

# For sale

## Midtown Sacramento development site

- 4 parcels (±0.62 acres total)
- Existing ±11,200 SF warehouse
- Exterior recently painted
- Parking/yard area have had recent slurry seal
- Zoned C-4, allows:
  - ±60 units per acre
  - auto sales
  - warehouse(See page 4 for more permitted uses)

Sale Price: \$1,850,000 (\$68.50 per land SF)

### JLL Sacramento Industrial Team

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1717 E Street  
Sacramento, CA 95811

# Property photos



# Vicinity development projects (apartments)



<p><b>405 18th Street</b> 13 units completed 2022</p>	<p><b>Eleanor Apartments</b> 501 16th Street 20 units completed 2024</p>	<p><b>Lavender Courtyard</b> 1616 F Street 53 units completed 2022</p>	<p><b>Cascade</b> (proposed) 1705 I Street 208 units with ground floor retail</p>	<p><b>20th Place</b> 1925 F Street 50 units completed 2024</p>
<p><b>Studio 30</b> 500 16th Street 20 units completed 2024</p>	<p><b>The Grace</b> (under construction) 620-628 15th Street 41 units delivers in 2026</p>	<p><b>16th and J Street</b> (proposed) 200 units with ground floor retail</p>	<p><b>Mansion Apartments</b> 1715 H Street 186 units completed 2022</p>	<p><b>2211 F Street</b> (proposed) 34 units</p>

[CLICK HERE](#)

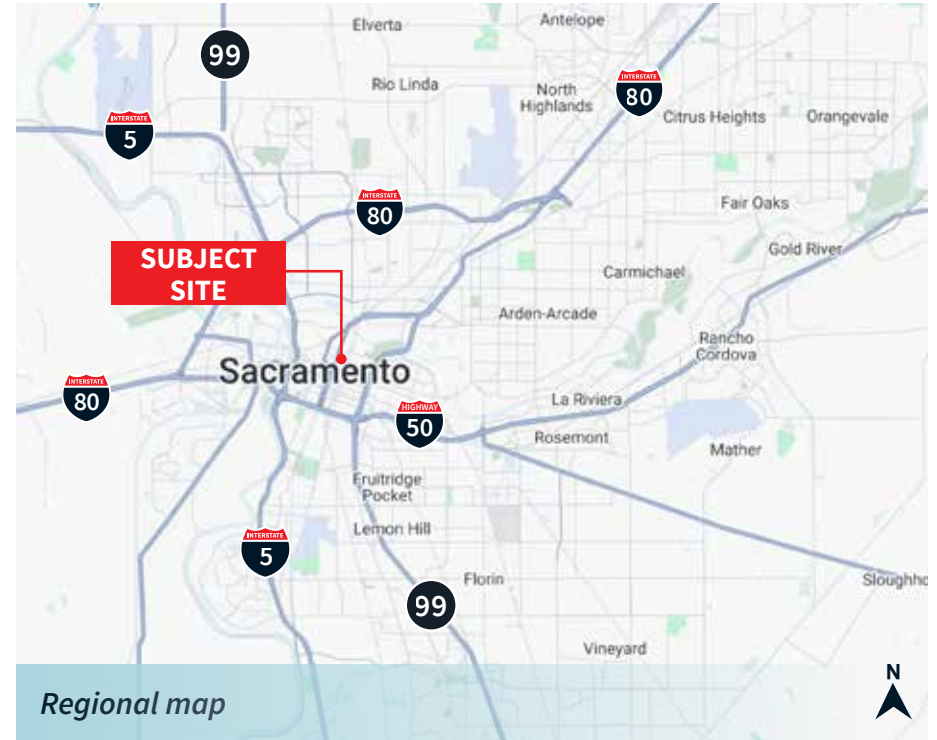
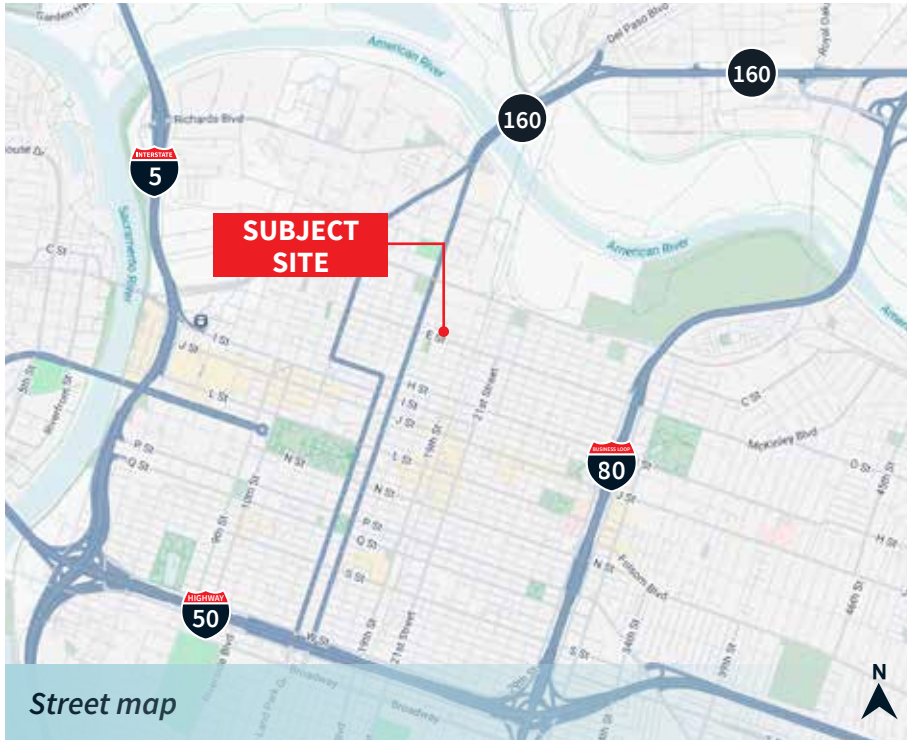
For more information, view or download the full City of Sacramento zoning tables

## Permitted uses (partial list)

### Zoned C-4 (City of Sacramento)

Residential Uses	Permitted or CUP	Industrial Uses	Permitted or CUP
Dwelling, multi-unit 60 units per acre   height restricted to 75'	Permitted	Warehouse, distribution center	Permitted
Commercial Uses	Permitted or CUP	Commercial Uses	Permitted or CUP
Athletic club, fitness studio	Permitted	Hotel, motel	Permitted
Auto sales, storage, rental	Permitted	Mini storage	Permitted
Auto-service, repair	Permitted	Office	Permitted
Commercial service	Permitted	Retail store	Permitted
Equipment rental, sales yard	Permitted	Towing service, vehicle storage yard	Permitted

*NOTE: This partial list is provided as a courtesy only, and is any potential occupant's responsibility to confirm any intended use for the property with the City of Sacramento Planning Department at [planning@cityofsacramento.org](mailto:planning@cityofsacramento.org).*



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