

Contractor's 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.

Just 15 minutes south of Elk Grove.

APN: 146-0160-008 & 009



Asking Price: \$427,500 (\$101.18 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
916/929-2000 FAX 916/929-7857
www.thevollmancompany.com

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LUANN HENDERSON

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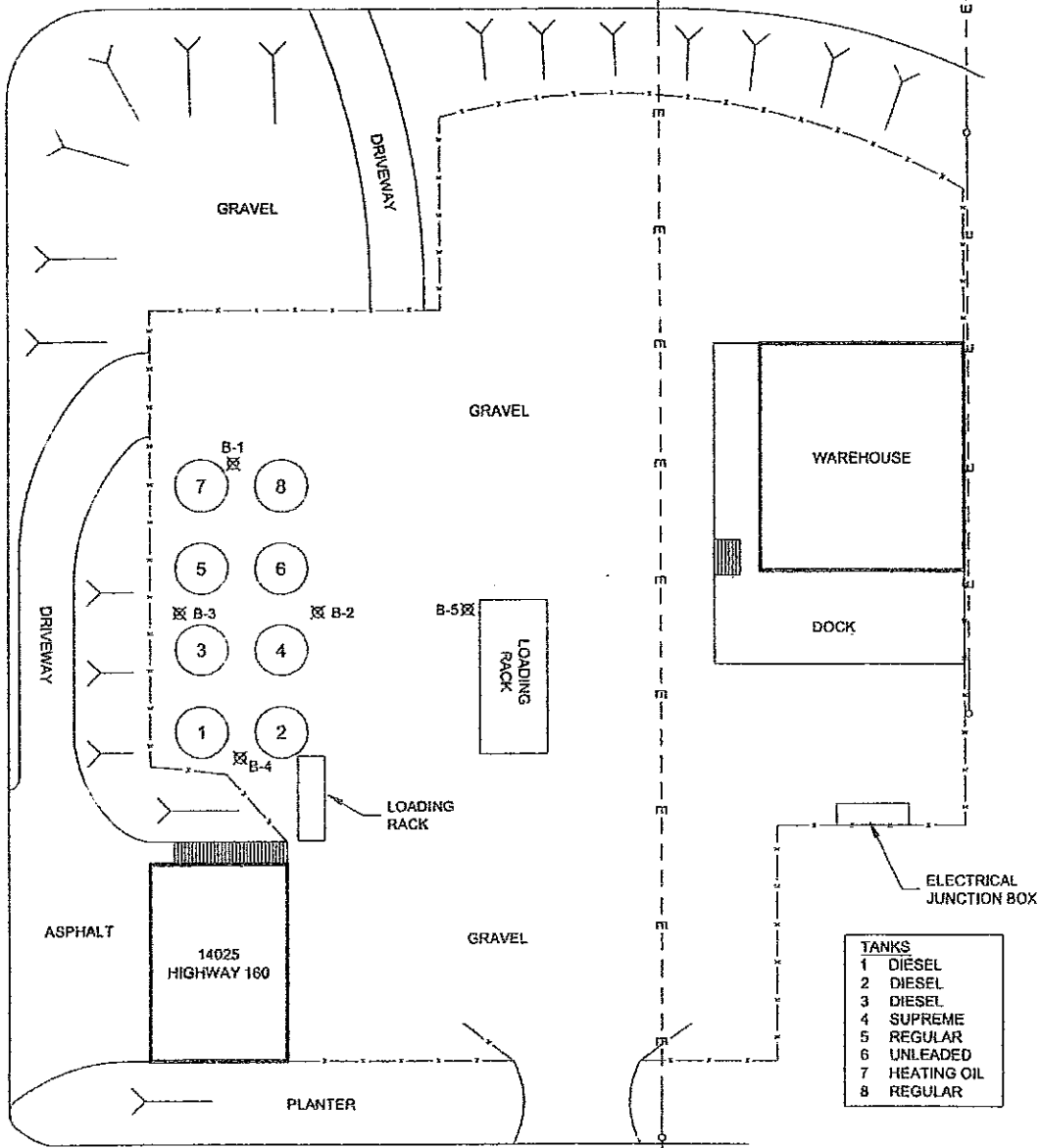


THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE

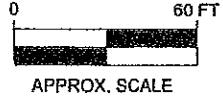
LEVEE



HIGHWAY 160



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



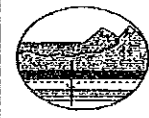
- LEGEND:**
- DIRECTION OF SLOPING LANDSCAPE
 - OVERHEAD ELECTRICAL LINE
 - B-1 HAND AUGER BORING LOCATION (1/16/04)

MEALER LANE

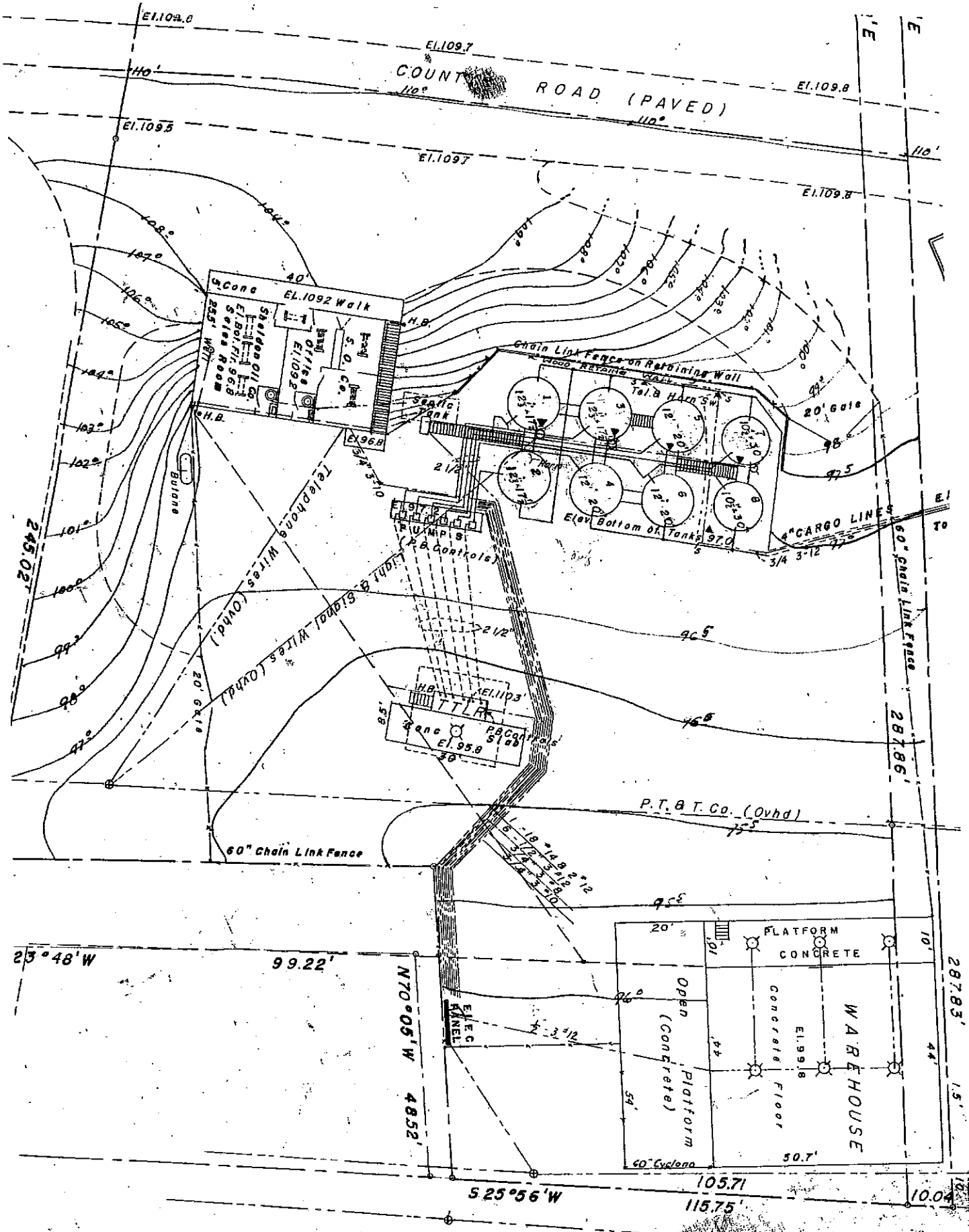
FIGURE 2
SITE MAP

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

1293

14027

Google

River Rd

Mealer Ln

Mealer Ln

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

Tax Area Code s

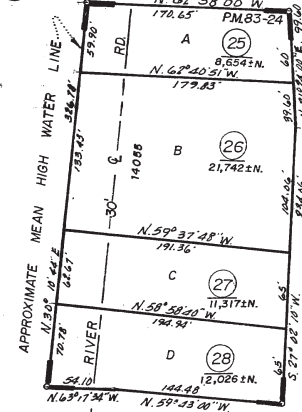
146-16

I.L.L. Area

1" = 200'

Bk. 142

(15)



Sacramento River

River

DELTA

CROSS

CANAL

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

