

Available for Sale

3240 Taylor Rd | Loomis, CA
±12,000 SF building on ±1.1 AC



Property Highlights

- Under construction
- ±12,000 SF shell building
- APN 043-014-027
- ±20'6" - 24'8" clear height
- Grade level loading
- 800 amps, 3 Phase
- Zoning General Commercial / Light Industrial (Duel Zoning lot)
- ±5,000 SF yard space area, with the approved potential addition for a ±5,000 SF building
- Completion Q4 2020



Sale Price: \$3,000,000

Sean Merold, SIOR
Executive Vice President
+1 916 491 4313
sean.merold@am.jll.com
RE License # 01803204

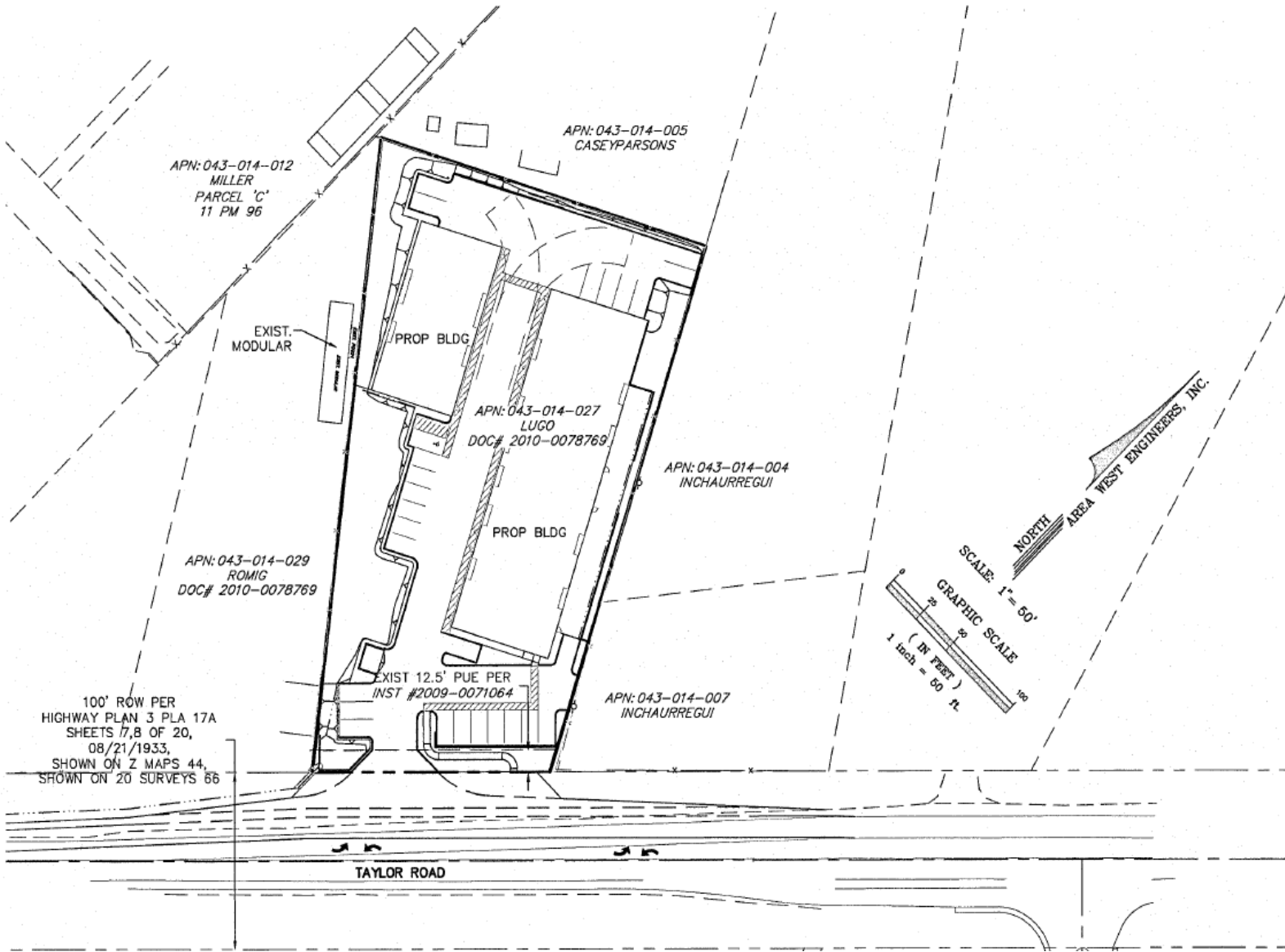
Tanner Mohr
Associate
+1 916 440 1823
tanner.mohr@am.jll.com
RE License # 02091548

DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00.
©2020. Jones Lang LaSalle IP, Inc. All rights reserved. Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260



Site Plan



Sean Merold, SIOR
Executive Vice President
+1 916 491 4313
sean.merold@am.jll.com
RE License # 01803204

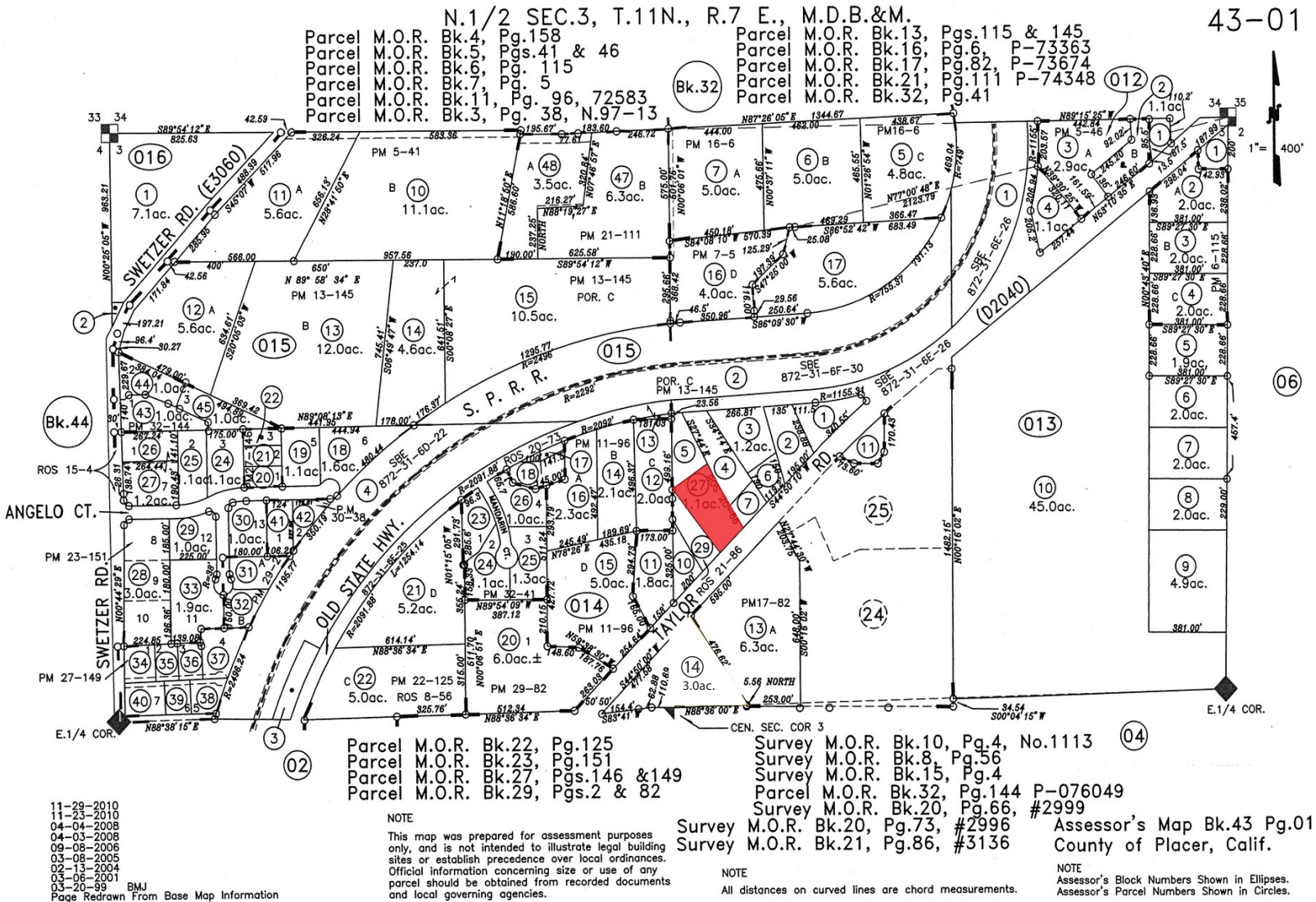
Tanner Mohr
Associate
+1 916 440 1823
tanner.mohr@am.jll.com
RE License # 02091548

DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00.
©2020. Jones Lang LaSalle IP, Inc. All rights reserved. Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260



Parcel Map



Sean Merold, SIOR
 Executive Vice President
 +1 916 491 4313
 sean.merold@am.jll.com
 RE License # 01803204

Tanner Mohr
 Associate
 +1 916 440 1823
 tanner.mohr@am.jll.com
 RE License # 02091548

DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00.
 ©2020. Jones Lang LaSalle IP, Inc. All rights reserved. Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260

