

For Sale or Lease 4741 Watt Avenue, North Highlands, CA



Jim Sullivan

Phone: 916-361-8500

Cell: 916-730-6200

sullivangroupre@aol.com

DRE Lic. 01883524

Sullivan Group Commercial Real Estate

6760 Folsom Blvd., Suite 100

Sacramento, CA 95819

Phone: 916-730-6200

www.sullivangroupre.com



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Located on the North West corner of Watt Avenue & Winona Way

Works for an investor, Owner User or Redevelopment

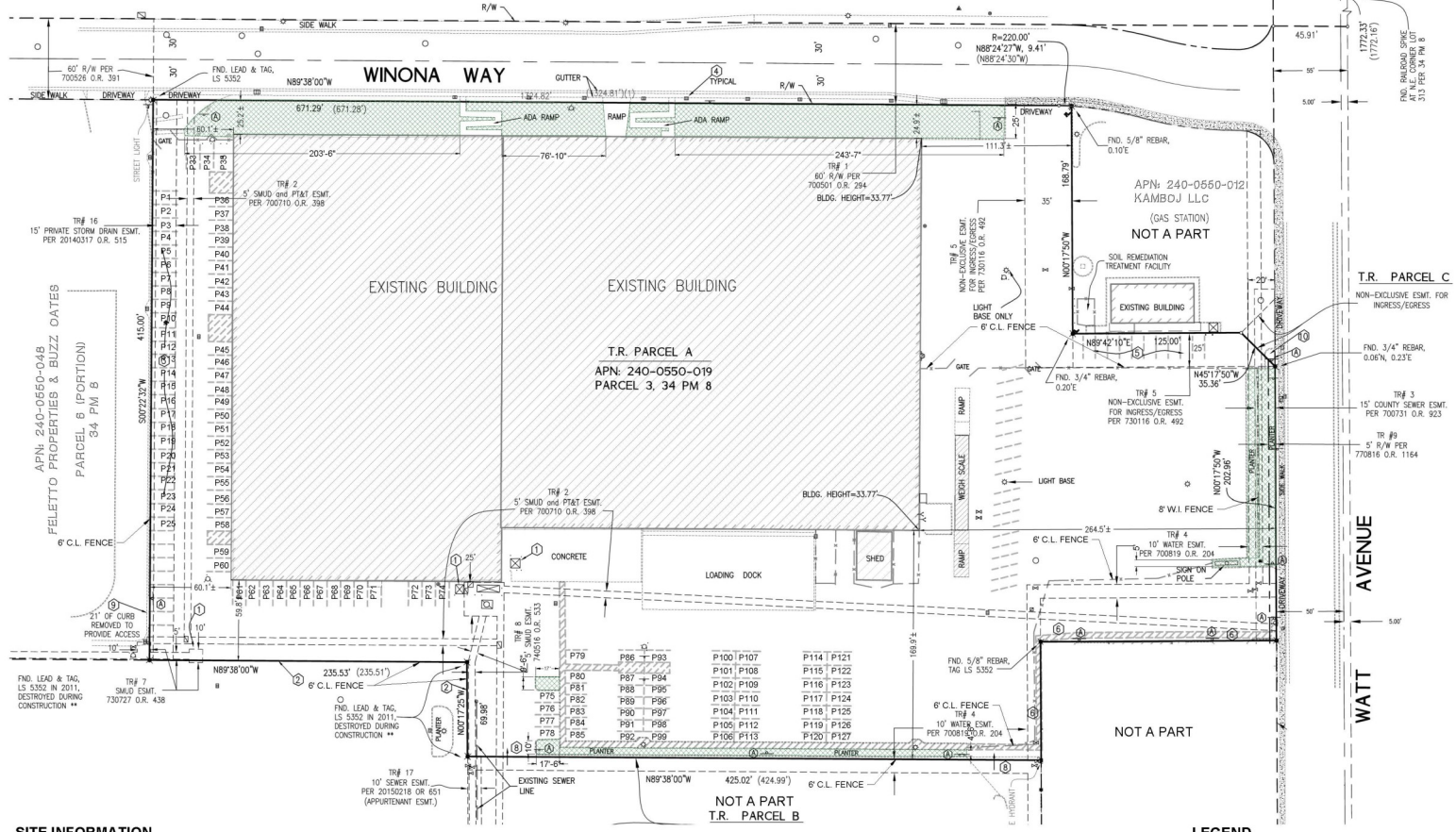
- 155,030 square foot concrete tilt-up constructed warehouse building
- Site 7.94 +/- acres
- APN: 240-0550-019-0000
- Year built 1971
- Existing use recycling MRF- warehouse
- Zoned SPA
- Monument Sign
- 100,000 square foot Clear Height 35' 55,000 square foot Clear Height 23'-14'
- Fenced secured yard with electric operated gates
- Excellent Freeway Access to Capital City Freeway & Highway 80
- Contiguous to a Walmart Store with reciprocal parking rights
- **Located in an Opportunity Zone**

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Located on the North West corner of Watt Avenue & Winona Way

- Electrical Service: 2,500 amp electric service with 9 meters
- 352 KW Roof top solar panel system installed
- Fire Sprinklers: ESFR .35 gpm over 5,000 square feet with a 20,000 gallon water tank with 100 hp booster pump.
- Site is fenced with an electric operated rolling exit gate
- 9 depressed dock doors
- 4 ground level doors

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RECYCLING INDUSTRIES WATT AVE. RECYCLING FACILITY

SITE PLAN

1	PLAN PREP.	09/17/19
2	PLAN REV.	09/17/19



CLEMENTS ENVIRONMENTAL
15230 BURBANK BL., STE. 103
SHERMAN OAKS, CA 91411
(818) 267-5100

RECYCLING INDUSTRIES
4741 WATT AVENUE
NORTH HIGHLANDS, CA 95660

12/11/19	
LEM:lem	SP 1
SCALE: 1" = 40'	

SITE INFORMATION

SITE ADDRESS: 4741 WATT AVENUE, N. HIGHLANDS CA 95660
APN: 240-0550-019
ZONING: M-1, LIGHT INDUSTRIAL
SITE AREA: 7.959 ACRES (346,694 SF)
GENERAL PLAN DESIGNATION: TRANSIT ORIENTED DEVELOPMENT (TOD)
ELECTRICAL SERVICE: SACRAMENTO MUNICIPAL UTILITY DISTRICT
WATER AND SEWER SERVICE: SACRAMENTO COUNTY
NATURAL GAS SERVICE: PG&E

SCHOOL DIST. TWIN RIVERS UNIFIED SCHOOL DISTRICT
PARK DISTRICT: ARCADE CREEK RECREATION AND PARK DISTRICT
BUILDING AREA: 157,000 SF (45 Percent of Site Area)
WAREHOUSE: 55,000 SF
OFFICE: 10,000 SF
SHED: 1,000 SF
SCALE: 1,000 SF

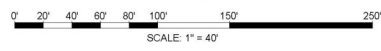
PARKING PROVIDED: 127 Spaces
LANDSCAPE AREA: 17,900 +/- SF (5 Percent of Site Area)
PAVED AREA: 170,970 SF +/- (50 Percent of Site Area)

PARKING REQUIRED: One space for each employee, plus one space for each company operated vehicle; or one space for every 2,000 square feet of gross floor area, which ever is greater.
GFA Calculation: 78 Parking Spaces Required Based on 156,000 SF of Gross Floor Area/2,000
Employee/Company Vehicle Calculation: 70 Parking Spaces Required based on 80 Employees per Shift and 10 Company Trucks.

LEGEND

- LANDSCAPE AREA (SEE DETAIL ON SHEET LS 1)
- BUILDING FOOTPRINT
- SIDEWALK

GRAPHIC SCALE



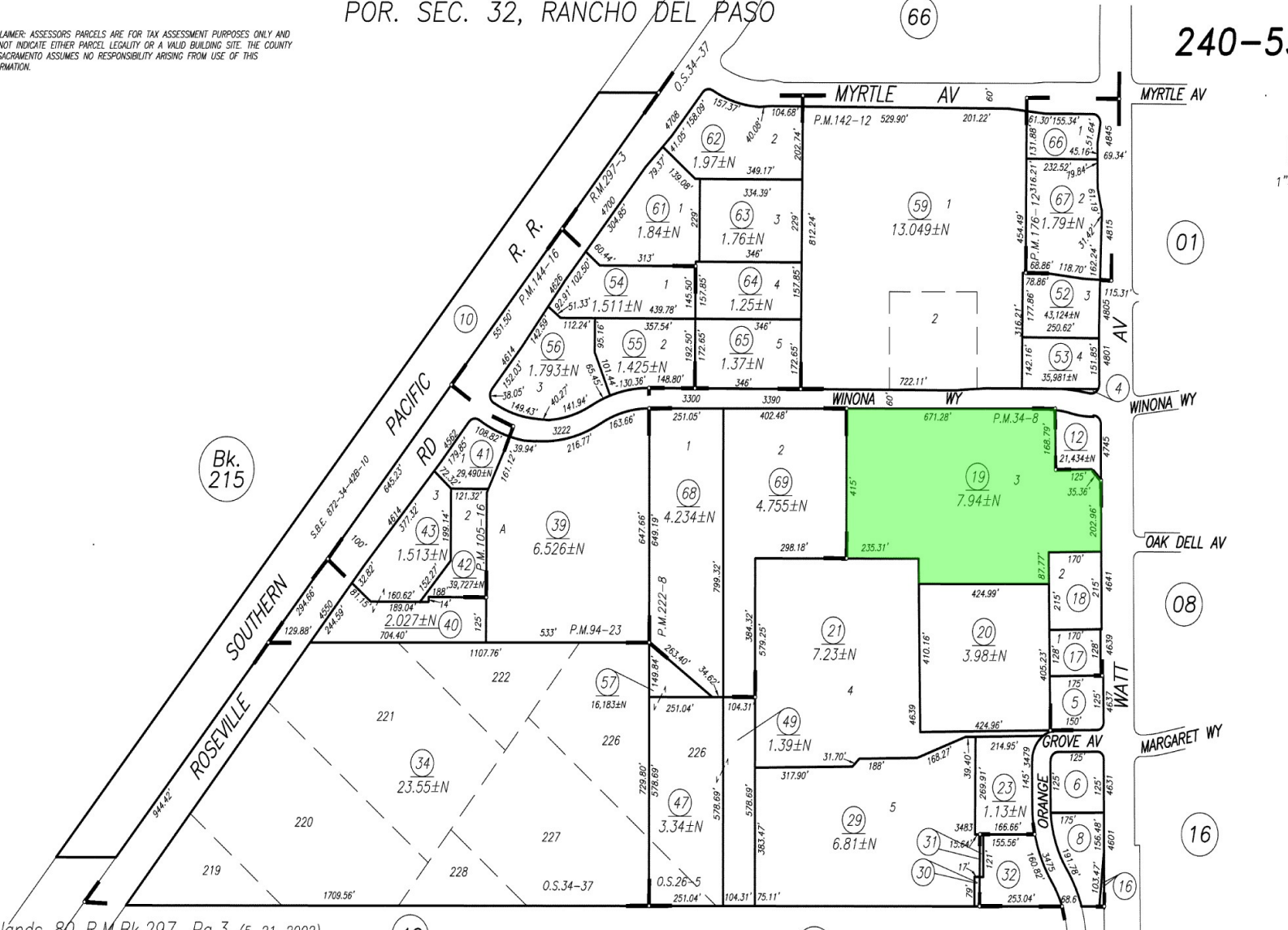
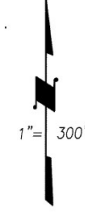
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DISCLAIMER: ASSESSORS PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. SEC. 32, RANCHO DEL PASO

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240-55



Highlands 80 R.M.Bk.297, Pg.3 (5-21-2002) (49)
 Watt/80 Business Park II, P.M.Bk.142, Pg.12 (5-17-95)
 Por. Watt/80 Business Park P.M.Bk.94, Pg.24 (16-12-86)
 Arcade Park R.M.Bk.13 Pg.30
 Record of Survey, Bk.26, Pg.5 (10-5-67)
 Record of Survey, Bk.34, Pg.37 (12-11-79)

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Assessor's Map Bk. 240 Pg. 55
 County of Sacramento, Calif.

June 13th, 2016

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recyclingindustries™
Green i\$ Good™



352.80kW Solar Project

