



CROSSROAD
VENTURES GROUP

2122 X Street

Sacramento, CA 95818



For Lease/Sale

Industrial
Warehouse w/Office

916.788.9731
crossroadventures.net

Jim Esway

DRE #0082034

916.788.9731

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Highlights

- +/- 4,257 Total SF Available
- +/- 1,729 SF Of Office and shop
- +/- 544 SF of Shop 1 Space
- +/- 1,984 SF of Shop 2 Space
- 100% Air Conditioned Space
- Immediate access to I-80 and I-5
- Near Explosive Midtown Growth Area
- Zoning: C2-SPD
- Former HVAC Company
- CUP for Cannabis Use - \$50k
- Available For Immediate Occupancy
- Residential potential Live/Work
- Lease Rate: \$1.25 PSF NNN/\$5,321 per month NNN
- Sale Price: \$865,000

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Exterior Photos



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Exterior and Interior Photos

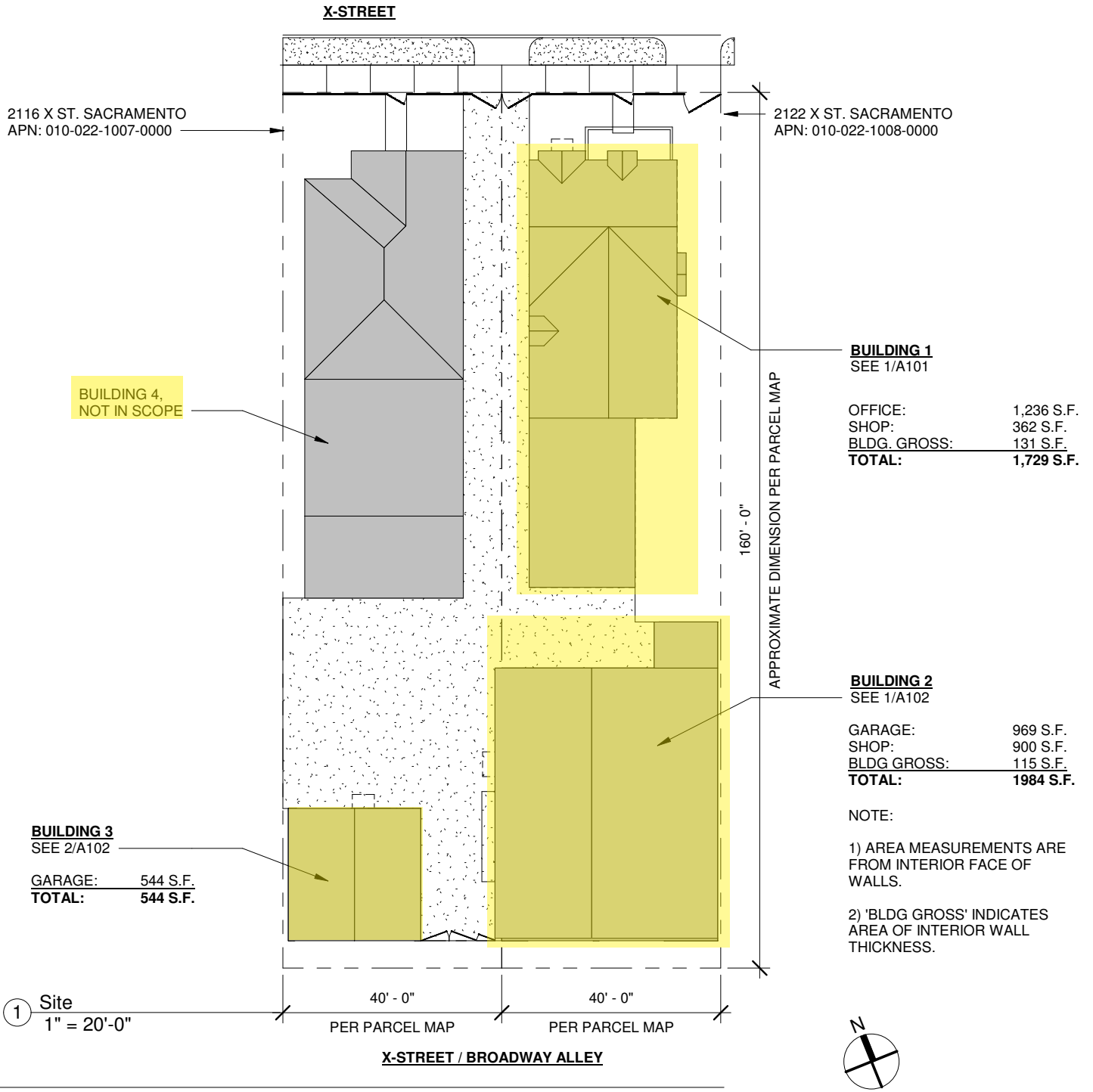


your real estate compass.

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Site Plan



ARVEY

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A100 SITE PLAN

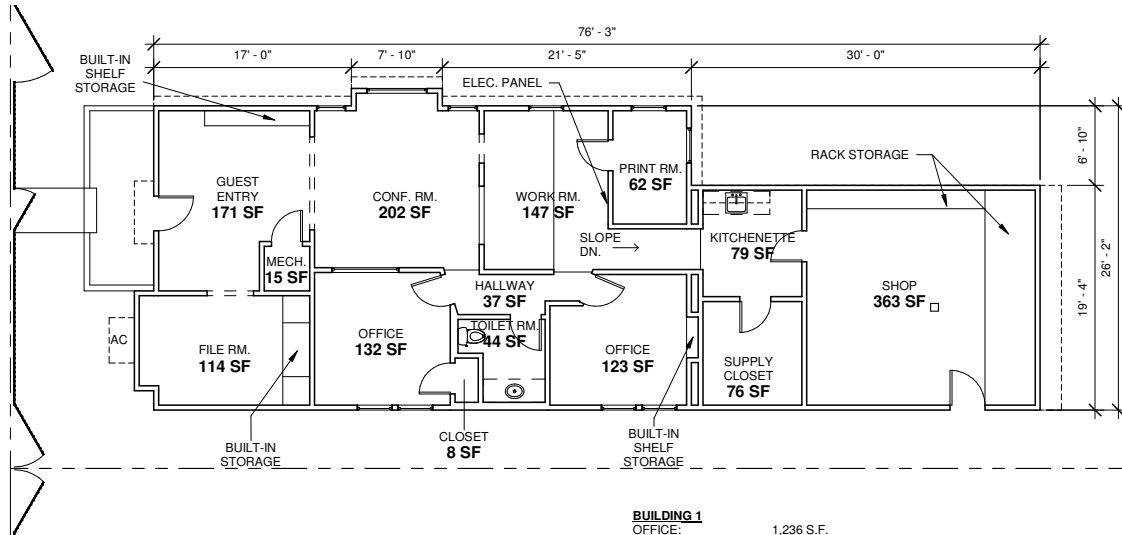
06/22/2021



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Floor Plans



1 BUILDING 1
1/8" = 1'-0"

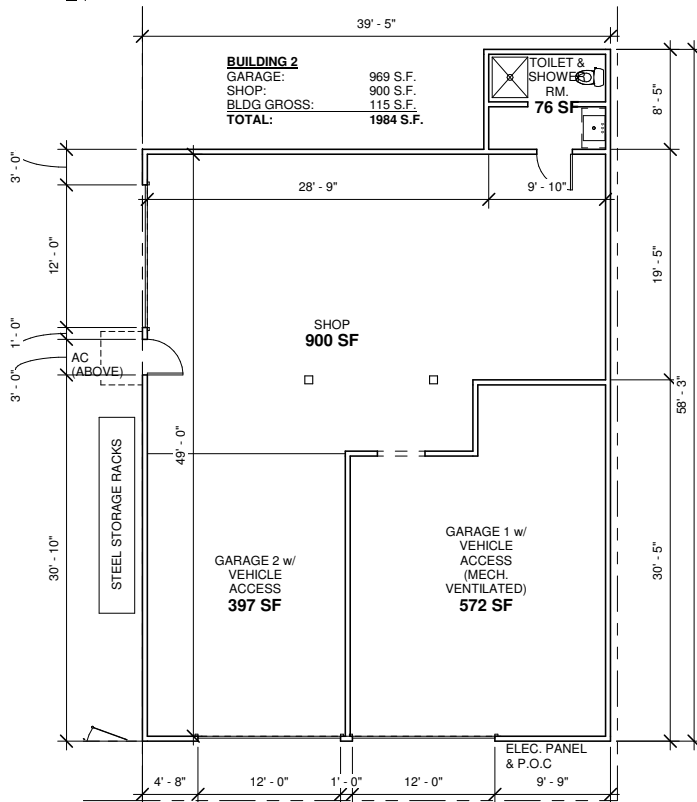


NOTE:

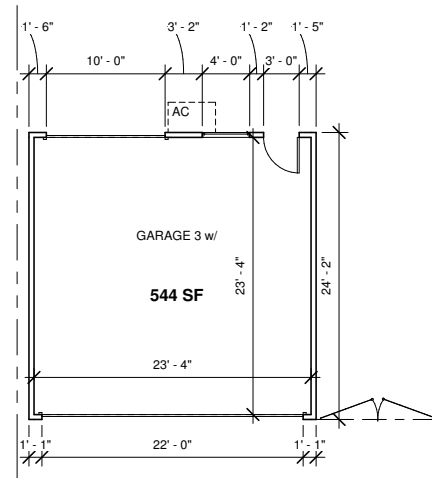
1) AREA MEASUREMENTS ARE FROM INTERIOR FACE OF WALLS.

2) 'BLDG GROSS' INDICATES AREA OF INTERIOR WALL THICKNESS.

ARCHITECTS



1 BUILDING 2
1/8" = 1'-0"



2 BUILDING 3
1/8" = 1'-0"

NOTE:

1) AREA MEASUREMENTS ARE FROM INTERIOR FACE OF WALLS.

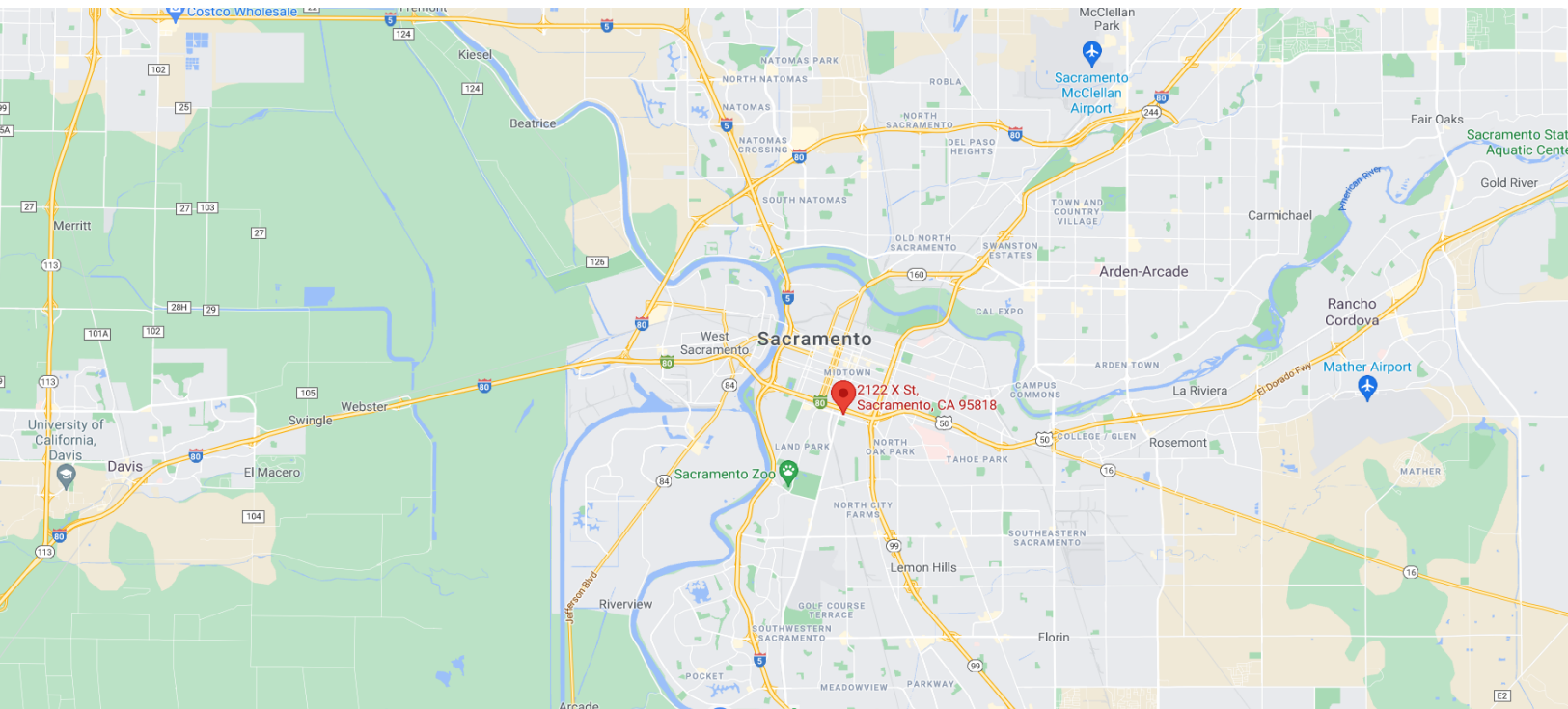
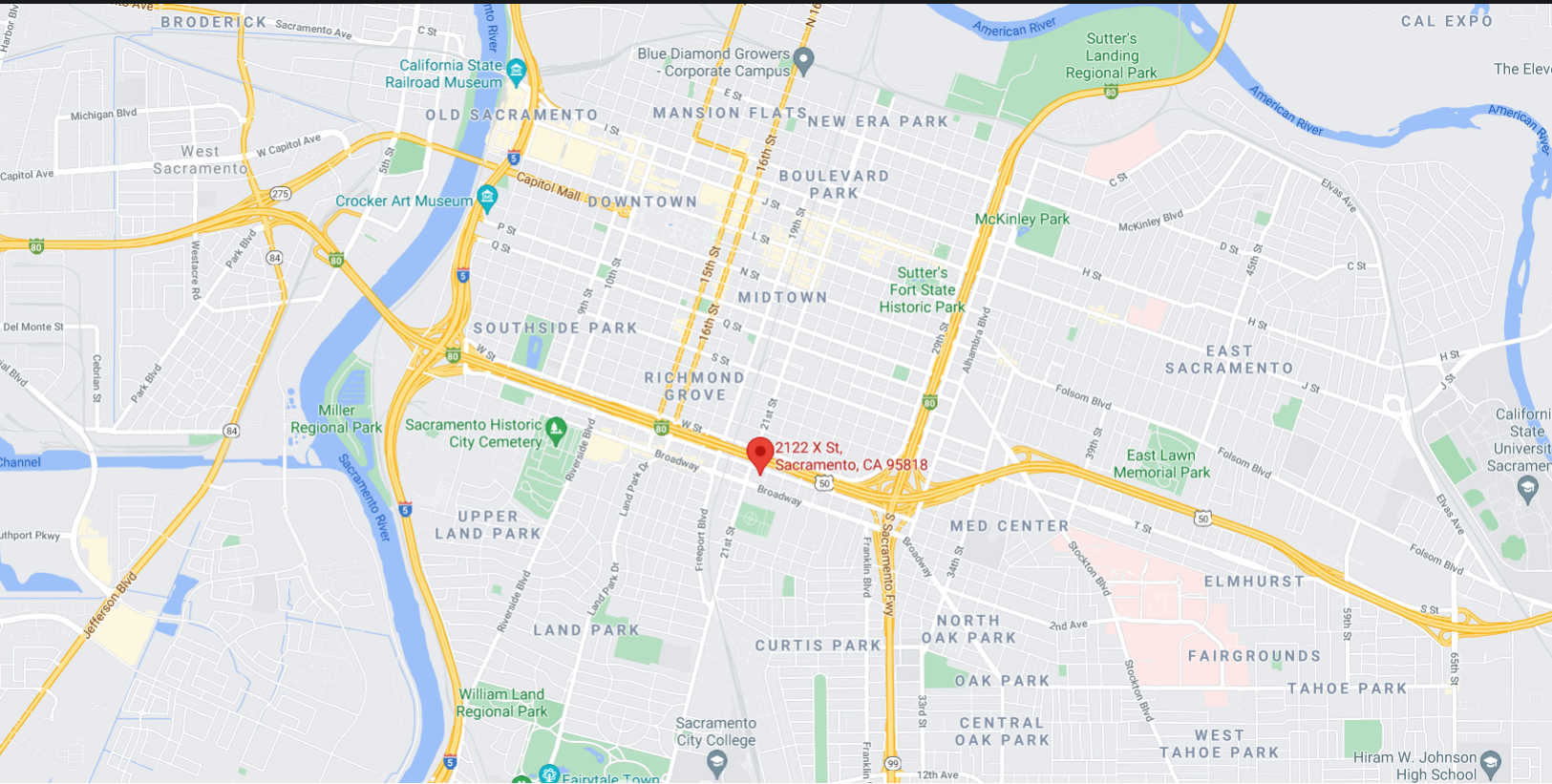
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Aerial Maps



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The Company

The focus of Crossroad Ventures Group is to provide unparalleled service to clients that require assistance with development, project management, construction management, commercial brokerage, residential brokerage and residential property management. We are a full service real estate company.

Crossroad Ventures Group combines over 100 years experience with a unique platform of specialized services. If you need to build a new project, manage a home or commercial building, or need a competent professional to assist in buying/leasing a building or home, Crossroad Ventures Group can provide the creative solutions to your critical decisions in commercial and residential real estate.

Broker makes no warranty or representation as to the accuracy or completeness of information provided by or to either party. Such data is submitted subject to errors, omissions, changing price, rental terms, withdrawal without notice, and any special listing conditions imposed by the principals.

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