



Colliers

Manning St

100% Leased Investment or Owner-User Sale

2401 Manning Street, Sacramento, CA

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Property Highlights

Two-building portfolio totaling
±7,520 SF on a **±0.41 AC** parcel

2401 Manning Street | **±5,365 SF**
2411 Manning Street | **±2,155 SF**

- » Fully leased two-building investment opportunity in Northeast Sacramento
- » Potential for an Owner-User Sale. Buyer to occupy ±5,365 SF
- » Located in a historically low-vacancy submarket with limited availability
- » M-1-R zoning supporting a range of light industrial and commercial uses
- » 15 on-site parking stalls with two secured yard areas
- » [Click to View: Conditional Use Permit](#)

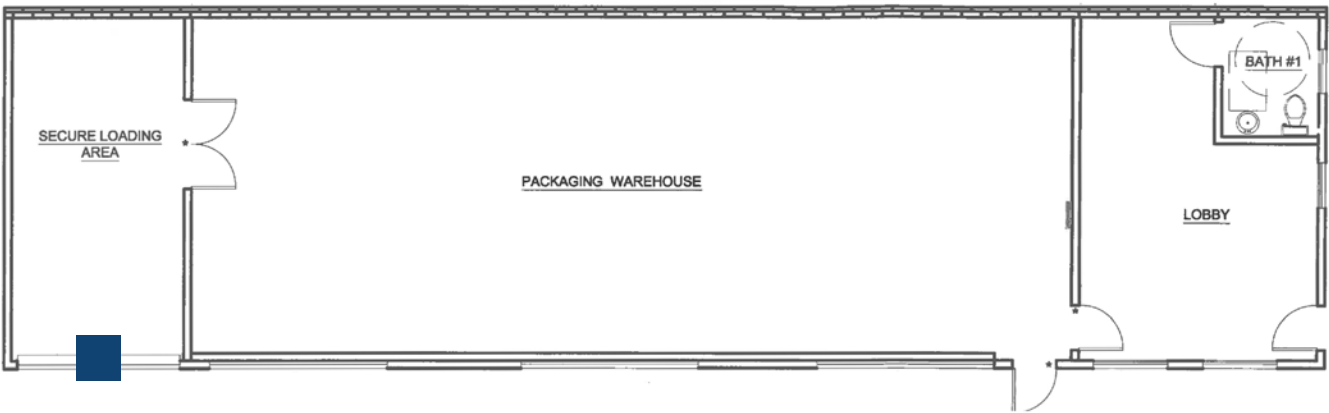


For Sale | 2401 Manning Street | Sacramento

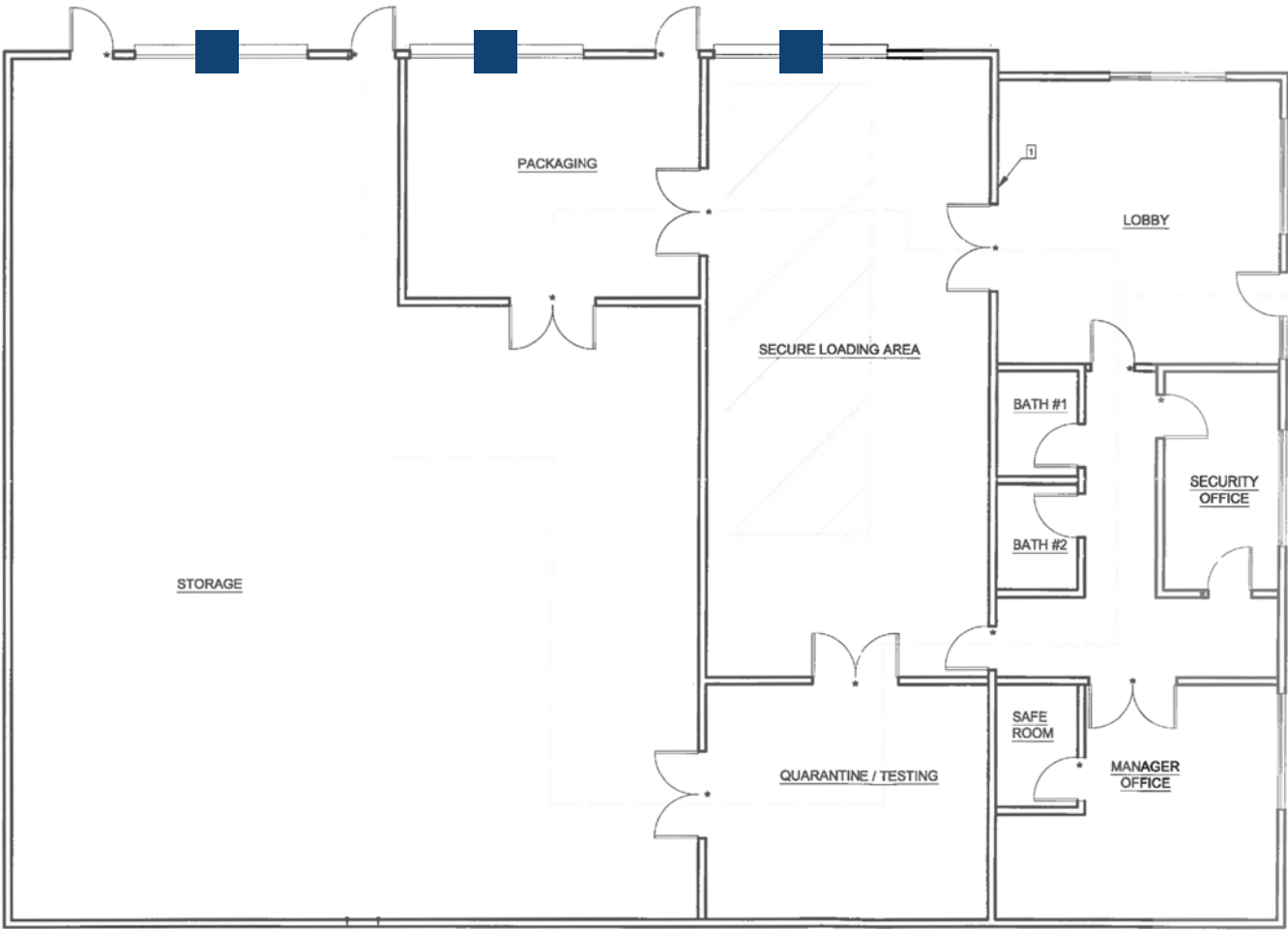
Floor Plans

■ Roll-Up Door

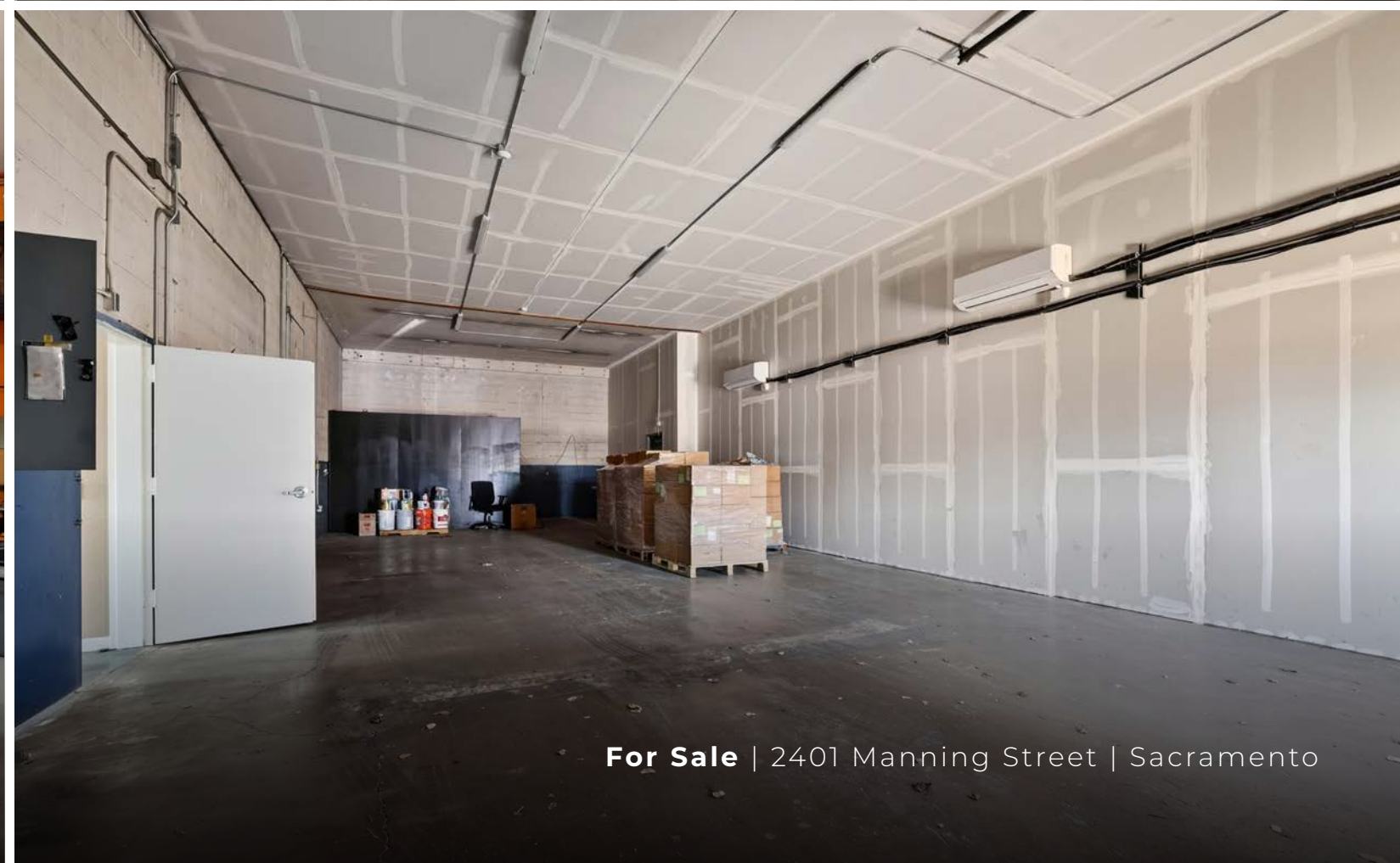
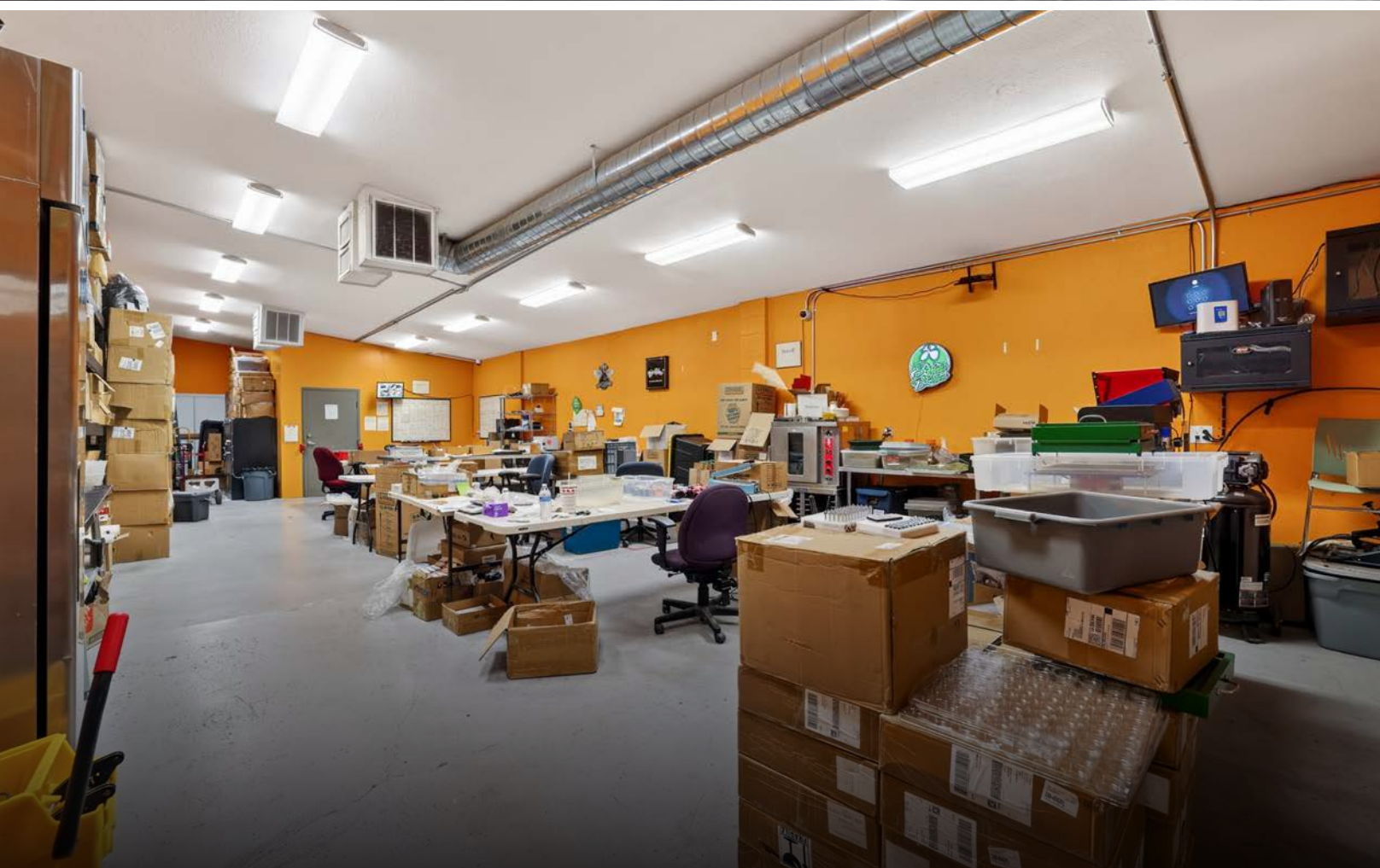
2411 Manning Street | ±2,155 SF



2401 Manning Street | ±5,365 SF



Property Photos



For Sale | 2401 Manning Street | Sacramento

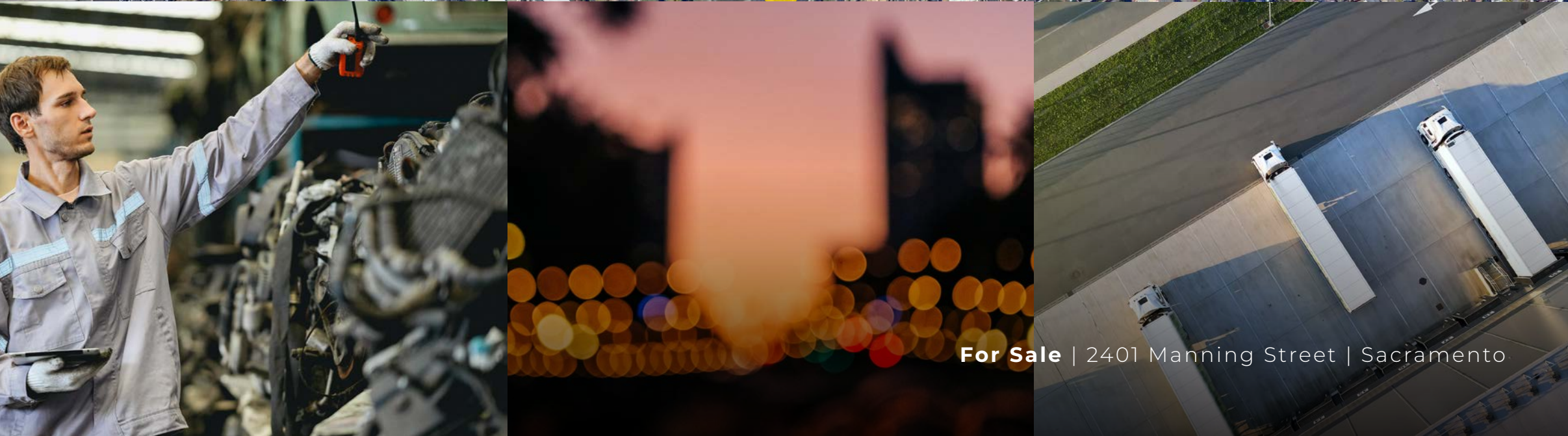
Aerial Map

Located in the Northeast Sacramento submarket, **2401 Manning Street** benefits from a central infill location near Arden, established apartment communities, and surrounding commercial corridors. With convenient access to Arden Way, Business 80, and nearby neighborhood-serving retail and services, the property offers strong accessibility for tenants, employees, and customers throughout the Sacramento region.



Demographics (2025)

	1 MILE	3 MILES	5 MILES
Total Population	17,515	155,124	386,725
2025-2030 Annual Rate	0.4%	0.3%	0.3%
Households	6,454	57,443	153,602
Median Household Income	\$53,567	\$67,898	\$78,172
Median Home Value	\$330,309	\$455,386	\$535,681
Median Age	36.2	36.5	37.6



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