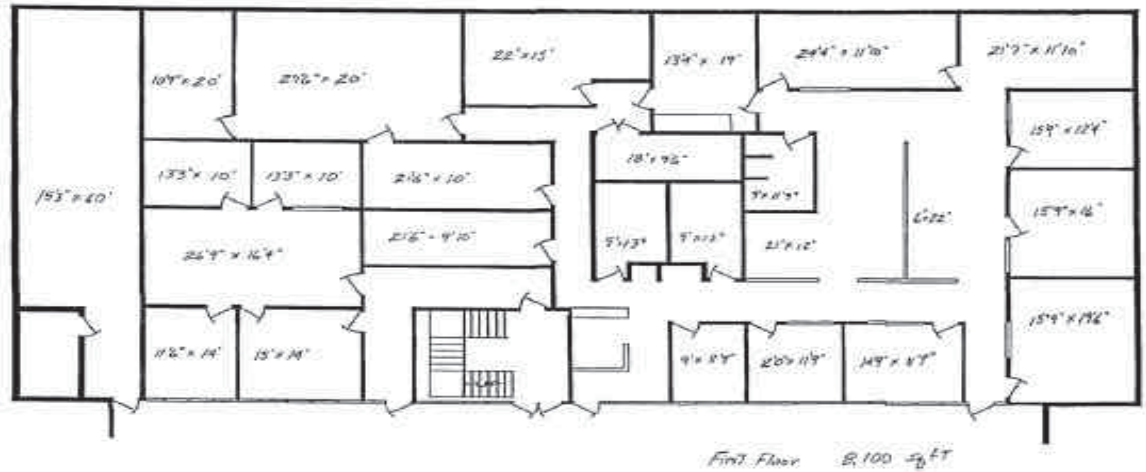
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- ✦ Sales Price: \$2,975,000
- ✦ ±16,200 SF available, 1.09 acres
- ✦ Great Floor Plan
- ✦ Additional land available on separate parcel for \$500,000
- ✦ Can park close to 7.5/1000 on both parcels
- ✦ Located at the SWC of North Market Blvd. & North Freeway Blvd., approximately 5 minutes from I-80.
- ✦ Zoned MP & Industrial Office Park
- ✦ 30-year; new composite shingle roof in 2005

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SITE PLAN



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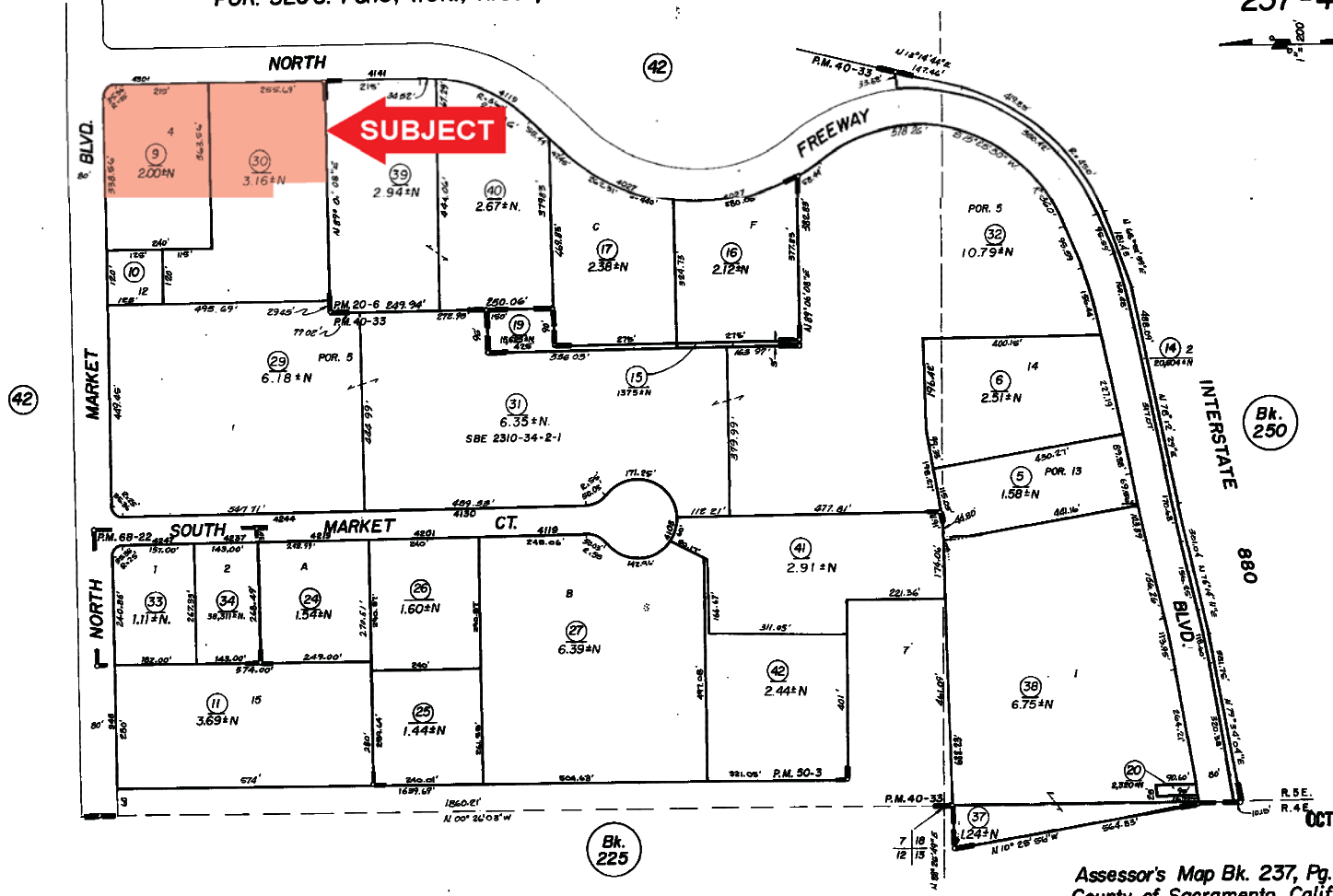
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PARCEL MAP

POR. SEC'S 7&18, T.9N., R.5E., & SEC. 13, T.9N., R.4E., M.D.B.&M.

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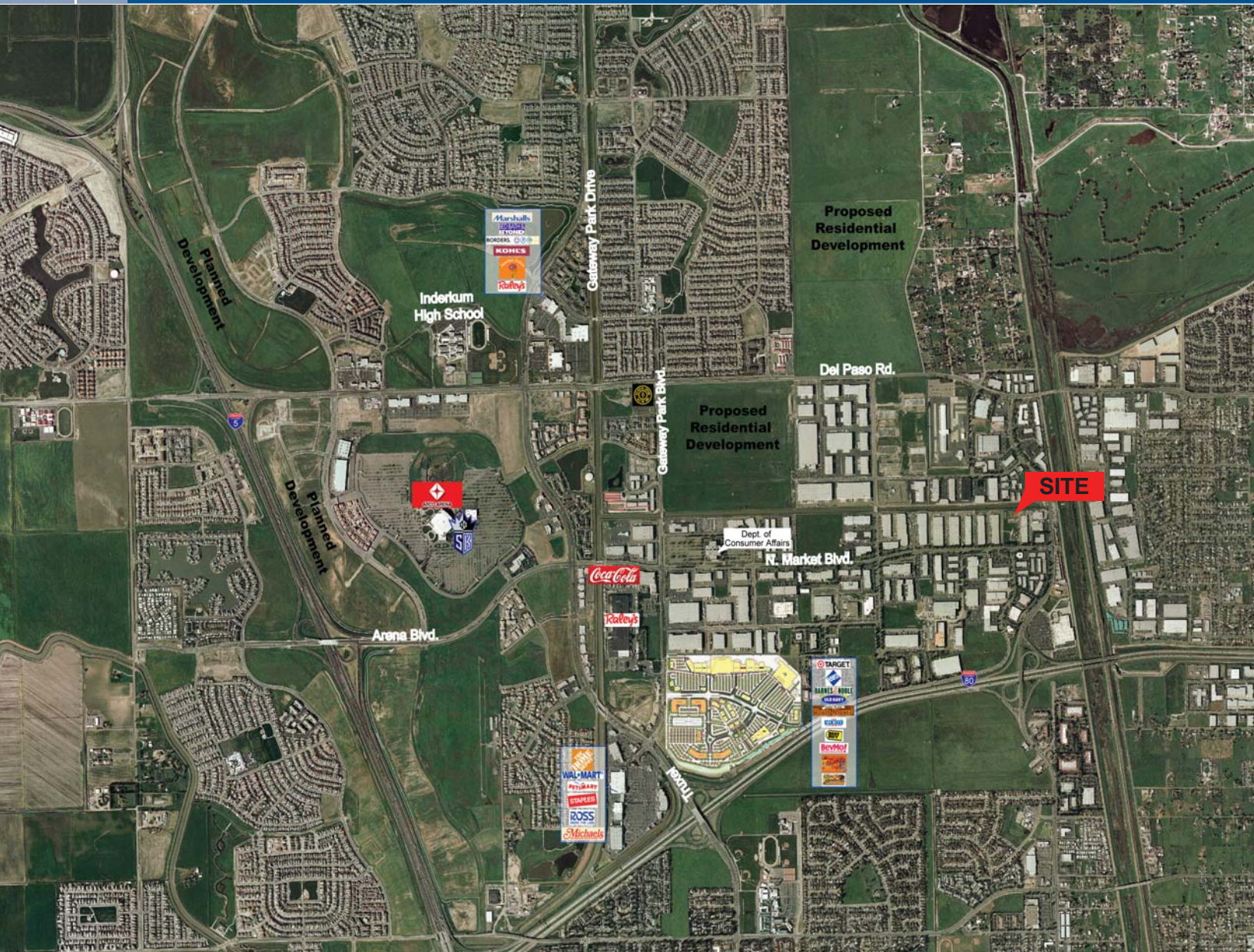
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AERIAL



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