

# For Sale

## Owner-User Opportunity

4009 - 4017 Vista Park Court, Sacramento, CA



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# The Offering

Can be sold individually or combined  
*Contact Broker for pricing*

Strategically located in **North Sacramento** with immediate access to I-80 and 1-5, the property provides efficient connectivity throughout the Sacramento region. The functional footprint and flexible layouts support a variety of user needs.

## Features

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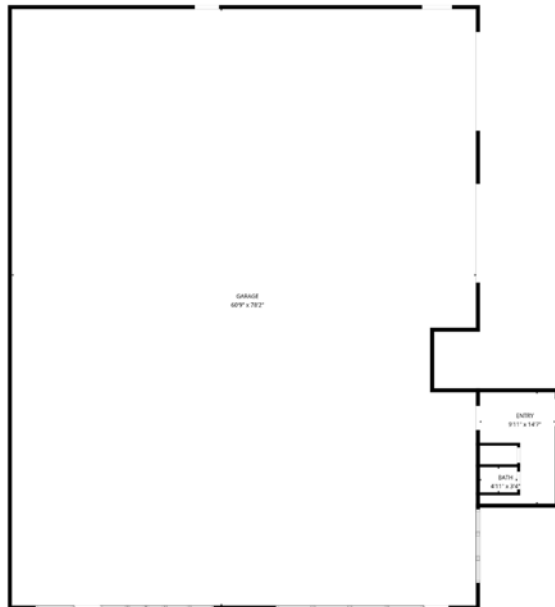
- Built in 2006
  - Zoned MP-Industrial - Office Park (County of Sacramento)
  - 600 amps of 120/208v per building  
*\*to be independently verified\**
  - Fenced & Paved Yard
  - Conditioned Warehouse
  - Automatic roll up doors
  - LED Lighting
-

# Property Overview



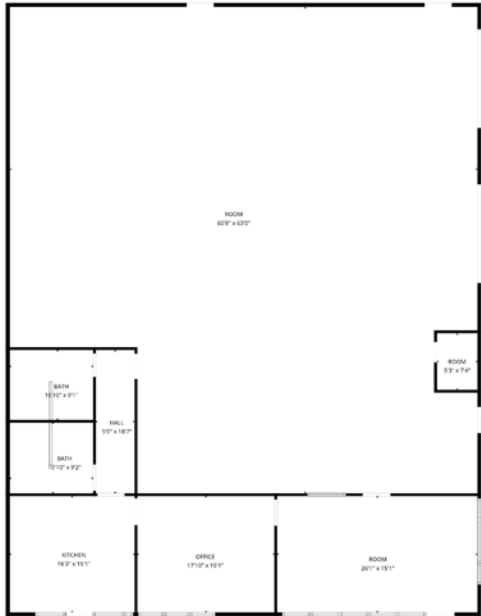
	<b>4009</b> Vista Park Ct	<b>4013</b> Vista Park Ct	<b>4017</b> Vista Park Ct	<b>Total</b>
<b>Total Footprint SF</b>	±5,000 SF	±5,000 SF	±5,000 SF	±15,000 SF
<b>Office SF</b>	0 SF	±1,300 SF	1st Floor: ±4,000 SF 2nd Floor: ±4,000 SF	±9,300 SF
<b>Warehouse SF</b>	±5,000 SF	±3,700 SF	±1,000 SF	±9,700 SF
<b>Yard/Fenced Parking</b>	±20,000 SF	±2,000 SF	±2,000 SF	±24,000 SF

# 4009 Vista Park Court



<b>Total Footprint</b>	±5,000 SF
<b>Warehouse</b>	±5,000 SF
<b>Office</b>	±0 SF
<b>Yard / Fenced Parking</b>	±20,000 SF
<b>Land Size (SF)</b>	±30,492 SF (±0.70 AC)
<b>Loading</b>	Two (2) 12' x 14' GL Doors
<b>Clear Height</b>	±18' - 20'
<b>Construction Type</b>	Concrete Tilt Construction

# 4013 Vista Park Court



<b>Total Footprint</b>	±5,000 SF
<b>Warehouse</b>	±3,700 SF
<b>Office</b>	±1,300 SF
<b>Yard / Fenced Parking</b>	±2,000 SF
<b>Land Size (SF)</b>	±15,682 SF (±0.36 AC)
<b>Loading</b>	Two (2) 12' x 14' GL Doors
<b>Clear Height</b>	±18' - 20'
<b>Construction Type</b>	Concrete Tilt Construction

# 4017 Vista Park Court

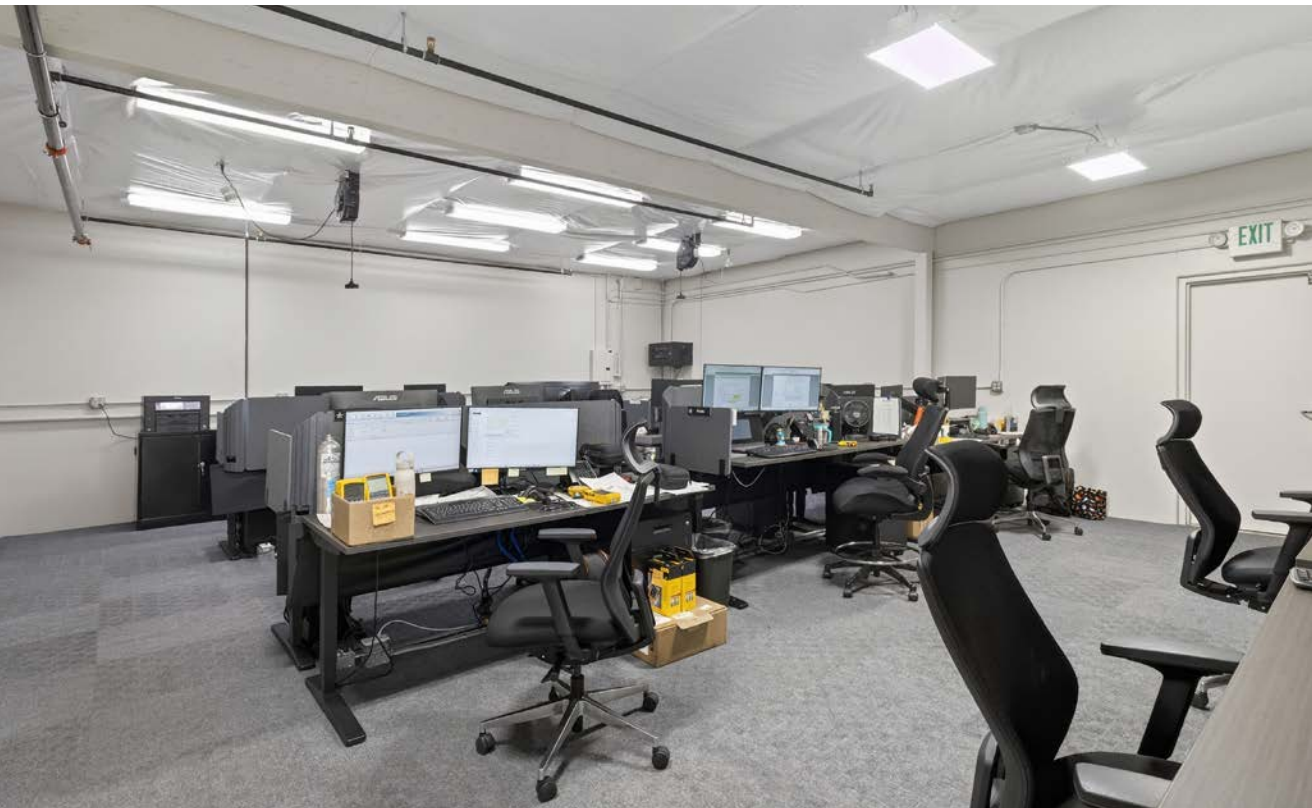
First Floor



Second Floor



<b>Total Footprint</b>	±5,000 SF
<b>Warehouse</b>	±1,000 SF
<b>Office</b>	1st Floor: ±4,000 SF 2nd Floor: ±4,000 SF
<b>Yard / Fenced Parking</b>	±2,000 SF
<b>Land Size (SF)</b>	±17,860 SF (±0.41 AC)
<b>Loading</b>	Two (2) 12' x 14' GL Doors
<b>Clear Height</b>	±18' - 20'
<b>Construction Type</b>	Concrete Tilt Construction











Convenient access to  
Highway 80 - 1.6 miles

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