



# Warehouse Building for Sale

9,683 +/- sq ft

**James Sullivan**  
**Phone: 916-361-8500**  
sullivangroupre@aol.com  
DRE Lic. 01014230



6529 Elvas Avenue, East Sacramento, CA

## **Walking Distance to the 65th Street Light Rail Station, the expanding CSUS Campus Easy access to Hwy 50**

Warehouse Improvements include: Sky Lights, & swamp cooler

- Roof Deck Improved with heavy R-30 Insulation with white backing
- Zoning C-2 "General Commercial" within a "TO" "Transit Overlay Zone"
- Next door the new Girl Scout Regional Headquarters
- Automatic Roll-up doors
- 1,640 +/- sq ft Office improvements include a shower
- 1,640 +/- sq ft Mezzanine area
- Free Span Construction

Sullivan Group Commercial Real Estate

[www.sullivangroupre.com](http://www.sullivangroupre.com)

6720 Folsom Blvd., Suite 208  
Sacramento, CA 95819

Phone: 916-361-8500 Fax: 916-361-8900

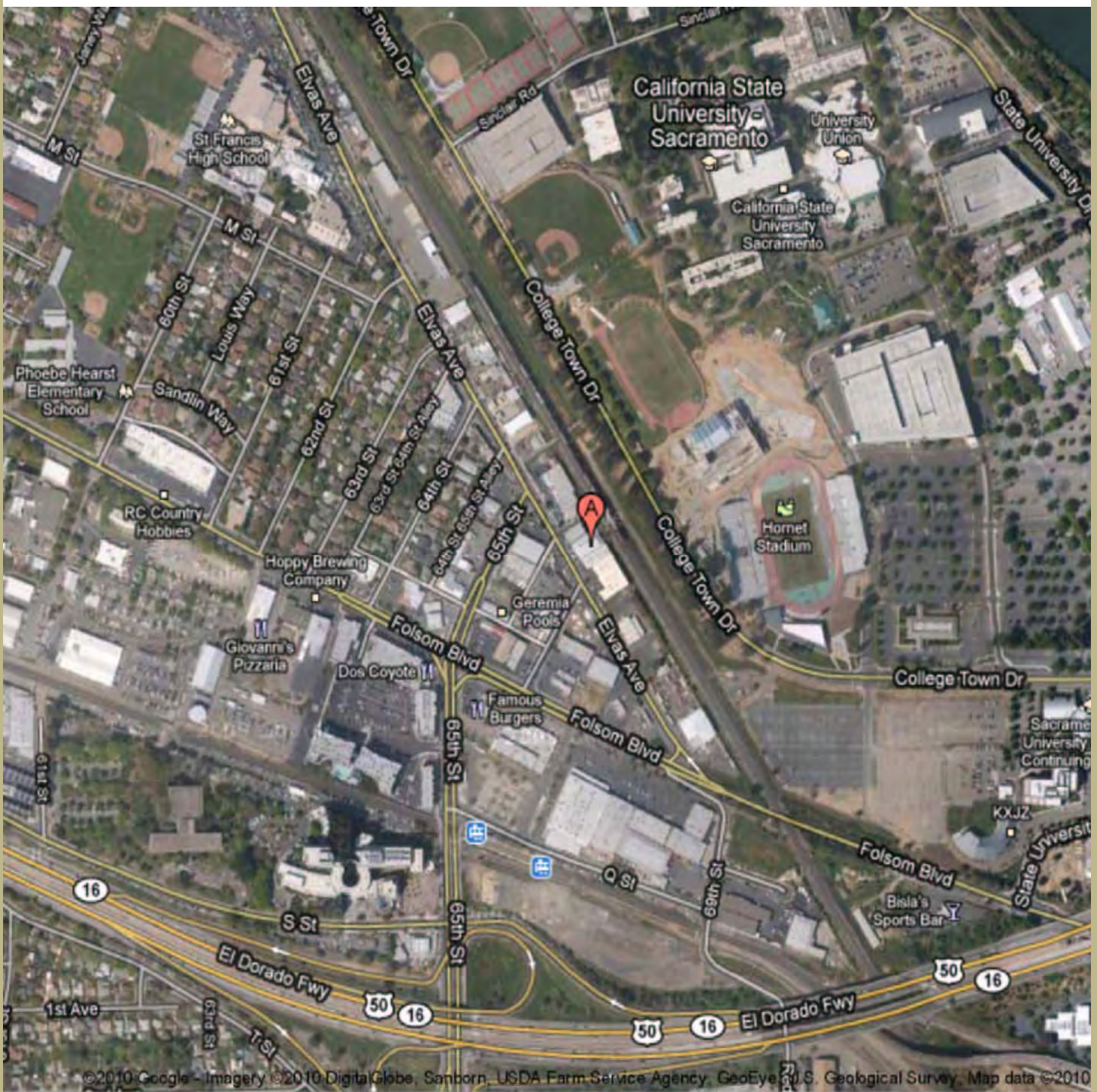


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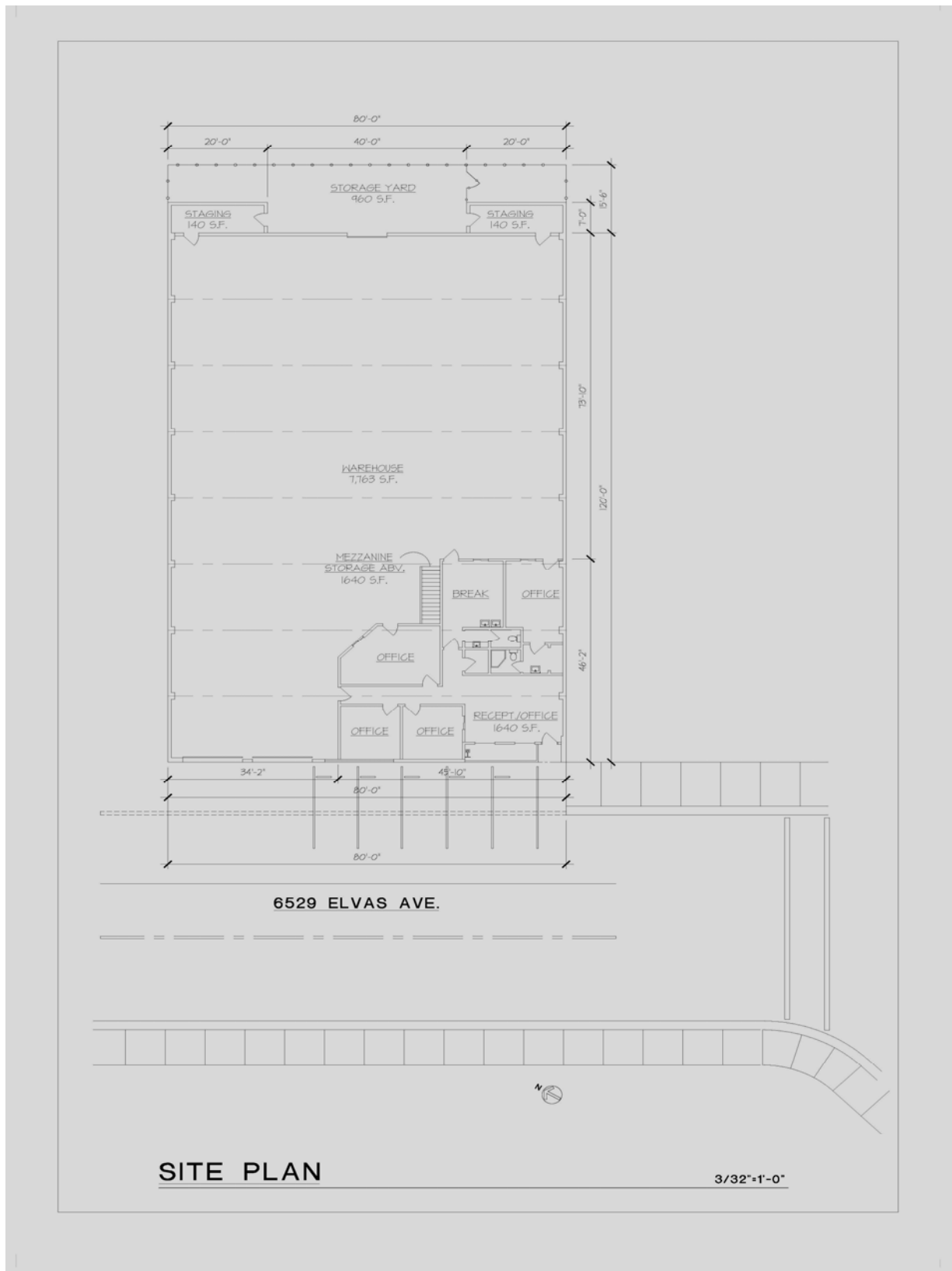
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**C-2 General Commercial Zone:** This is a general commercial zone which provides for the sale of commodities, or performance of services, including repair facilities, small wholesale stores or distributors, and limited processing and packaging. The maximum height within 100 feet of residential is 35 feet; greater than 100 feet to residential the maximum height is 45 feet. Parking ratio for retail 1 space per 250 gross square feet, restaurant 1 space per 3 seats, general commercial 1 space per 500 gross square feet. There is no maximum lot coverage. Buildings over 40,000 square feet require special permit approval. Buildings over 20,000 square feet in the C-2 (NC) zone require a special permit.

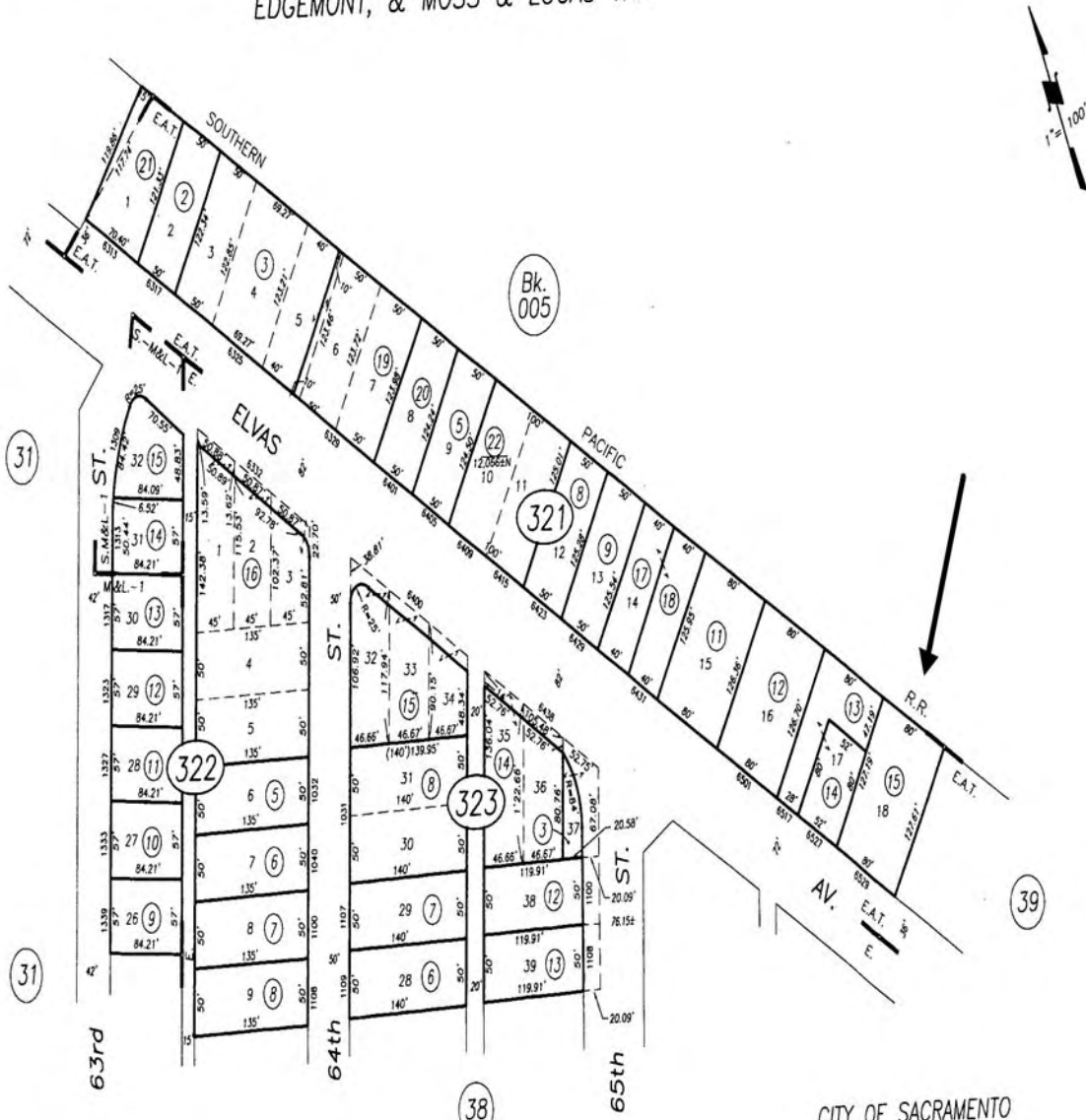
**TO Transit overlay zone:** This overlay zone allows a mix of moderate to high density residential and nonresidential uses, by right, to promote transit rider ship within walking distance of an existing or proposed light rail transit station. The district is intended to promote coordinated and cohesive site planning and design that maximizes land use transit supportive development, to create continuity of pedestrian-oriented streetscapes and activities throughout the district and to encourage pedestrian, bicycle and transit rather than exclusive automobile access to employment, services and residences. This overlay zone provides a streamlined approval process, permits increased heights, densities and intensities over the base zone for projects with a residential component and encourages housing and mixed use projects. The district also restricts certain uses that do not support transit rider-ship.



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SURVEY LOTS 31 & 32 MOSS & LUCAS TR.1, POR. EASTERN AVE. TR., 008-032  
EDGEMONT, & MOSS & LUCAS TR.1

JUN 2 2008



CITY OF SACRAMENTO  
Assessor's Map Bk. 008 Pg. 032  
County of Sacramento, Calif.

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