

# FLORIN TOWNE CENTRE

## INDUSTRIAL

5901 FLORIN RD

SACRAMENTO, CA

FOR SALE OR LEASE

44,916 SF - 117,334 SF AVAILABLE

# ETHAN CONRAD

PROPERTIES INC.

LEASES SIGNED!

Pollo  
CAMPERO

Raising  
Cane's  
CHICKEN FINGERS

Alamos  
Restaurant

Quick Quack  
CAR WASH

**NOW REMODELED!**

FOR MORE INFORMATION CONTACT:

Ethan Conrad

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**VIEW VIRTUAL TOUR**

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO, CA, 95834 | 916.779.1000

www.ethanconradprop.com

**FEATURES:**

- Five (5) 8'x8' dock high doors with truck ramp
- 12'-6" to 14' clear height, 25' column spacing
- Access to three (3) freight elevators
- Below ground warehouse facility. Could be used as climate controlled storage based on being very temperate and having HVAC ducting
- Five (5) single-use restrooms and two (2) multi-use restrooms

**PROPERTY DETAILS:**

Former Sears Box at the Florin Towne Centre in Sacramento, CA. The property is on Florin Road, located right off Highway 99, providing exceptional visibility and access. Large storage warehouse with dock access at below market rents.

The Walmart located directly next to the subject property reportedly has the highest sales of any Walmart in the Greater Sacramento four county area and is the 95th percentile of all Walmart's nationally!"

**LEASE RATES:**

Suite 10:	44,916 SF	\$0.28 - \$0.31 PSF, NNN
Suite 20*:	72,418 SF	\$0.28 - \$0.31 PSF, NNN
Suites 10/20:	117,334 SF	\$0.28 - \$0.31 PSF, NNN

NNN costs \$0.09 PSF. \*Available with 60 days notice.

**PURCHASE PRICE:**

Lower Level: \$5,831,349.00 (\$48.50 PSF)

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2022 Total Population (est):	23,656	192,704	395,231
2022 Average HH Income:	\$63,779	\$69,744	\$93,013
2022 Traffic Count @ Florin Rd/65th Street:	15,127		



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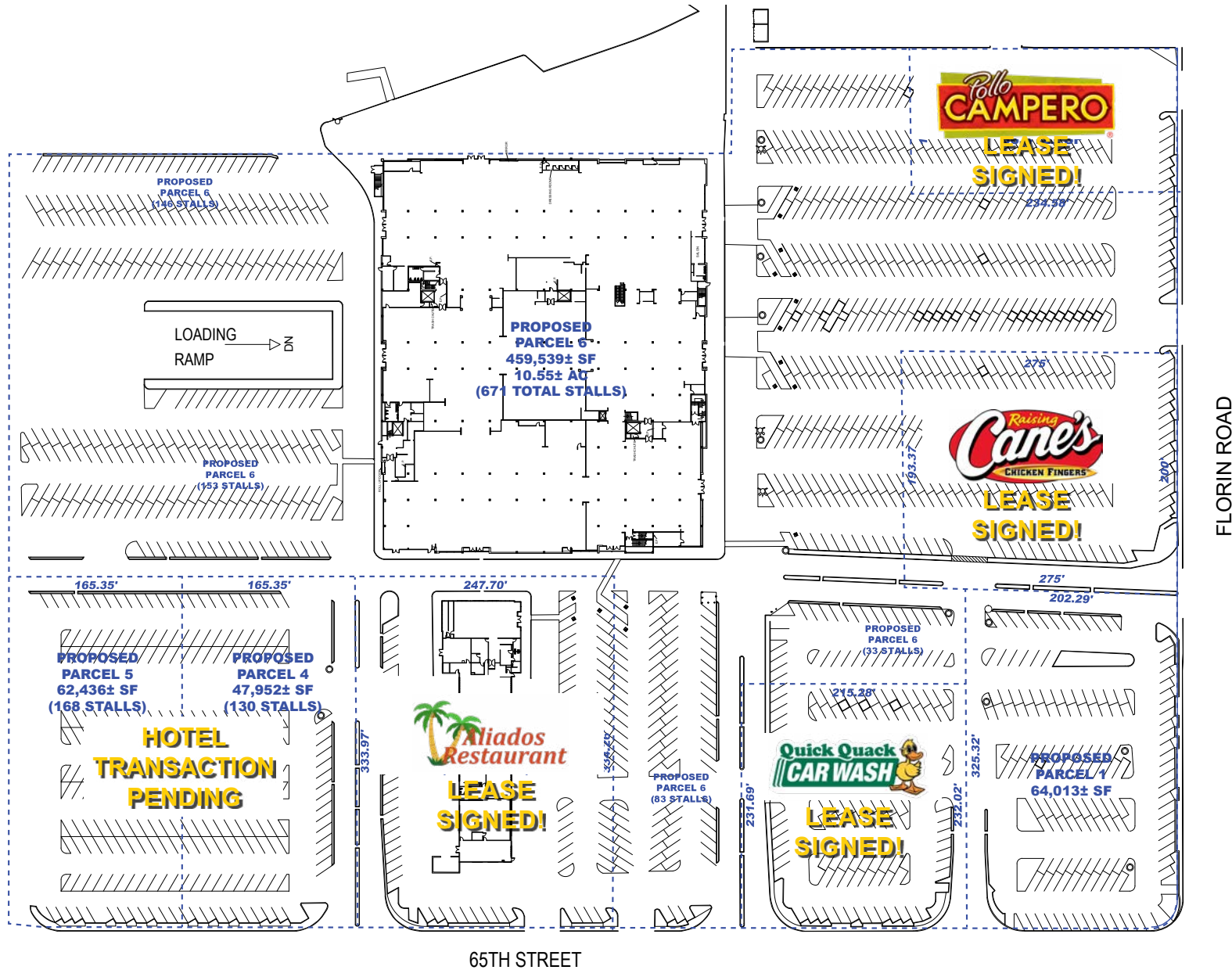
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SITE PLAN



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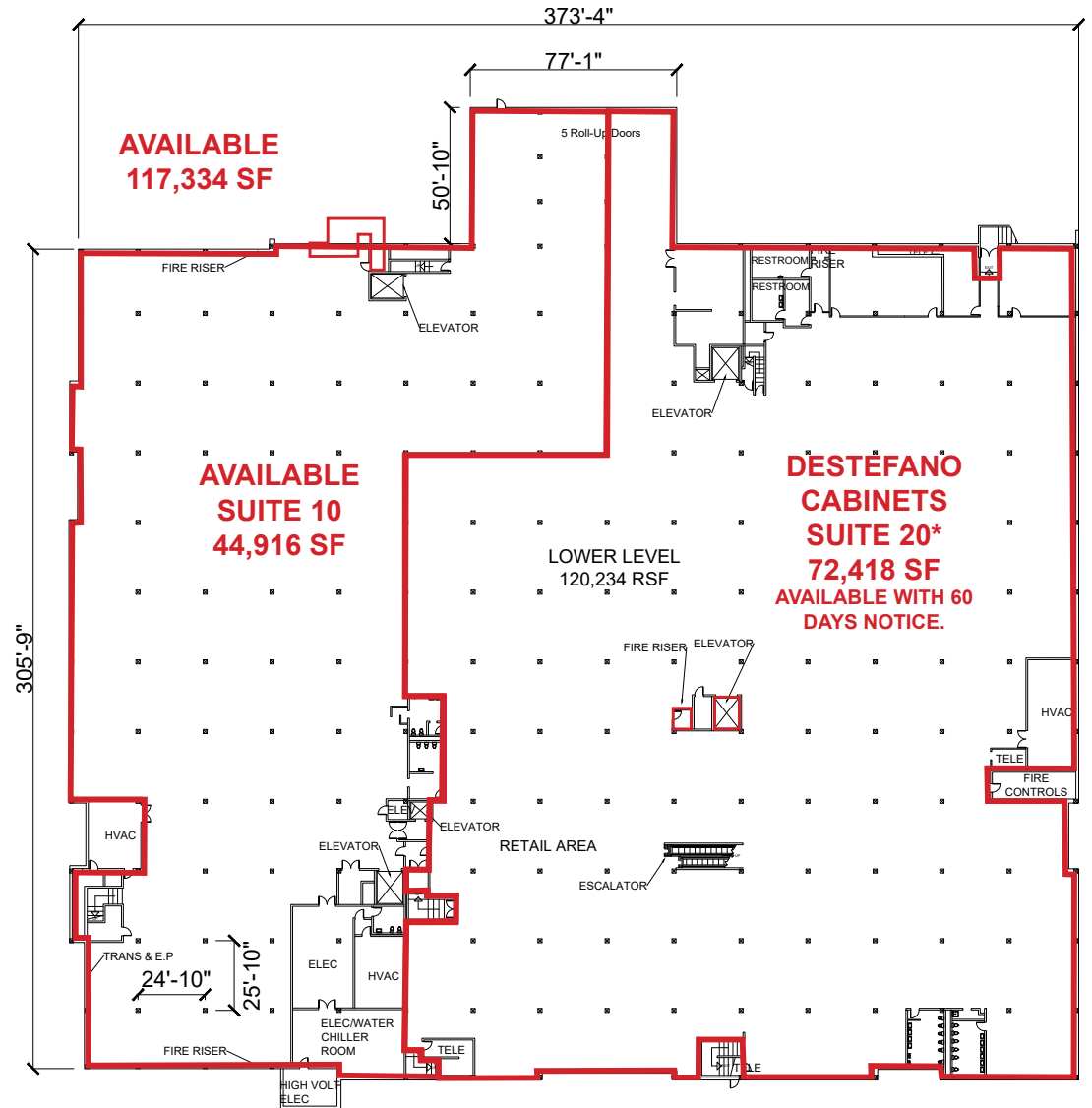
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**FLOOR PLAN  
LOWER LEVEL/  
WAREHOUSE**

Suite	SF	Lease Rate
Suite 10	44,916	\$0.28 - \$0.31 PSF, NNN
Suite 20*	72,418	\$0.28 - \$0.31 PSF, NNN
Suite 10/20	117,334	\$0.28 - \$0.31 PSF, NNN

NNN costs \$0.09 PSF with a minimum SF of 50,000 SF.  
 \*Available with 60 days' notice.

**VIEW VIRTUAL TOUR**



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