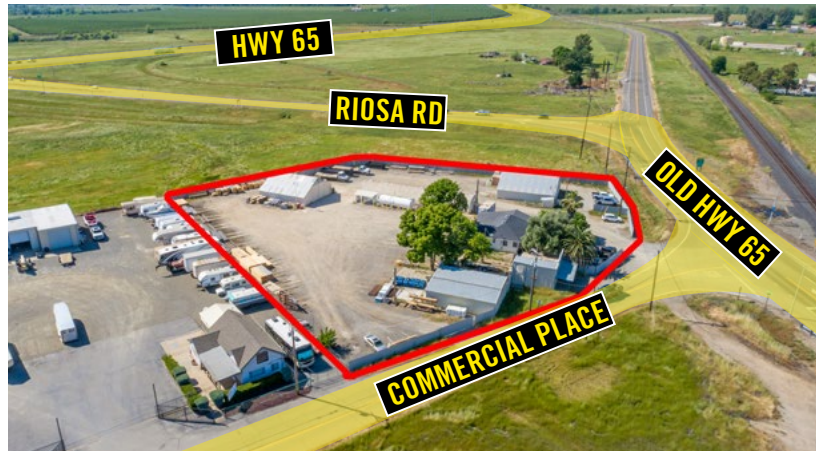


FOR SALE

5020 COMMERCIAL PLACE, SHERIDAN, CA 95681



TURTON
COMMERCIAL REAL ESTATE



\$1.095M
SALE PRICE



\$125/SF
BUILDING PRICE



\$13/SF
LAND PRICE

1.9 AC parcel located in the City of Sheridan in Placer County and offers direct access to Old Hwy 65, a large outdoor yard and staging area, and utility services

Property Overview

- IN-AG-DC Industrial zoning; Total listable building area is approximately $\pm$ 8,730 SF
- Warehouse 1: $\pm$ 2,160 SF (48' x 45'); Features heavy power
- Warehouse 2: $\pm$ 2,000 SF (100' x 20')
- Warehouse 3: $\pm$ 2,100 SF (50' x 42')
- Single-family residence: $\pm$ 2,118 SF (est. 40' x 50'); 2 bed 2 bath; Built 1945
- Covered storage 1: $\pm$ 1,200 SF (40' x 30'); Includes newly fenced & gated access, 400 Amp 3-phase power, and gravel yard

2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

IAN FORNER

DIRECTOR - LIC. 01967116

916.573.3314

IANFORNER@TURTONCRE.COM

THE LOCATION

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