

±49,600 SF INDUSTRIAL FLEX BUILDING FOR SALE

IN THE GREEN ZONE!

6051 S. Watt Avenue, Sacramento, CA 95829



SALE PRICE:	\$7,500,000
PRICE PER SQUARE FOOT:	\$151.21
LOT SIZE:	±3.18 Acres
BUILDING SIZE:	±49,600 SF
APN #:	062-0060-100
DOCK DOORS:	2
CEILING HEIGHT:	18'-20'
YEAR BUILT:	1991
ZONING:	M-2S-R
CONSTRUCTION:	Concrete Tilt-Up
FOUNDATION:	Concrete Slab
PARKING :	147 Parking Spaces (2.96/1,000 SF)

PROPERTY OVERVIEW

The subject property represents an existing industrial/flex building located within the City of Sacramento, California and in a mature industrial area. Specifically, the property is situated at the northeast corner of S. Watt Avenue and Wayne Court on a ±3.18 acre parcel including ±49,600 square feet of industrial flex building with an office build-out ratio approximately over 80% fully conditioned.

PROPERTY FEATURES

- HUGE PRICE REDUCTION
- PLEASE DO NOT DISTURB TENANTS! Call Listing Agent for viewing
- In the Green Zone!
- Sacramento City Limits
- Building Type: Industrial/Flex Building
- 800 amp, 277/480 V
- Fire Suppression: Sprinklered
- Easily Accessible from Hwy 99 to the North & Hwy 50 to the West

KW COMMERCIAL
9250 Laguna Springs Drive
Elk Grove, CA 95758

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PHOTOS

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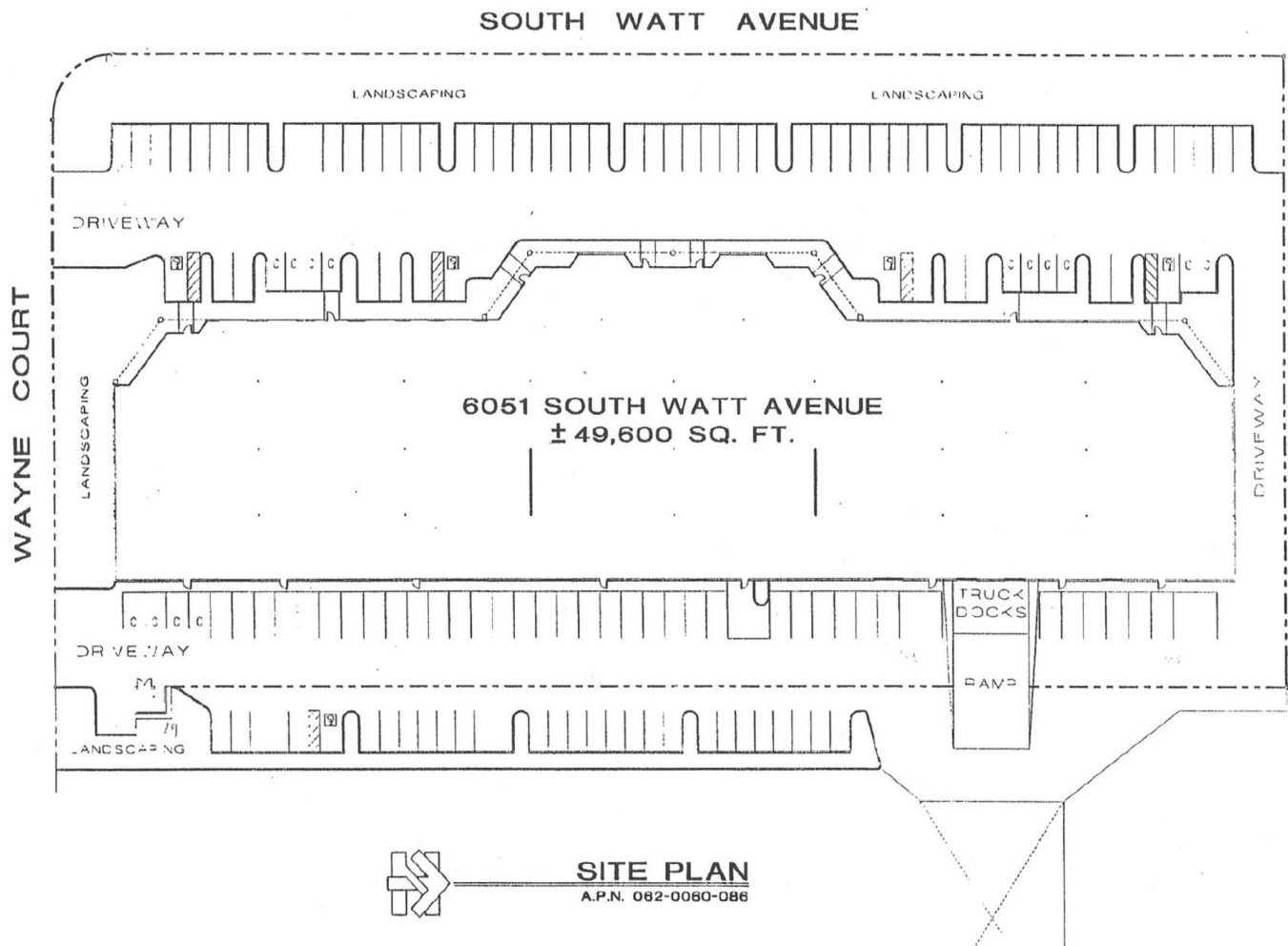
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SITE PLAN

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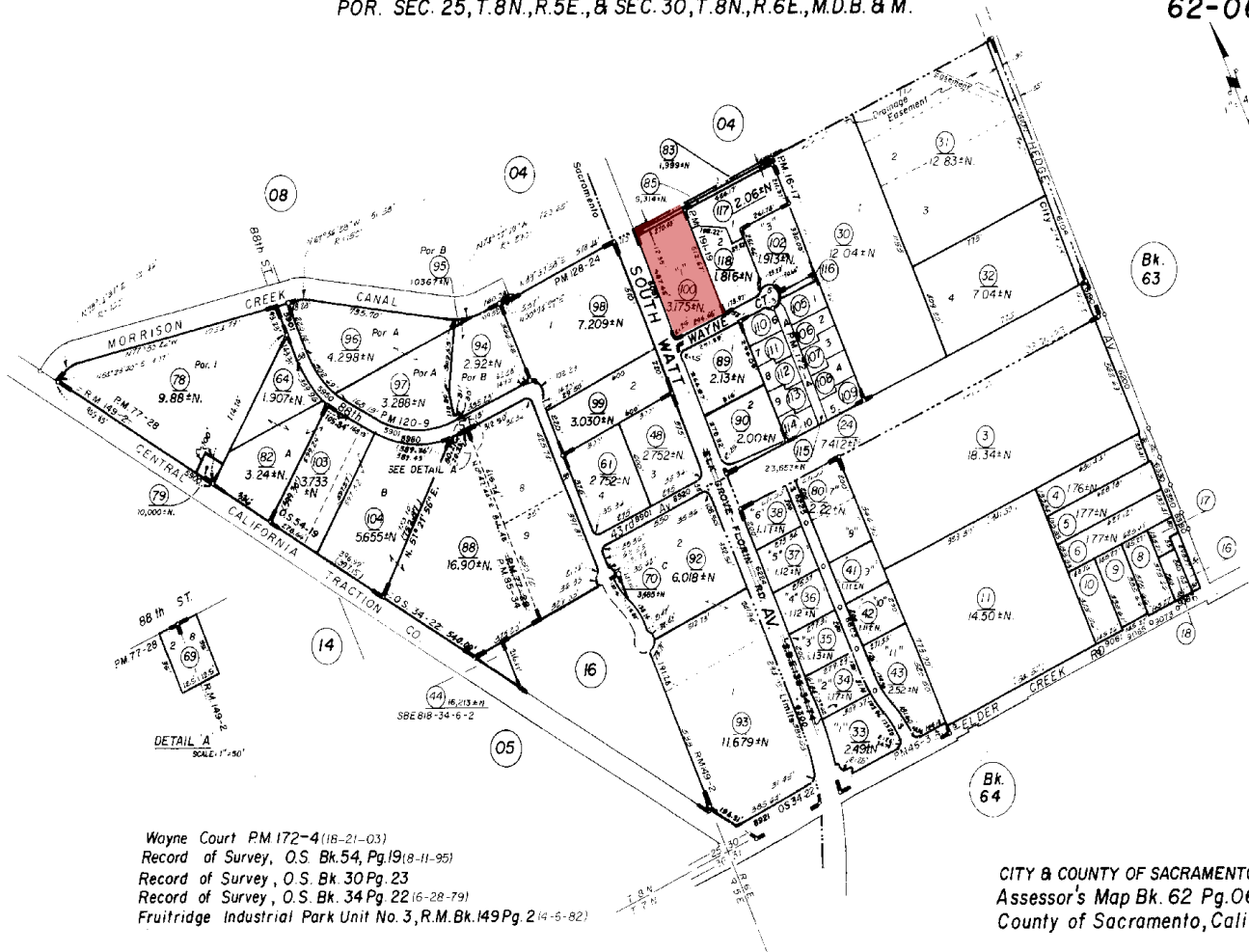
PARCEL MAP

6051 S. Watt Avenue, Sacramento, CA 95829



POR. SEC. 25, T.8N., R.5E., & SEC. 30, T.8N., R.6E., M.D.B. & M.

62-06



Wayne Court PM 172-4 (18-21-03)
Record of Survey, O.S. Bk. 54, Pg. 19 (18-11-95)
Record of Survey, O.S. Bk. 30 Pg. 23
Record of Survey, O.S. Bk. 34 Pg. 22 (16-28-79)
Fruitridge Industrial Park Unit No. 3, R.M. Bk. 149 Pg. 2 (14-5-82)

CITY & COUNTY OF SACRAMENTO
Assessor's Map Bk. 62 Pg. 06
County of Sacramento, Calif.

MAY 21 2008

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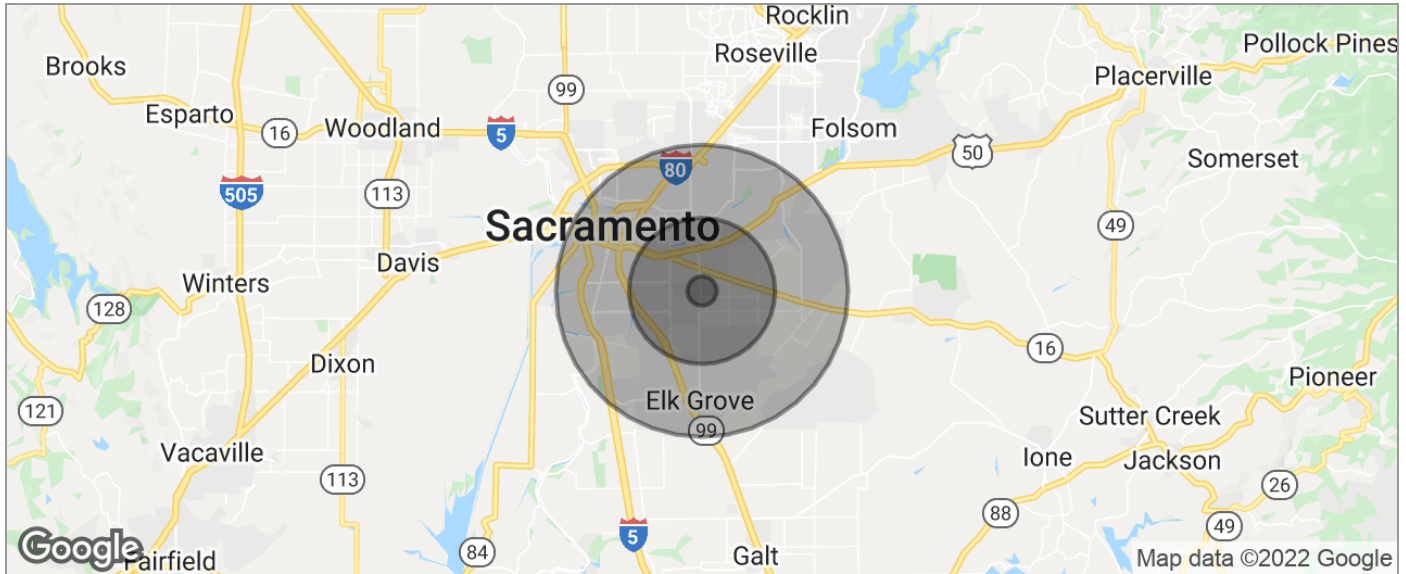
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DEMOGRAPHICS

6051 S. Watt Avenue, Sacramento, CA 95829



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION (2017)	259	280,551	1,005,810
DAYTIME EMPLOYEES	4,469	111,737	483,700

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	93	97,524	367,566
AVERAGE HH INCOME	\$61,167	\$68,906	\$75,998
*SOURCE COSTAR (2017)			

* Demographic data derived from 2010 US Census

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