

±10,500 SF ON ±1.25 ACRES  
FOR SALE

MCCOMBER STREET

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6917 MCCOMBER  
STREET

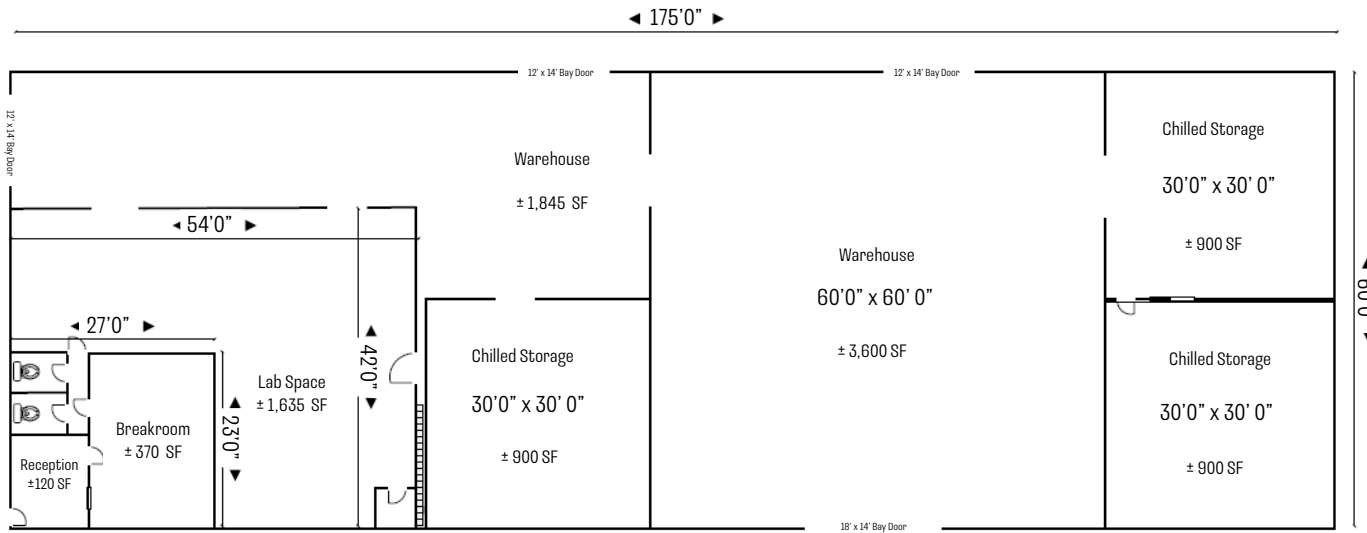
**CBRE**

# BUILDING FEATURES

- ±10,500 SF Insulated warehouse cold/chiller storage (±2,700 SF Total) R&D (±1,635 SF), Dry Warehouse (±5,465 SF), Office (±621 SF)
- 2 Parcels totaling ±1.25 acres (APN: 064-0100-020 & 021)
- Varco-Pruden metal building built in 1979
- 16'-18' Clear Height
- Clear Span Construction
- 4-GL Doors (12'x14') & 1-GL Door (20' x14')
- Sprinklered
- Two (2) Floor Drains (Not Connected to Septic System)
- Electrical Power: 400 amp, 208/480v, 3 phase
- Zoned: M-2 Industrial/SPA (Sacramento County)
- ±3-miles east of Highway 99 & ±5-miles south of Highway 50

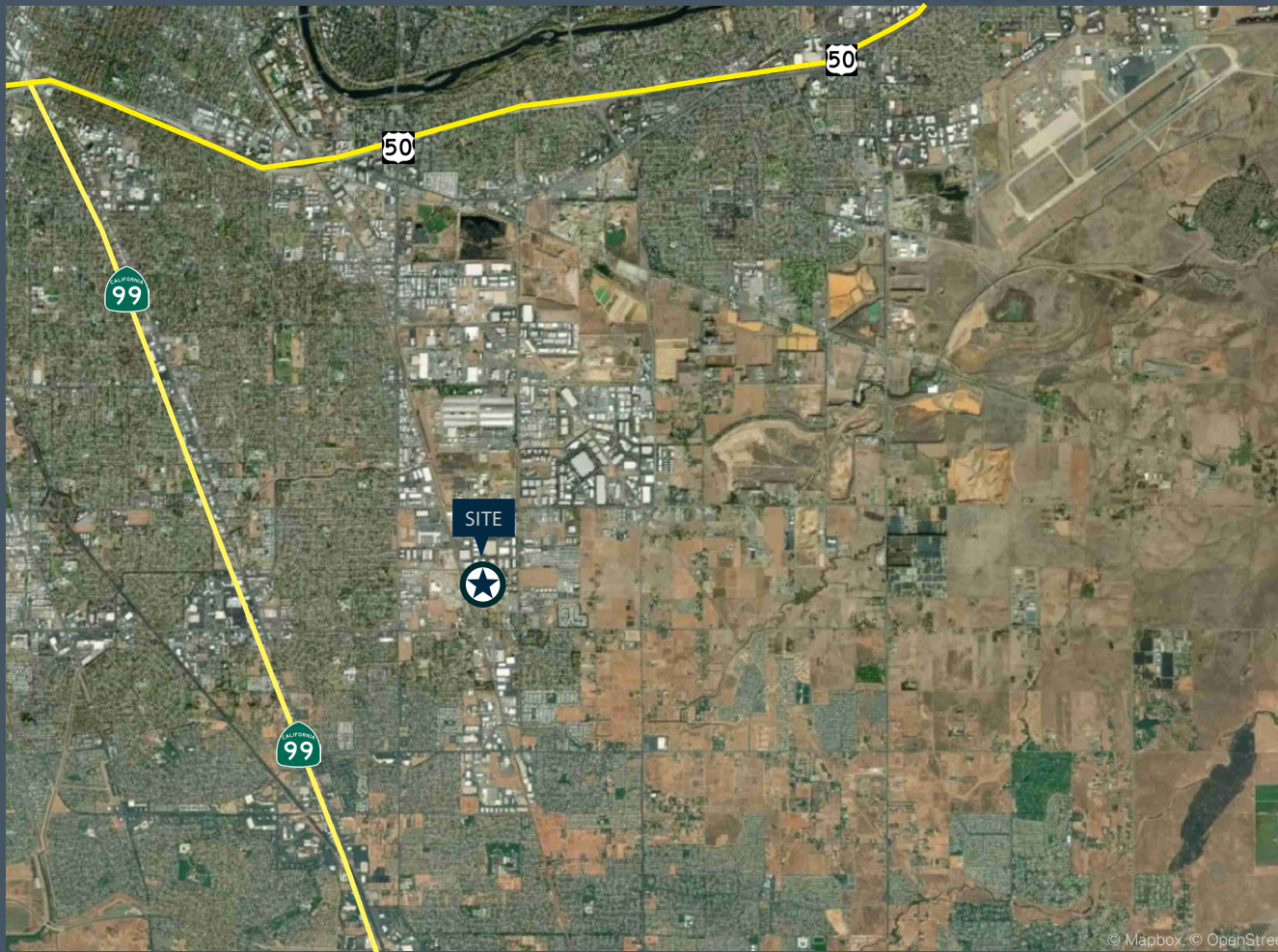


# FLOOR PLAN



Total	± 10,500 SF
Warehouse	± 5,465 SF
Chiller Space	± 2,700 SF
Office / Lab	± 7,755 SF





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SACRAMENTO, CA

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