



For Sale or Lease  
7.131 +/- Acre Industrial Yard

## James Sullivan

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8540, 8560, 8590 & 8596  
Unsworth Ave., Sacramento

### Located just South of Fruitridge Rd & East Florin Perkins Road

- Truck yard, construction materials distributors, contractors, general yard uses, auto towing, auction, recycling uses, auto dismantler or storage
- Zoned M-2 S Heavy Industrial Auto Wrecking
- APN: 062-0020-079, 062-0020-023, 022, 021 & 020
- Sale Price \$2,300,000.
- Lease Rate \$17,500. NNN
- The majority of the property is paved
- Three houses on site can be used as office space

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

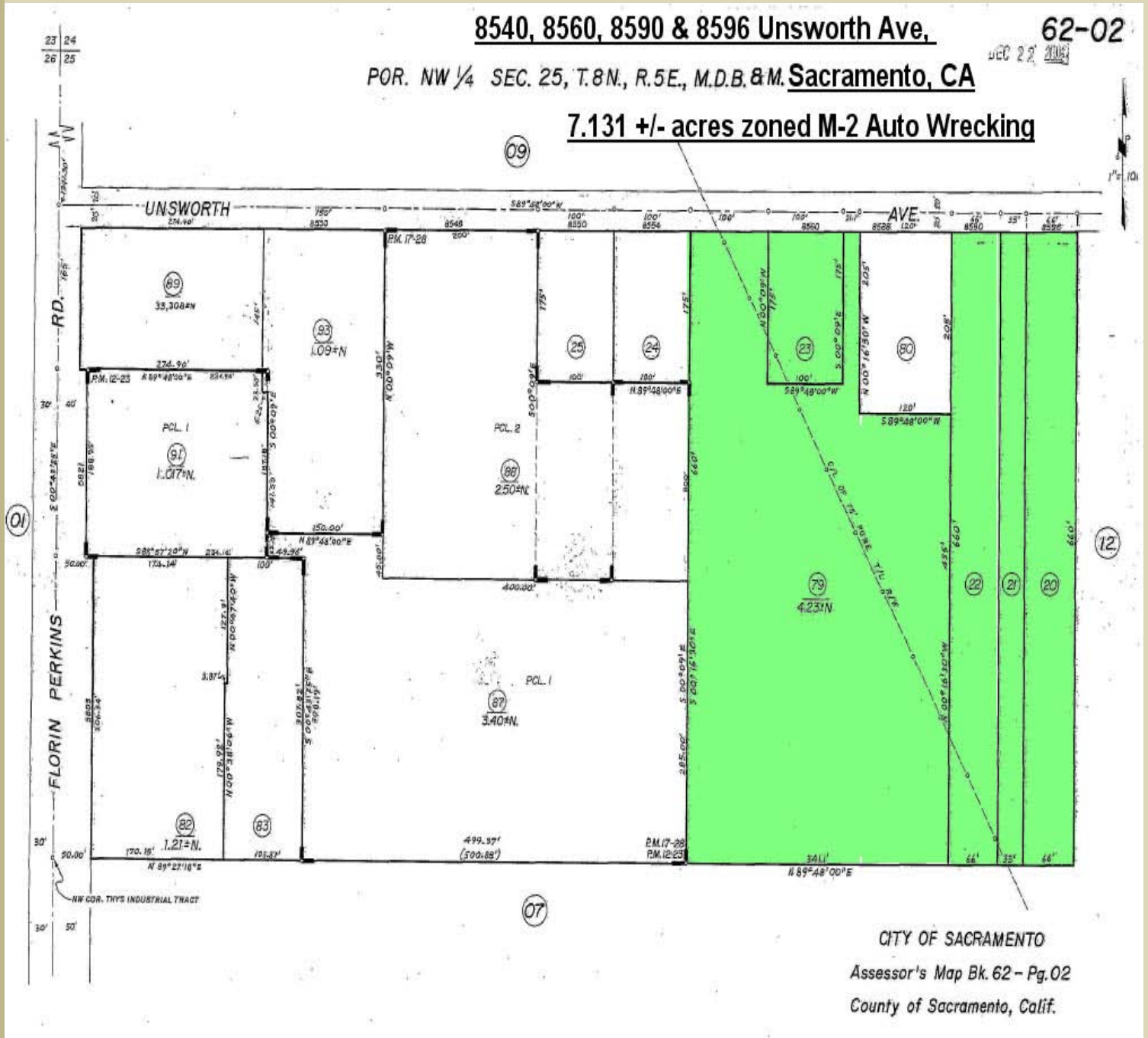


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