

**2323 - 2329 Lexington St
Sacramento, CA 95815**



Price: \$1,425,000

- 16,360sf
- 6.2% CAP on actual rents
- 3 Grade-Level doors
- 18' Clear Height
- Sprinklers
- Good access to HWY-80
- 1 of 3 tenants is on a month-to-month lease. This space is in front and has an office and warehouse totaling 8,600sf. A good value and opportunity for an owner-user looking to put their business in and collect rents on additional space already in place.

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