

Industrial Buildings and Yard For Sale **14025 River Road, Walnut Grove, CA 95690**

4,225 sf - Total Building Area

1,000 sf of Office - Retail Space

2,225 sf of Warehouse Space

1,000 sf of Shop Space

ZONING: ZOO Industrial Warehouse Use

This is a concrete building and a steel building with a total area of approx. 4,225 sf located on 1.1 acres of land on the east side of the Sacramento River.

APN: 146-0160-008 & 009

**Asking Price: \$489,500 (\$115.85 psf)
Cash or Terms Acceptable to Owner**



License # 00915268

THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 POINT WEST WAY, SUITE 161
SACRAMENTO, CA 95815-4706
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LUANN HENDERSON

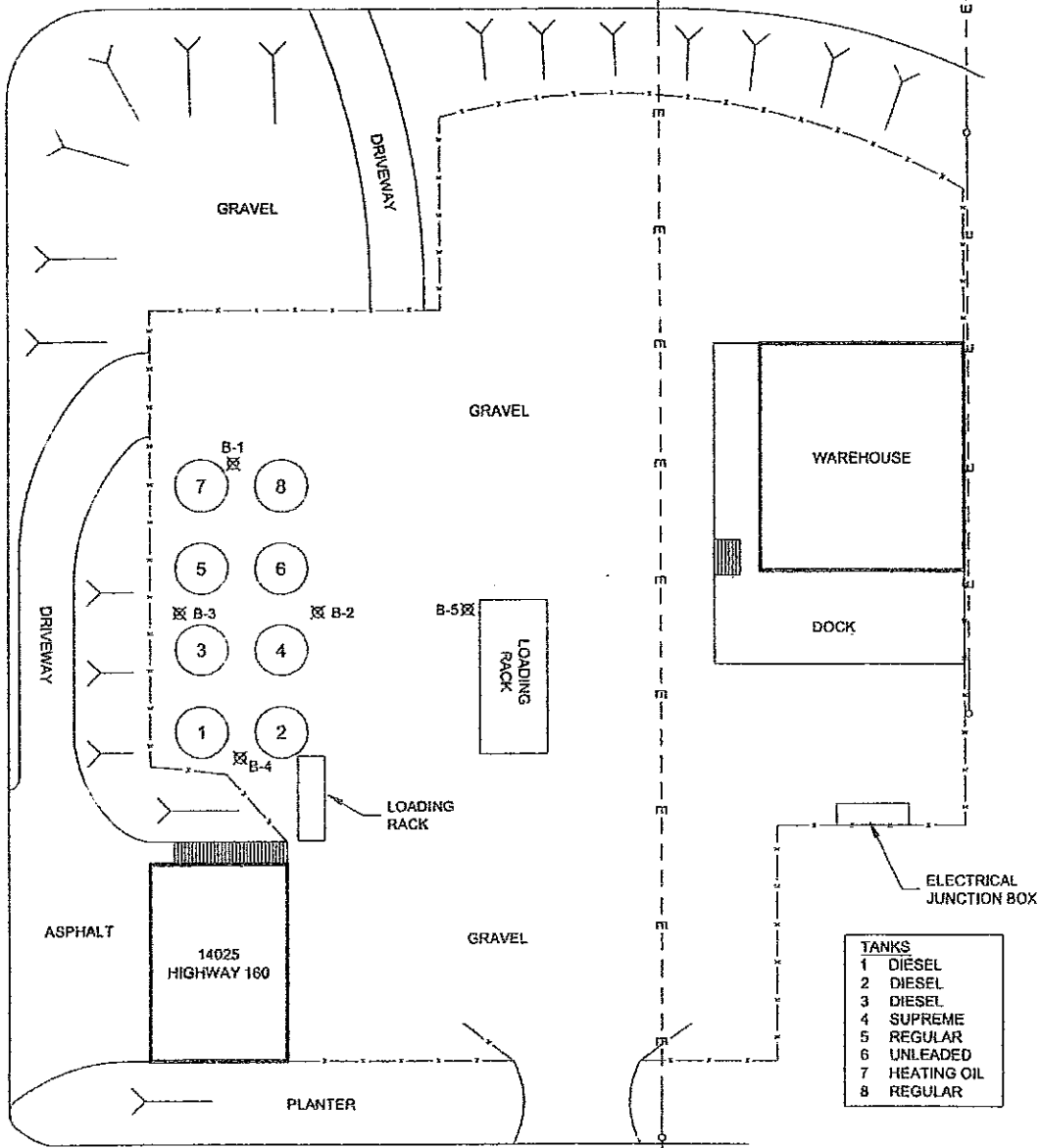
lhenderson@thevollmancompany.com

THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE

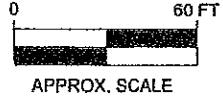
LEVEE



HIGHWAY 160



- TANKS**
- 1 DIESEL
 - 2 DIESEL
 - 3 DIESEL
 - 4 SUPREME
 - 5 REGULAR
 - 6 UNLEADED
 - 7 HEATING OIL
 - 8 REGULAR



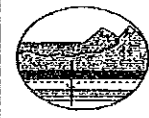
- LEGEND:**
- DIRECTION OF SLOPING LANDSCAPE
 - OVERHEAD ELECTRICAL LINE
 - B-1 HAND AUGER BORING LOCATION (1/16/04)

MEALER LANE

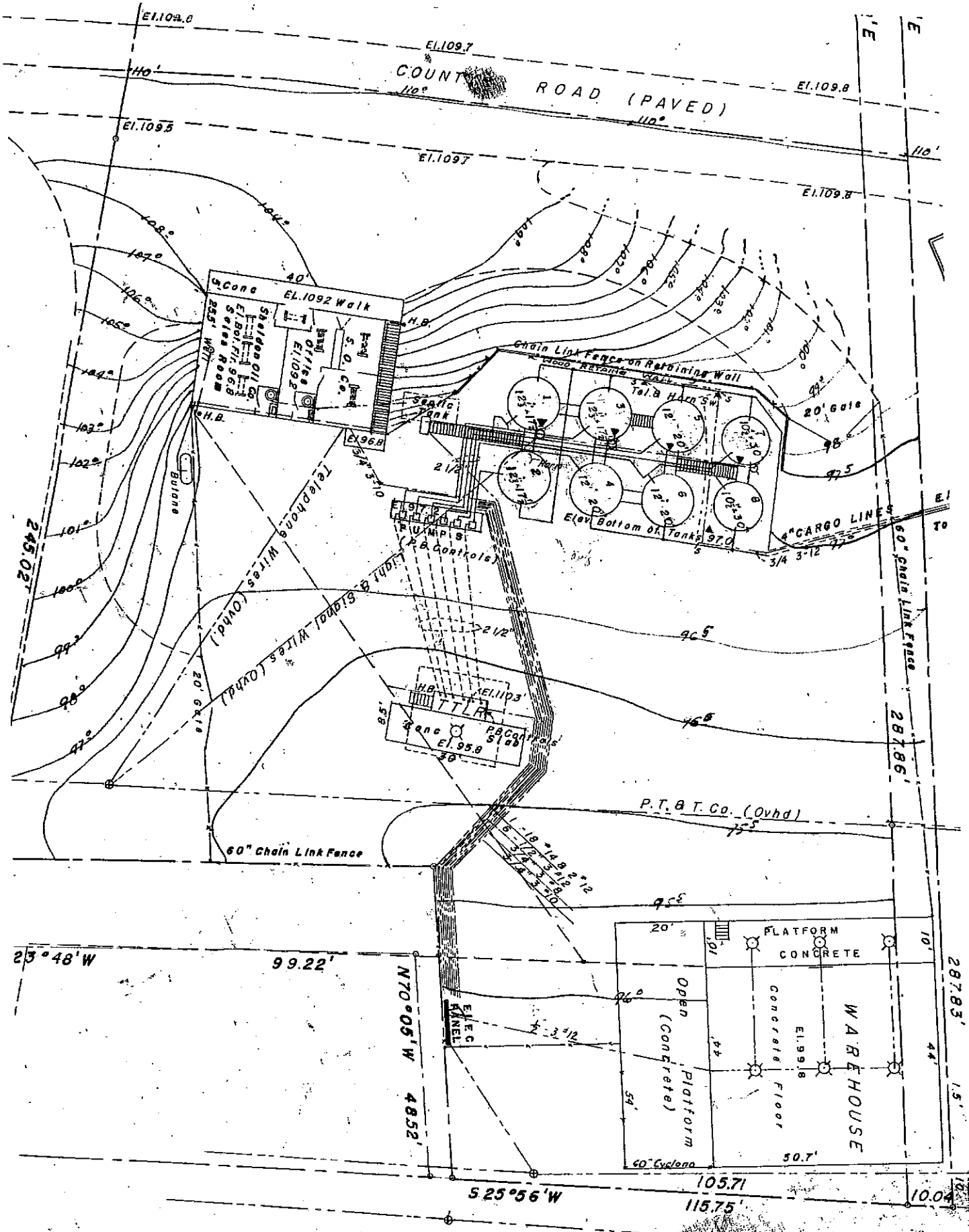
FIGURE 2
SITE MAP

FORMER BC STOCKING FACILITY
14025 RIVER ROAD
WALNUT GROVE, CA.

PROJECT NO. BCS-WG	DRAWN BY M.L. 1/30/04
FILE NO. BCS-WG Site	PREPARED BY CWB
REVISION NO. 2	REVIEWED BY



North State
Environmental





River Rd

E13

14025

Mealer Ln

1293

Mealer Ln

River Rd

14027

Google

POR. SEC. 26 & 35, T.5N., R.4E., M.D.B. & M.

Tax Area Code s

146-16

I.L.L. Area

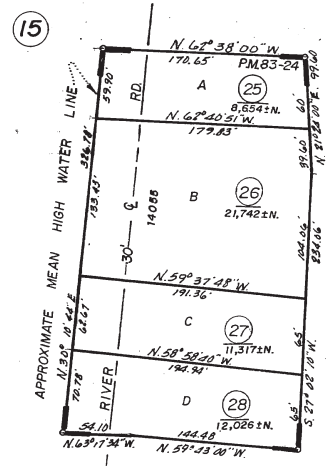
1" = 200'

Bk. 142

Sacramento

River

DELTA
CROSS
CANAL



DETAIL "A"
SCALE: 1" = 100'

Assessors Unrec. Map Reclamation Dist. 554

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.146-Pg.16
County of Sacramento, Calif.



Google earth

feet
meters

