



PREPARED FOR JOHN · OCTOBER 2026

Truck Repair & Truck Parking

Sacramento Industrial Properties for Purchase

PREPARED BY

Jason Henkel

jason@obia.io · (530) 574-0632 · DRE #02445453

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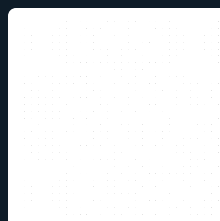
Properties
surveyed

2

Ready to
use

3

Land to build
on



Scan for the interactive version

Maps, 3D views, Street View and LiDAR for
every property.

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REQUIREMENTS

- **Use** truck repair shop plus truck parking for a trucking business
- **Purchase** buying, not leasing
- **Zoning** M-1 or M-2 where truck repair and truck storage are allowed by right
- **Size** 1–2 acres, a building with 1–2 service bays, room for 5–10 trucks
- **Area** Sacramento and unincorporated Sacramento County

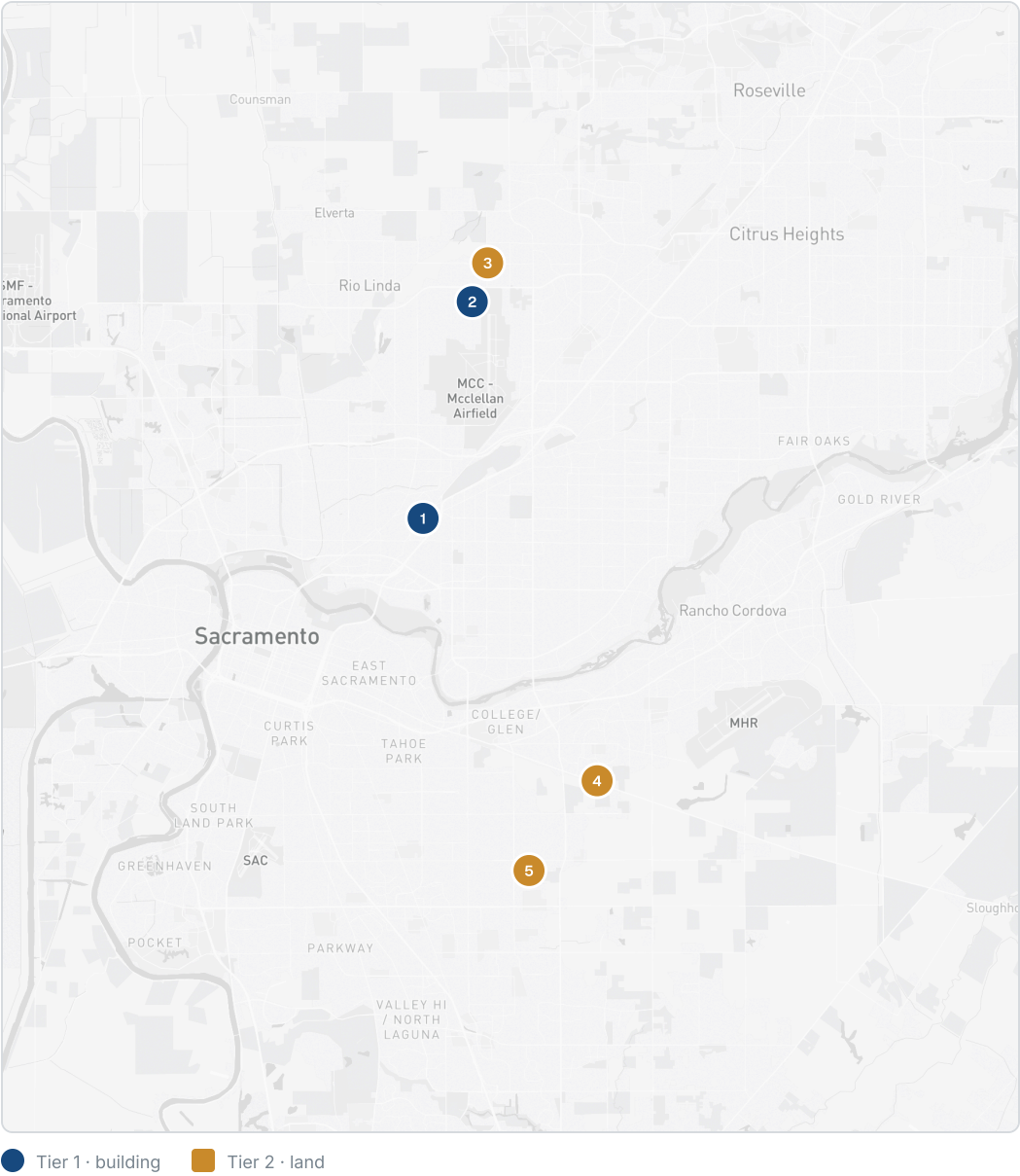
TIER 1 · BUILDING ALREADY ON IT

	ADDRESS	CITY	PRICE	LAND	ZONING
1	1710 Auburn Blvd	Sacramento	\$2,800,000	1.92 ac	City M-1 · by right
2	6531 26th St	Rio Linda	\$2,500,000	4.78 ac (2 parcels)	County M-1 · by right

TIER 2 · LAND TO BUILD ON

	ADDRESS	CITY	PRICE	LAND	ZONING
3	2809 Q St	North Highlands	\$1,649,000	5.0 ac (4.33 net)	County M-1 · by right
4	4520-4530 Harlin Dr	Sacramento	Upon request	4 lots · 1.0–2.2 ac (5.77 total)	County M-1 · by right
5	Morrison Creek Dr	Sacramento	Upon request (sale or lease)	9 parcels · 0.5–1.2 ac each	City M-2S · by right, screened

LOCATIONS



TIER 1

Ready to Use

Industrial properties with a building already on them, where a truck repair shop and truck parking are allowed by right.

1 - 1710 Auburn Blvd Sacramento

The cleanest owner-user fit: a freestanding shop with four drive-in doors and 16' clear on a fenced ±1.92-acre yard, in a city M-1 zone where truck repair and truck storage are both permitted by right. It is occupied until about March 2027, which suits a patient buyer. At \$2.8M it is the most expensive of the five, and it sits in a federal Opportunity Zone.

PRICE	LAND	BUILDING	DOORS
\$2,800,000	±1.92 ac · fenced	±5,395 SF shop	4 drive-in · 16' clear
OFFICE	ZONING	AVAILABLE	BUILT
±930 SF	City M-1 · repair by right	~March 2027 (occupied)	1975

ZONING

City M-1 · Light Industrial ↗

Sacramento City Code §17.220.110(A): 'Tractor or heavy truck service, repair' and 'Tractor or heavy truck sales, storage, rental'

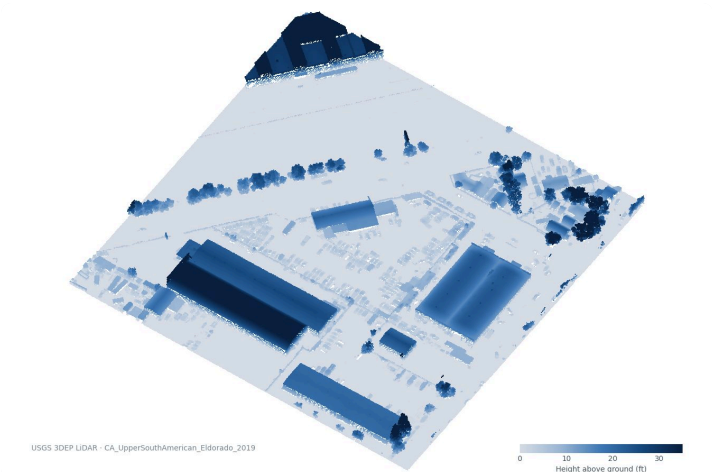
Truck repair: Permitted by right · Truck storage: Permitted by right



Aerial



3D view



LiDAR · roof 11–21'



Street View

SITE CHECK

Paving	City code requires paved storage and parking (§17.612.020), but development that existed when the 2013 code took effect is deemed approved (§17.232.070), so the existing yard can stay as it is unless he builds or reworks the site.
Utilities	City of Sacramento water; city sewer area

Flood zone	FEMA X (minimal flood hazard)
Airport	McClellan Airport overflight zone (notice area, not a use restriction)
Sewer	City of Sacramento service area

To confirm

- Lease terms of the current occupant and the exact vacancy date
- Which APNs make up the ±1.92 acres (the listing shows multiple parcels)
- Yard surface (paved, gravel or mixed) and door sizes
- Opportunity Zone benefits with his tax advisor
- Building size: LiDAR measures ~7,500 SF of roof footprint vs. 5,395 SF shop + 930 SF office listed

2 - 6531 26th St Rio Linda

The most land for the money: ±4.78 fenced acres on two parcels with a metal shop and an office/quarters building, already set up as a truck yard, in county M-1 where truck repair and storage are permitted by right and gravel is legal. It is available now. The trade-offs are septic, the Rio Linda location, and a shop that measures smaller on LiDAR than the flyer states.

PRICE	LAND	SHOP	OFFICE
\$2,500,000	±4.78 ac · 2 parcels	±6,500 SF (verify)	2 offices + quarters
SURFACE	ZONING	UTILITIES	AVAILABLE
Rock / asphalt base	County M-1 · repair by right	City water · septic	Now

ZONING

County M-1 · Light Industrial ↗

Sacramento County Zoning Code Table 3.1, use H.15 'Truck and Large Vehicle Lease, Rent, Repair, Sales, Storage, or Service' (P in M-1)

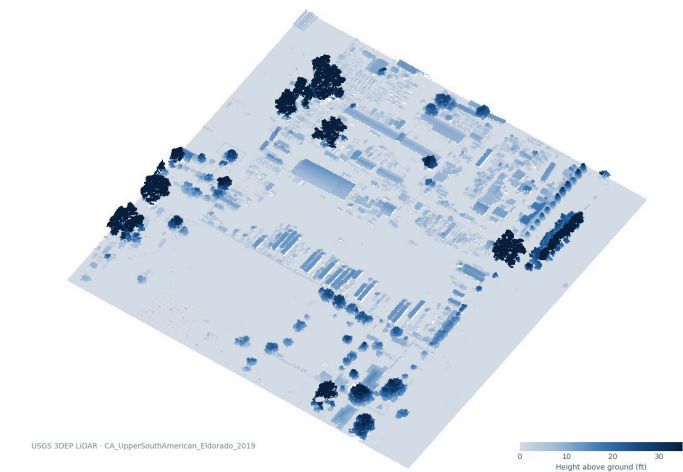
Truck repair: **Permitted by right** · Truck storage: **Permitted by right**



Aerial



3D view



LiDAR · roof 9–13'



Street View

SITE CHECK

Paving	County code sets gravel as the minimum surface for vehicle storage (SZC §5.9.4(B)); drive aisles and parking follow County Engineering specs. The existing compacted rock / asphalt base meets that; no paving needed for truck parking.
Utilities	Municipal water to site; septic system (inside the sewer district area, not connected)
Flood zone	FEMA X (minimal flood hazard)

Airport	McClellan Airport overflight zone (notice area, not a use restriction)
Sewer	Sacramento Area Sewer District area; site on septic

To confirm

- Shop size and door sizes (LiDAR roof footprint ~4,400 SF vs. ±6,500 SF listed)
- Septic capacity for a crew and shop use; cost to connect to sewer if ever required
- Whether the two parcels can be bought separately
- Any environmental history from prior truck use

TIER 2

Land to Build On

Industrial land where the same uses are allowed by right. Each card covers what it would take to turn the land into a working truck yard.

3 · 2809 Q St North Highlands

The cheapest land per acre: about 4.33 usable acres on a corner with two street entrances, county M-1 with truck repair and storage by right, and a house that works as an office on day one. The low price reflects what it still needs: no shop, well and septic, likely frontage work, and an airport safety zone over the property.

PRICE	LAND	IMPROVEMENTS	SHOP
\$1,649,000	±5 ac (±4.33 net)	1,600 SF house + shed	None, build new
ZONING	UTILITIES	AIRPORT	ACCESS
County M-1 · repair by right	Well + septic	McClellan approach zone	Corner, 2 streets

ZONING

County M-1 · Light Industrial ↗

Sacramento County Zoning Code Table 3.1, use H.15 'Truck and Large Vehicle Lease, Rent, Repair, Sales, Storage, or Service' (P in M-1)

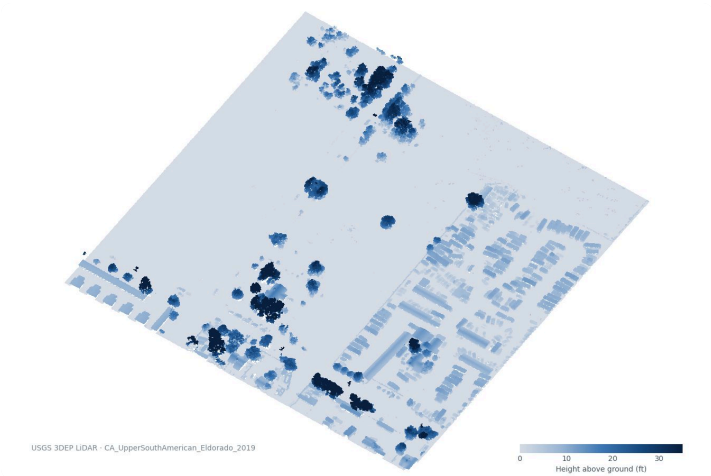
Truck repair: **Permitted by right** · Truck storage: **Permitted by right**



Aerial



3D view



LiDAR · flat · 4 ft fall



Street View

What it takes to build	A new shop needs county design/site plan review and a building permit. Because the site runs on well and septic, expect to connect to public water and sewer for an industrial building. As a corner lot, the county may condition frontage improvements on both Q St and 28th St. The yard can be gravel for truck storage; drive aisles and parking follow County Engineering specs. The site sits in McClellan's approach/departure zone, so a new building may need an airport land-use compatibility check, which can limit height and on-site occupancy. The existing house can work as an office in the meantime.
Paving	County code sets gravel as the minimum surface for vehicle storage (SZC §5.9.4(B)); drive aisles and parking follow County Engineering specs.
Utilities	Well water and septic; inside the Rio Linda/Elverta water district and Sacramento Area Sewer District areas
Flood zone	FEMA X (minimal flood hazard)
Airport	Inside the McClellan Airport approach/departure safety zone
Sewer	Sacramento Area Sewer District area; site on septic

To confirm

- Airport land-use compatibility limits for a shop building in the approach/departure zone
- Water and sewer connection path and requirements
- Frontage improvements the county would require
- Whether the seller will go below \$1.649M (on market ~11 months)

4 · 4520-4530 Harlin Dr Sacramento

Four ready-to-sell industrial lots at Jackson Highway and Harlin Drive, so he can buy just the 1-1.5 acres he needs. County M-1 allows truck repair and storage by right and there is no flood or airport overlay. Pricing is not published, everything has to be built, and the lots back onto a residential subdivision.

PRICE	LOTS	IMPROVEMENTS	SHOP
Upon request	1.02 · 1.02 · 1.55 · 2.18 ac	None, vacant	None, build new
ZONING	NEIGHBORS	FLOOD / AIRPORT	ACCESS
County M-1 · repair by right	Residential next door	None	Jackson Hwy (SR-16)

ZONING

County M-1 · Light Industrial ↗

Sacramento County Zoning Code Table 3.1, use H.15 'Truck and Large Vehicle Lease, Rent, Repair, Sales, Storage, or Service' (P in M-1)

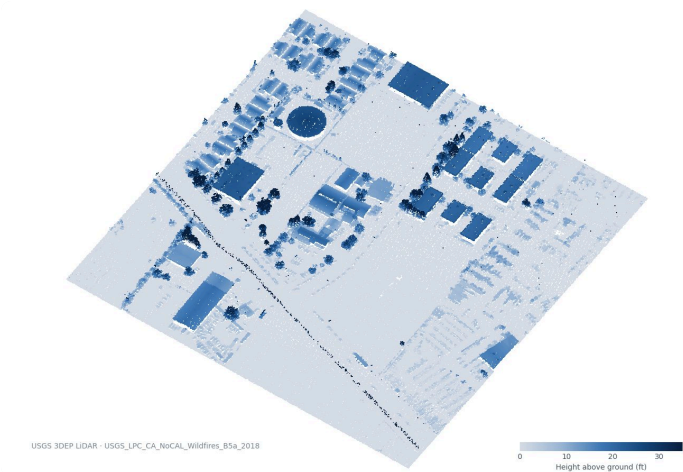
Truck repair: Permitted by right · Truck storage: Permitted by right



Aerial



3D view



LiDAR · flat · 3 ft fall



Street View

BUILDING THE YARD

What it takes to build

All four lots are vacant, so this is a full build: county design/site plan review, a building permit for the shop, and utility connections. The lots sit next to a residential neighborhood (RD-7 homes), so expect the county's 6-foot wall and landscaping requirement where the yard faces residential property, and closer attention to noise and lighting for a truck repair use. A single 1.02- or 1.55-acre lot fits his 1-2 acre target; gravel is allowed for truck storage.

Paving	County code sets gravel as the minimum surface for vehicle storage (SZC §5.9.4(B)); drive aisles and parking follow County Engineering specs.
Utilities	California American Water service area; Sacramento Area Sewer District area
Flood zone	FEMA X (minimal flood hazard)
Airport	No airport safety or noise zone
Sewer	Sacramento Area Sewer District area

To confirm

- Price per lot
- Which lots border the homes (wall and noise conditions)
- Utility stub-outs to each lot
- Frontage improvements already in vs. required
- Exact APNs in the sale: one nearby parcel under the same owner shows a ~13,900 SF building in 2018 data while the listing shows no improvements

5 · Morrison Creek Dr Sacramento

Shovel-ready parcels in the Power Inn industrial core with city utilities and street improvements already in, zoned M-2S where truck repair and storage are permitted by right. He can buy one or two parcels to land at 1 to 1.5 acres. The catch is cost of building in the city: the yard must be paved and the whole operation screened by a solid 6-foot wall.

PRICE	PARCELS	IMPROVEMENTS	SHOP
Upon request	9 · 0.49–1.18 ac each	Curb, gutter, sidewalk in	None, build new
ZONING	PAVING	SCREENING	LOCATION
City M-2S · repair by right	Required (city, new build)	Solid 6' wall required	Power Inn core

ZONING

City M-2S · Heavy Industrial (screened) ↗

Sacramento City Code §17.220.410(A); §17.220.445: all activity indoors or inside a solid fence or wall at least 6 ft high on every side

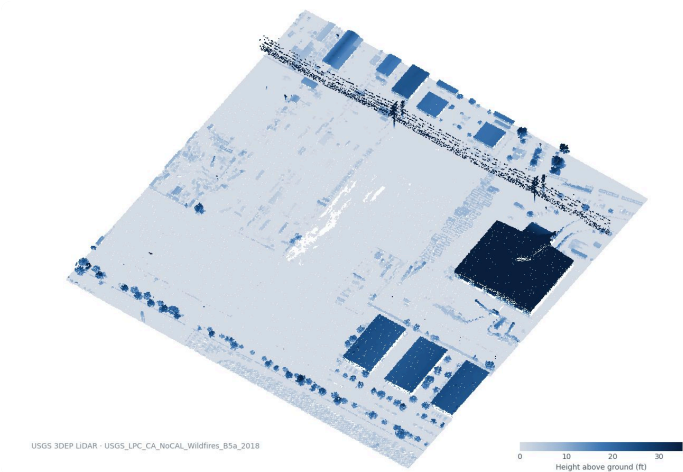
Truck repair: Permitted by right, screened · Truck storage: Permitted by right, screened



Aerial



3D view



LiDAR · flat · 5 ft fall



Street View

BUILDING THE YARD

What it takes to build

New construction in the city: site plan and design review plus a building permit. Because it is new development, the yard has to be paved (\$17,612,020). M-2S also requires every truck activity to be indoors or inside a solid fence or wall at least 6 feet high on all sides (§17.220.445). Curbs, gutters and sidewalk are already in, which saves frontage work. Single parcels of 1.02 or 1.18 acres hit his target, or two neighbors (for example 0.62 + 0.86 ac) give about 1.5 acres.

Paving	City code requires paved storage, parking and maneuvering areas for new development (§17.612.020); gravel is not allowed here without a director-approved alternative.
Utilities	City of Sacramento water; Sacramento Area Sewer District; existing curbs, gutters and sidewalk
Flood zone	FEMA X (minimal flood hazard)
Airport	No airport safety or noise zone
Sewer	Sacramento Area Sewer District

To confirm

- Which parcels are still available (brochure map marks some sold or leased)
- Sale price per parcel
- Which neighboring parcels can be combined
- Utility stub-outs per parcel
- A high-voltage transmission line crosses the north end (LiDAR); check for a power-line easement on the northern parcels
- A low strip through the middle may hold standing water or a drainage channel

Close Calls

10 properties that came close to making the list.

ADDRESS	CITY	ACRES	ZONING	PRICE	WHY NOT SELECTED
3394 Sunrise Blvd	Rancho Cordova	1.21	Rancho Cordova M-2 · repair by right	Price not stated	6,000 SF shop, 2 grade doors, ~0.8 ac fenced concrete yard on 1.21 ac
3644 Recycle Rd	Rancho Cordova	1.66	Rancho Cordova M-2 (SSSPA) · repair by right	\$3,500,000 (\$350/SF)	Good shop (3 grade doors, fenced) but only ~1 acre and \$3.5M
3755 Omec Cir	Rancho Cordova	1.2	Rancho Cordova M-2 (SSSPA) · repair by right	Not published	10,000 SF warehouse on 1.2 ac M-2 with yard; units leased today
3731 Bombardier Ct	Sacramento	1.78	County M-1 · repair by right	Not published	Planned buildings, not built yet; price not published
3850 Happy Lane	Sacramento	2.02	County M-1 · repair by right	Not published	Strong shop and paved yard, but yard is just under 1 acre and price is unpublished (was ~\$4.9M)
4570 Pell Dr	Sacramento	1.4	City M-1 · repair by right	\$3,250,000	Good shop (17,000 SF, 3 grade doors) but only ~0.7 ac of yard and \$3.25M
7011 Power Inn Rd	Sacramento	2.73	County SPA · truck repair unconfirmed	\$3,200,000	Fits physically, but a lease there is nearly signed and SPA zoning is unconfirmed for truck repair
7444 Reese Rd	Sacramento	2.77	County M-1 · repair by right	\$3,500,000	Truck terminal: dock-high doors only, no repair bay; \$3.5M
7445 Reese Rd	Sacramento	6.5	County M-2 · repair by right	\$2,265,000	Under contract with another buyer; could come back
9546 Elder Creek Rd	Sacramento	8.55	County M-1 · repair by right	\$2,600,000	8.2 acres of county M-1 land at ~\$7.30/SF, more land than needed

All Properties Surveyed

The 216 other industrial, flex and land properties for sale in the search area, with the primary reason each was not selected.

ADDRESS	CITY	ACRES	ZONING	REASON NOT SELECTED
4533 Antelope Rd	Antelope	16.64	Sacramento County RD-7	Zoning (RD-7) does not allow truck repair (not listed in use table)
8101 Watt Ave	Antelope	1.12	Sacramento County GC	Not for sale (lease only)
5801 Cypress Ave & 4115 Manzanita Ave	Carmichael	1.91	Sacramento County LC	Zoning (LC) does not allow truck repair (not listed in use table)
6211 Ross Avenue	Carmichael	0.48	Sacramento County LC	Zoning (LC) does not allow truck repair (not listed in use table)
7801-7823 Fair Oaks Blvd	Carmichael	1.6	Sacramento County GC	Zoning (GC) needs a conditional use permit for truck repair
8210 Fair Oaks Blvd	Carmichael	2.35	Sacramento County LC	Not for sale (lease only)
9045 Fair Oaks Blvd	Carmichael	0.34	County LC · commercial	0.34-acre retail pad in a strip center
5900 Sunrise Blvd	Citrus Heights	1.25	Commercial (Sunrise Mall)	Retail pads next to Sunrise Mall
6041-6199 Sunrise Blvd	Citrus Heights	12.36	Citrus Heights · commercial	Former Sears retail building in a shopping area
7610-7628 Auburn Blvd	Citrus Heights	0.52		Too small: about 0.52 acres
7811-7895 Lichen Dr	Citrus Heights	2.79	Citrus Heights commercial	Retail pad in a grocery-anchored shopping center
7828 Auburn Blvd	Citrus Heights	3.93	Citrus Heights commercial	Commercial boulevard land, already approved for another project
7867 Lichen Dr	Citrus Heights	1.02	Commercial pad	Retail pad in a grocery-anchored shopping center
7920 & 7932 Old Auburn Rd	Citrus Heights	2	Citrus Heights RD4	Not for sale (lease only)
2204 Kausen Dr	Elk Grove	0.82	Elk Grove LI	Zoning (LI) needs a conditional use permit for truck repair
7400 Shasta Ave	Elk Grove	5.98	Sacramento R-2B	Zoning (R-2B) does not allow truck repair (not listed in use table)
8598 Sloughhouse Road	Elk Grove	20	Sacramento County AG-20	Zoning (AG-20) does not allow truck repair (not listed in use table)
9430 Mosher Rd	Elk Grove	7.53	Elk Grove SC	Zoning (SC) needs a conditional use permit for truck repair
9721 Kent St	Elk Grove	1.05	Elk Grove MP	Zoning (MP) needs a conditional use permit for truck repair
9846 Waterman Rd	Elk Grove	9.27	Elk Grove O	Zoning (O) does not allow truck repair
9641 Fair Oaks Blvd	Fair Oaks	0.67	Sacramento County LC	Not for sale (lease only)
13409 Folsom Blvd	Folsom	1.14	Folsom C-3 · commercial	Commercial (C-3) corner in Folsom, far east
1578 Creekside Dr	Folsom	2.37	Folsom BP · repair not allowed	Business-park zoning in Folsom; truck repair not allowed
3592-3620 E Bidwell St	Folsom	3.65	Folsom specific plan (commercial)	Commercial / medical pads in Folsom
790 Hana Way	Folsom	2.43	Folsom BP	Business-park land in Folsom, marketed for medical/office
800 E Bidwell St	Folsom	0.21	Folsom C-2	Only 0.21 acres, retail carve-out
91 Blue Ravine Rd	Folsom	4.39	Folsom M-1	Leased manufacturing investment, \$14.9M
9580 Oak Avenue Parkway	Folsom	0.68	Folsom C-1	Drive-thru retail pad
10138 Spring St	Galt	12.82	Sacramento County AR-1	Zoning (AR-1) does not allow truck repair (not listed in use table)
10326 Walnut Ave	Galt	95	Galt LM	95-acre greenfield site (smallest piece 21 ac)
10657 Simmerhorn Rd	Galt	20.4	Galt MU/LI · no repair row	20 acres of farmland in Galt, far larger than needed
114 F St	Galt	1.18	Galt C · commercial	Commercial zoning in Galt
13050-13070 W Stockton Blvd & 10341 Walnut Ave	Galt	7.64	Sacramento County AG-80	Not for sale (lease only)
13387 Stockton Blvd	Galt	1.74	Galt HC · highway commercial	Highway commercial land, not industrial
300 Elm Ave	Galt	13.5	Galt LM (per listing) · truck yard needs a use permit	Truck yard needs a use permit (Galt LM); 13.5 acres in Galt

ADDRESS	CITY	ACRES	ZONING	REASON NOT SELECTED
922 Simmerhorn Rd	Galt	1	Galt HC · commercial	Highway commercial zoning in Galt
9590 Kost rd	Galt	284	County AG-80	284-acre agricultural ranch
9850 Twin Cities Rd	Galt	99.86	County AG-20 (agricultural)	Agricultural land, not industrial
19507 Tyler Island Road	Isleton	612.29	Sacramento County AG-80	Zoning (AG-80) does not allow truck repair (not listed in use table)
1649 E Victor Rd	Lodi	2	Lodi M	Not for sale (lease only)
4785 Bailey Loop	Mcclellan	1.72		Not for sale (lease only)
3301-3325 Orange Grove Ave, North Hghlds	North Highlands	5.53	—	Leased multi-tenant investment, \$11.5M
4704 Roseville Rd	North Highlands	1.76	County SPA	Multi-tenant flex investment, small suites
4980-4986 Watt Ave	North Highlands	0.78		Too small: about 0.78 acres
7453-7517 Watt Ave	North Highlands	0.82		Too small: about 0.82 acres
8915 Oak Ave	Orangevale	2.01	Sacramento County AR-2	Zoning (AR-2) does not allow truck repair (not listed in use table)
11019 Folsom Blvd	Rancho Cordova	5.89	Rancho Cordova CMU (FBSP)	Zoning (CMU (FBSP)) does not allow truck repair
11047 Folsom Blvd	Rancho Cordova	0.36	Rancho Cordova CMU (FBSP)	Zoning (CMU (FBSP)) does not allow truck repair
11354 White Rock Rd	Rancho Cordova	2.42	Rancho Cordova M-1 · repair by right	100% leased multi-tenant showroom investment, \$7.5M
11355 Folsom Blvd	Rancho Cordova	—	Rancho Cordova M-1	Only a 2,339 SF condo unit, no yard
11361 Sunrise Gold Cir	Rancho Cordova	0.63	Rancho Cordova M-1	Too small: about 0.63 acres
11370 Sunrise Park Dr	Rancho Cordova	2.76	Rancho Cordova M-2 · repair by right	56,836 SF warehouse, \$9.95M, far over budget
11455 Folsom Blvd	Rancho Cordova	2.52	Rancho Cordova M-1	Leased retail showroom investment, \$7.5M
11505 Douglas Rd	Rancho Cordova	2.95	Rancho Cordova M-2	Not for sale (lease only)
11650 Douglas Rd	Rancho Cordova	4.38	Rancho Cordova GC	Commercial (GC) land, not M-1/M-2
11840 Folsom Blvd	Rancho Cordova	10.29	Rancho Cordova M-2 · repair by right	208,000 SF facility on 10 acres, far too large
12093 Cobble Brook Drive	Rancho Cordova	15.64	Rancho Cordova CS (commercial)	15.6-acre commercial development site
2301 Vehicle Dr	Rancho Cordova	2.74	Rancho Cordova CMU	Zoning (CMU) does not allow truck repair
3251 Zinfandel Dr	Rancho Cordova	11.38	Rancho Cordova commercial	Retail pad in a Lowe's shopping center
3666 Omec Cir	Rancho Cordova	0.56	Rancho Cordova M-2 (SSSPA)	Too small: about 0.56 acres
3667 Omec Park Dr	Rancho Cordova	1	Rancho Cordova M-2 (SSSPA)	Not for sale (lease only)
3698 Omec Cir	Rancho Cordova	6.59	Rancho Cordova M-2 · repair by right	\$5.95M, more than double the Tier 1 picks
3730 Omec Cir	Rancho Cordova	1.17	Rancho Cordova M-2 (SSSPA)	Not for sale (lease only)
Kilgore Rd & Sun Center Dr	Rancho Cordova	1.98	Rancho Cordova OIMU	Zoning (OIMU) needs a conditional use permit for truck repair
Luyung Dr	Rancho Cordova	7.5	Rancho Cordova M-1/M-2 · repair by right	7.5 acres sold whole at \$4.9M, far more than he needs
Rancho Cordova Parkway & International Drive	Rancho Cordova	39.13	Rancho Cordova (zone not mapped)	35.75-acre build-to-suit distribution site, far too large

ADDRESS	CITY	ACRES	ZONING	REASON NOT SELECTED
5601 Patrol Road	Rio Linda	1.55	Sacramento M-1	Not for sale (lease only)
6729 W 6th St	Rio Linda	10.39	County M-2 · repair by right	10.4-acre paved truck yard with no shop, \$5.25M
1020 21st St	Sacramento	0.73	Sacramento C-2	Too small: about 0.73 acres
10266 Rockingham Dr	Sacramento	2.69	Rancho Cordova OIMU	Zoning (OIMU) needs a conditional use permit for truck repair
11 Quinta Ct	Sacramento	1.9	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
1112-1116 D Street	Sacramento	0.15	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
1116 F St	Sacramento	0.45	Sacramento C-2	Too small: about 0.45 acres
1236 Arden Way	Sacramento	0.39	Sacramento M-1	Too small: about 0.39 acres
1251 El Camino Ave	Sacramento	0.3	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
1340 Bell Ave	Sacramento	1.29	Sacramento R-1	Zoning (R-1) does not allow truck repair (not listed in use table)
1420 Howe Ave	Sacramento	5.59	Sacramento County LC	Zoning (LC) does not allow truck repair (not listed in use table)
1523 E St	Sacramento	0.17	Sacramento C-4	Zoning (C-4) does not allow truck repair (not listed in use table)
1580 Santa Ana Ave	Sacramento	0.19	Sacramento M-1	Too small: about 0.19 acres
16 Light Sky Ct	Sacramento	0.64	Sacramento M-2	Too small: about 0.64 acres
1630 I St	Sacramento	0.73	Sacramento C-2	Too small: about 0.73 acres
1820 Diesel Dr	Sacramento	0.73	Sacramento M-1	Too small: about 0.73 acres
1905-1907 S Street	Sacramento	0.3	Sacramento C-2	Too small: about 0.30 acres
1907 S St	Sacramento	0.3	Sacramento C-2	Too small: about 0.30 acres
1921 Arena Blvd	Sacramento	3.46	City M-1	47,000 SF assembly/school building, no truck yard
2000 Helena Ave	Sacramento	2.13	Sacramento County BP	Zoning (BP) does not allow truck repair (not listed in use table)
205 23rd St	Sacramento	0.7	Sacramento C-4	Too small: about 0.70 acres
2122 X St	Sacramento	0.3	Sacramento C-2	Too small: about 0.30 acres
2185 Perkins Way	Sacramento	0.15	Sacramento R-1	Zoning (R-1) does not allow truck repair (not listed in use table)
2200 Marconi Ave	Sacramento	0.23	Sacramento County LC	Zoning (LC) does not allow truck repair (not listed in use table)
2380 Meadowview Rd	Sacramento	0.9	Sacramento C-2	Not for sale (lease only)
2391 Northview Dr	Sacramento	0.64	Sacramento R-1A	Zoning (R-1A) does not allow truck repair (not listed in use table)
2401 Manning St	Sacramento	0.41	Sacramento M-1	Too small: about 0.41 acres
2530 Tesla Way	Sacramento	0.29	Sacramento County GC	Too small: about 0.29 acres
2549-2599 Arena Blvd	Sacramento	10.13	Sacramento EC	Zoning (EC) does not allow truck repair (not listed in use table)
2700 V St	Sacramento	0.5	Sacramento R-5	Too small: about 0.50 acres
2705 5th St	Sacramento	1.7	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
2730 Auburn Blvd	Sacramento	2.5	County SPA (underlying AC) · truck repair needs a CUP	Parking lot only, no building; truck repair needs a CUP (AC)
2830 Del Paso Rd	Sacramento	6.24	City EC · repair not allowed	Commercial land in Natomas (EC zone)
299 Christine Dr	Sacramento	1	Sacramento R-1	Zoning (R-1) does not allow truck repair (not listed in use table)
301 Drollet way	Sacramento	2.33	Sacramento A	Zoning (A) does not allow truck repair (not listed in use table)
301 N 16th St	Sacramento	0.37	Sacramento C-2	Too small: about 0.37 acres

ADDRESS	CITY	ACRES	ZONING	REASON NOT SELECTED
3077 Fite Cir	Sacramento	3.98	Rancho Cordova OIMU (FBSP)	Zoning (OIMU (FBSP)) needs a conditional use permit for truck repair
3123 Fite Cir	Sacramento	1.16	Rancho Cordova OIMU (FBSP)	Zoning (OIMU (FBSP)) needs a conditional use permit for truck repair
3145 Arden Way	Sacramento	0.52	Sacramento County LC	Not for sale (lease only)
3161 Hurley Way	Sacramento	1.51	Sacramento County RD-20	Zoning (RD-20) does not allow truck repair (not listed in use table)
3200 & 3258 Stockton Blvd	Sacramento	0.77	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
3200 Stockton Blvd	Sacramento	0.77	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
3216 Northgate Blvd	Sacramento	2.2	Sacramento RMX	Zoning (RMX) does not allow truck repair (not listed in use table)
3250 Ramos Cir	Sacramento	1	Rancho Cordova OIMU	Zoning (OIMU) needs a conditional use permit for truck repair
3264 Ramona Ave	Sacramento	3.31	City MRD · repair not allowed	MRD zoning does not allow truck repair
3424 Fruitridge Rd	Sacramento	1.87	Sacramento County GC	Zoning (GC) needs a conditional use permit for truck repair
3501 51st Ave	Sacramento	0.46	Sacramento County M-1	Too small: about 0.46 acres
3632 Bret Harte ct	Sacramento	0.21	Sacramento R-2B	Not for sale (lease only)
3651 Business Dr	Sacramento	1.1	City M-1 · repair by right	Mostly office flex on 1.1 acres, little yard
3761 Bombardier Ct	Sacramento	1.95	County M-1 · repair by right	Planned building, not built yet (23,600 SF)
3815 Florin Rd	Sacramento	14.21	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
3840 W Pacific Ave	Sacramento	0.15	Sacramento C-4	Not for sale (lease only)
3845 Rosin Ct	Sacramento	2.07	Sacramento HC	Zoning (HC) does not allow truck repair (not listed in use table)
3940 Norwood Ave	Sacramento	2.23	City M-1-PU · repair by right	Retail corner priced at \$1.3M per acre
4050 Pell Cir	Sacramento	5.05	City M-1 · repair by right	Two-tenant distribution building investment
4131-4221 Fruitridge Rd	Sacramento	1.33	Sacramento County LC	Zoning (LC) does not allow truck repair (not listed in use table)
4150 Duckhorn Dr	Sacramento	11.59	City EC	129,000 SF flex building on a land lease
4301-4423 Elkhorn Blvd	Sacramento	0.6	Sacramento County SC	Too small: about 0.60 acres
4319 Elkhorn Blvd	Sacramento	4.36	Sacramento County SC	Not for sale (lease only)
4330 24th St	Sacramento	0.15	Sacramento C-4	Too small: about 0.15 acres
4331 Attawa Ave	Sacramento	0.56	Sacramento C-4	Too small: about 0.56 acres
4345 47th Street Ave	Sacramento	0.33	Sacramento County LC	Zoning (LC) does not allow truck repair (not listed in use table)
450 Bercut Dr	Sacramento	3.06	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
4525 and 4535 W Elkhorn Blvd	Sacramento	6.35	Not mapped	Large Class A distribution buildings (94,000–190,000 SF)
4525 W Elkhorn Blvd	Sacramento	9.63	City industrial	190,525 SF distribution building, far too big
4560 Auburn Blvd	Sacramento	1.98	County GC · truck repair needs a CUP	Truck repair needs a CUP (county GC)
4580 Duckhorn Dr	Sacramento	1.07	Sacramento EC	Zoning (EC) does not allow truck repair (not listed in use table)
4690 Duckhorn Dr	Sacramento	1.15	Sacramento EC	Zoning (EC) does not allow truck repair (not listed in use table)
4701 Beloit Dr	Sacramento	3.35	City M-1 · repair by right	Mostly office buildings, \$4.1M
5051 Fruitridge Rd	Sacramento	2.76	City C-2 · repair not allowed	Retail shopping center portfolio
5060 Madison Ave	Sacramento	0.88	Sacramento County LC	Not for sale (lease only)
5101 Florin Perkins Rd	Sacramento	2.27	City M-2 · repair by right	\$5.4M, about double the Tier 1 picks

ADDRESS	CITY	ACRES	ZONING	REASON NOT SELECTED
5305 Excelsior Rd	Sacramento	191.35	County M-1 · repair by right	191-acre raceway property, far too large
5372 Young St	Sacramento	0.25	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
5400 Power Inn Rd	Sacramento	1.23	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
55 Quinta Ct	Sacramento	2.06	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
5601 Florin Rd	Sacramento	12.34	Sacramento County SC	Zoning (SC) does not allow truck repair
5801 Alder Ave	Sacramento	3	City M-2 · repair by right	\$13.4M multi-building campus
5850 Freeport Blvd	Sacramento	2.53	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
5860 88th St	Sacramento	2.34	City M-2	Leased cannabis facility sold as an investment
5901 Florin Rd	Sacramento	13.92	County SC · repair not allowed	Retail pads in a shopping center
6200 Franklin Blvd	Sacramento	23.9	Sacramento County M-2	Not for sale (lease only)
6200 Hedge Ave	Sacramento	18.34	County M-1 · repair by right	18.34 acres as one parcel, far more than he needs
6200-6300 Folsom Blvd	Sacramento	3.42	Sacramento RMX	Not for sale (lease only)
6332 Elvas Ave	Sacramento	0.62	Sacramento RMX	Zoning (RMX) does not allow truck repair (not listed in use table)
6333-6341 Stockton Blvd	Sacramento	2.33	City C-2	Retail strip redevelopment site, C-2 zoning
6348-6350 Folsom Blvd	Sacramento	4.55	Sacramento RMX	Zoning (RMX) does not allow truck repair (not listed in use table)
6525 Florin Rd	Sacramento	15.2	County SC	Former shopping center site, commercial zoning
6650 Mattos Ln	Sacramento	4	Sacramento County M-1	Not for sale (lease only)
66th & Elvas Ave	Sacramento	0.39	Sacramento RMX	Too small: about 0.39 acres
6725 Stockton	Sacramento	1.51	Zoning not confirmed	Retail-corridor land on Stockton Blvd
6750 Florin Perkins Rd	Sacramento	3.24	City M-2S · repair by right (screened)	45,600 SF tilt-up, \$6.5M; little open yard
6790 Florin Perkins Rd	Sacramento	3.24	City M-2	Flex building leased to the State, \$7M
6948-7042 Folsom Blvd	Sacramento	2.21	City C-2	Housing/mixed-use redevelopment site, C-2 zoning
7190 Bradshaw Rd	Sacramento	2.57	Sacramento County GC	Not for sale (lease only)
7200 Metro Air Pky	Sacramento	11.69	Metro Air Park SPA	Entitled for a large warehouse; ground lease or build-to-suit only
7240 Sunrise Blvd	Sacramento	23.67	Sacramento County AG-160	Zoning (AG-160) does not allow truck repair (not listed in use table)
7400 Folsom Blvd	Sacramento	1.6	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
7508-7514 Elsie Ave	Sacramento	4.42	Sacramento County RD-7	Zoning (RD-7) does not allow truck repair (not listed in use table)
7509 Persimmon Ave	Sacramento	2.42	Sacramento County RD-5	Zoning (RD-5) does not allow truck repair (not listed in use table)
7600 Klotz Ranch Ct	Sacramento	1.2	Sacramento SC	Zoning (SC) does not allow truck repair (not listed in use table)
8099 E Stockton Blvd	Sacramento	4.66	Sacramento County RD-30	Zoning (RD-30) does not allow truck repair (not listed in use table)
8117 14th Ave	Sacramento	2.84	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
8141 Elder Creek Rd	Sacramento	4.32	City M-2 · repair by right	76,050 SF distribution warehouse at \$8M, far too big
816 14th St	Sacramento	0.07	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
8275 Florin Rd	Sacramento	4.22	County SPA · commercial	Retail pads at Florin Towne Center
8354 Folsom Blvd	Sacramento	0.53	Sacramento C-2	Too small: about 0.53 acres
8392 Carbide Ct	Sacramento	1.17	County M-1 · repair by right	20,640 SF building fills most of the 1.17-ac lot; \$3.6M

ADDRESS	CITY	ACRES	ZONING	REASON NOT SELECTED
8425 Carbide Ct	Sacramento	6.67	County M-1 · repair by right	65,000 SF food-grade plant, far too large
8500 Morrison Creek Dr	Sacramento	0.78	Sacramento M-2S	Too small: about 0.78 acres
8521 Younger Creek Dr	Sacramento	1.22	City M-2S · repair by right (screened)	Yard only ~0.3 acres; building 100% leased
8532 Elder Creek Rd	Sacramento	10.78	Sacramento M-2S	Not for sale (lease only)
8581 Kiefer Blvd	Sacramento	1.69	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
8640-8670 23rd Ave	Sacramento	3.17	City M-2S · repair by right (screened)	72,000 SF warehouse, building covers the lot
8651 Younger Creek Dr	Sacramento	1.54	City M-2 · repair by right	36,000 SF warehouse fills the lot; \$5M
8740 Bruceville Road	Sacramento	3.8	Sacramento OB	Zoning (OB) does not allow truck repair (not listed in use table)
8770 Elder Creek Rd	Sacramento	9.59	City M-1 · repair by right	Planned 3-building project, not built; sold as a whole development
8850 Elder Creek Rd	Sacramento	2.66	Sacramento M-1	Not for sale (lease only)
9072 Osage Ave	Sacramento	3.36	County IR (interim agricultural reserve)	Agricultural reserve zoning: no truck repair until rezoned
9300 Tokay Ln	Sacramento	43.5	Sacramento County M-1	Not for sale (lease only)
9371 Jackson Rd	Sacramento	10	Sacramento County M-1	Not for sale (lease only)
960 Arden Way & 2205 Evergreen St	Sacramento	0.71	Sacramento C-2	Zoning (C-2) does not allow truck repair (not listed in use table)
9743 Gerber Rd	Sacramento	8.08	County GC · use permit	Entitled gas station / drive-thru site; GC needs a use permit for trucks
9961 Horn Rd	Sacramento	2.16	Rancho Cordova OIMU (FBSP)	Zoning (OIMU (FBSP)) needs a conditional use permit for truck repair
Depot Park	Sacramento	211.92	Sacramento M-2	Not for sale (lease only)
McCormack Ave	Sacramento	0.37	Sacramento C-4-SPD	Not for sale (lease only)
NEC Stockton Blvd & Elsie Ave	Sacramento	2	Sacramento County SC	Zoning (SC) does not allow truck repair
Wilbur Way (APN 115-0031-038)	Sacramento	12.87	Sacramento County M-1	Not for sale (lease only)
13516 State Highway 160	Walnut Grove	159.63	Sacramento County AG-80	Zoning (AG-80) does not allow truck repair (not listed in use table)
1400 Old Levee rd	Walnut Grove	221.84	County AG-80	Delta marina and vineyard, agricultural zoning
14009 River Rd	Walnut Grove	1.13	Sacramento County RD-20	Zoning (RD-20) does not allow truck repair (not listed in use table)
1401 Parkway Blvd	West Sacramento	5.92	West Sacramento M-2	Not for sale (lease only)
1635 Cebrian St	West Sacramento	3.16	West Sacramento M-1	Zoning (M-1) needs a conditional use permit for truck repair
1876 S River Rd	West Sacramento	3.65	West Sacramento WF	Not for sale (lease only)
2205 Rice Ave	West Sacramento	0.93	West Sacramento M-1	Zoning (M-1) needs a conditional use permit for truck repair
2491 Boatman Ave	West Sacramento	0.75	West Sacramento M-1	Zoning (M-1) needs a conditional use permit for truck repair
3500 Carlin Drive	West Sacramento	11.18	West Sacramento M-1	Zoning (M-1) needs a conditional use permit for truck repair
400 Drever St	West Sacramento	7.77	West Sacramento WF	Zoning (WF) does not allow truck repair
410-420 2nd St	West Sacramento	0.7	West Sacramento WF	Zoning (WF) does not allow truck repair
4101 W Capitol Ave	West Sacramento	4.5	West Sacramento M-L	Zoning (M-L) needs a conditional use permit for truck repair
600-606 Harbor Blvd	West Sacramento	0.5	West Sacramento M-2	Too small: about 0.50 acres
601 Harbor Blvd	West Sacramento	3.78	West Sacramento M-1	Not for sale (lease only)

ADDRESS	CITY	ACRES	ZONING	REASON NOT SELECTED
711 Sutter St	West Sacramento	1.84	West Sacramento M-2	Not for sale (lease only)
744 Ikea Ct	West Sacramento	2.97	West Sacramento C	Zoning (C) does not allow truck repair
820 E St	West Sacramento	1.56	West Sacramento R-3	West Sacramento, residential zoning (R-3)
839 F St	West Sacramento	2.9	West Sacramento M-1	Zoning (M-1) needs a conditional use permit for truck repair
841-849 F St	West Sacramento	3.88	West Sacramento M-1	Zoning (M-1) needs a conditional use permit for truck repair
860-870 Riske Ln	West Sacramento	2.89	West Sacramento WF	Zoning (WF) does not allow truck repair
Reed Ave	West Sacramento	1.94	West Sacramento C	Zoning (C) does not allow truck repair
11080-11084 Jeff Brian Ln	Wilton	1.05	Sacramento County GC	Zoning (GC) needs a conditional use permit for truck repair

We screened every for-sale commercial listing in the Sacramento region; retail, office, residential and out-of-area listings are not shown. Sources: market listings and marketing materials (October 2026); Sacramento County parcel, flood, airport and service-district data; City of Sacramento and Sacramento County zoning use tables; USGS 3DEP LiDAR. This report does not replace a zoning verification letter, a title report or a site visit.