



PUBLISHED RESERVE: \$185,000

LAST ASKING: \$225,000

SIZE: 2.13± Acres

ZONING: Limited Commercial - LC

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 2.13± acre commercial site is located along the west side of Watt Avenue, near McClellan Business Park, which is part of the redevelopment of the McClellan Air Force Base. This former military facility is now a business park and provides a growing business and corporate hub within the Sacramento market, with over 8 million square feet that is home to hundreds of private companies, as well as local, state, and federal, agencies. The McClellan Business Park is currently 70% occupied, with entitlements for a significant amount of new construction.

The flag-shape lot has approximately 120 feet of frontage along Watt Avenue. The LC zoning allows for development of light industrial, warehousing, and some commercial and retail uses. Please see Supplemental Information Package for zoning information.

All utilities are available to the site.

LOCATION: 6233 Watt Avenue, North Highlands, California. APN: 215-0062-057

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.