

**FLORIN TOWNE CENTRE**

**INDUSTRIAL**

**5901 FLORIN RD**

**SACRAMENTO, CA**

**FOR SALE OR LEASE**

**57,334 SF - 117,334 SF AVAILABLE**

**ETHAN CONRAD**

**PROPERTIES INC.**

**LEASES SIGNED!**

**Polo  
CAMPERO**

**Canes**  
CHICKEN FINGERS

**Aliados  
Restaurant**

**Quick Quack  
CAR WASH**

**KIDS EMPIRE**

**Pivot Charging Co.**

**NOW REMODELED!**

**FOR MORE INFORMATION CONTACT:**

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ethan@ethanconradprop.com

**VIEW VIRTUAL TOUR**

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC

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

www.ethanconradprop.com



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## 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:	57,334 SF	\$0.28 - \$0.31 PSF, NNN
Suite 20*:	76,000 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:	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	23,490	188,935	395,798
2023 Average HH Income:	\$66,460	\$75,950	\$94,583
Traffic Count @ Florin Rd:	35,527	65th Street:	15,127

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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

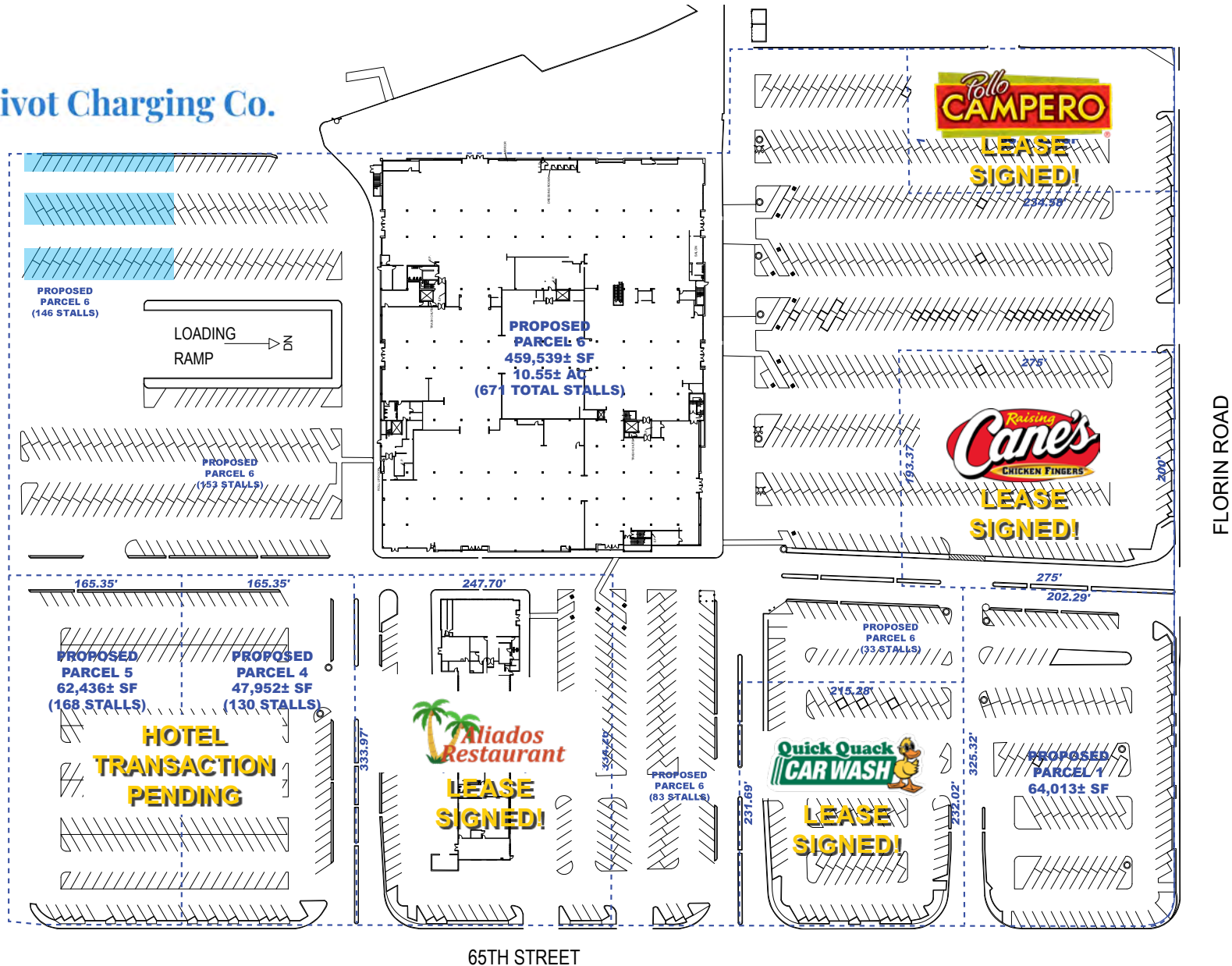
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## SITE PLAN

 **Pivot Charging Co.**



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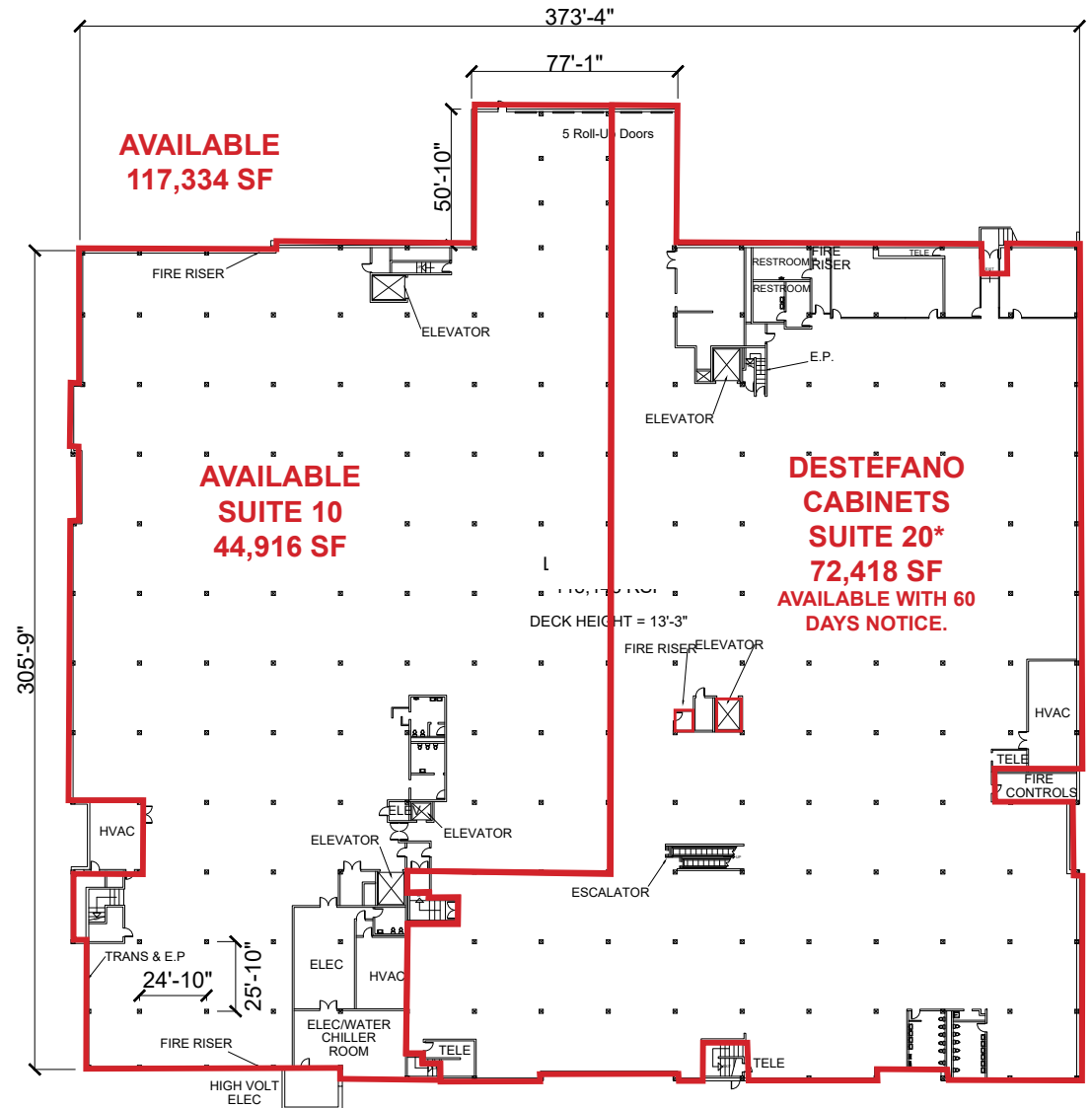
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## FLOOR PLAN LOWER LEVEL/ WAREHOUSE

Suite	SF	Lease Rate
Suite 10	57,334	\$0.28 - \$0.31 PSF, NNN
Suite 20*	60,000	\$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](#)

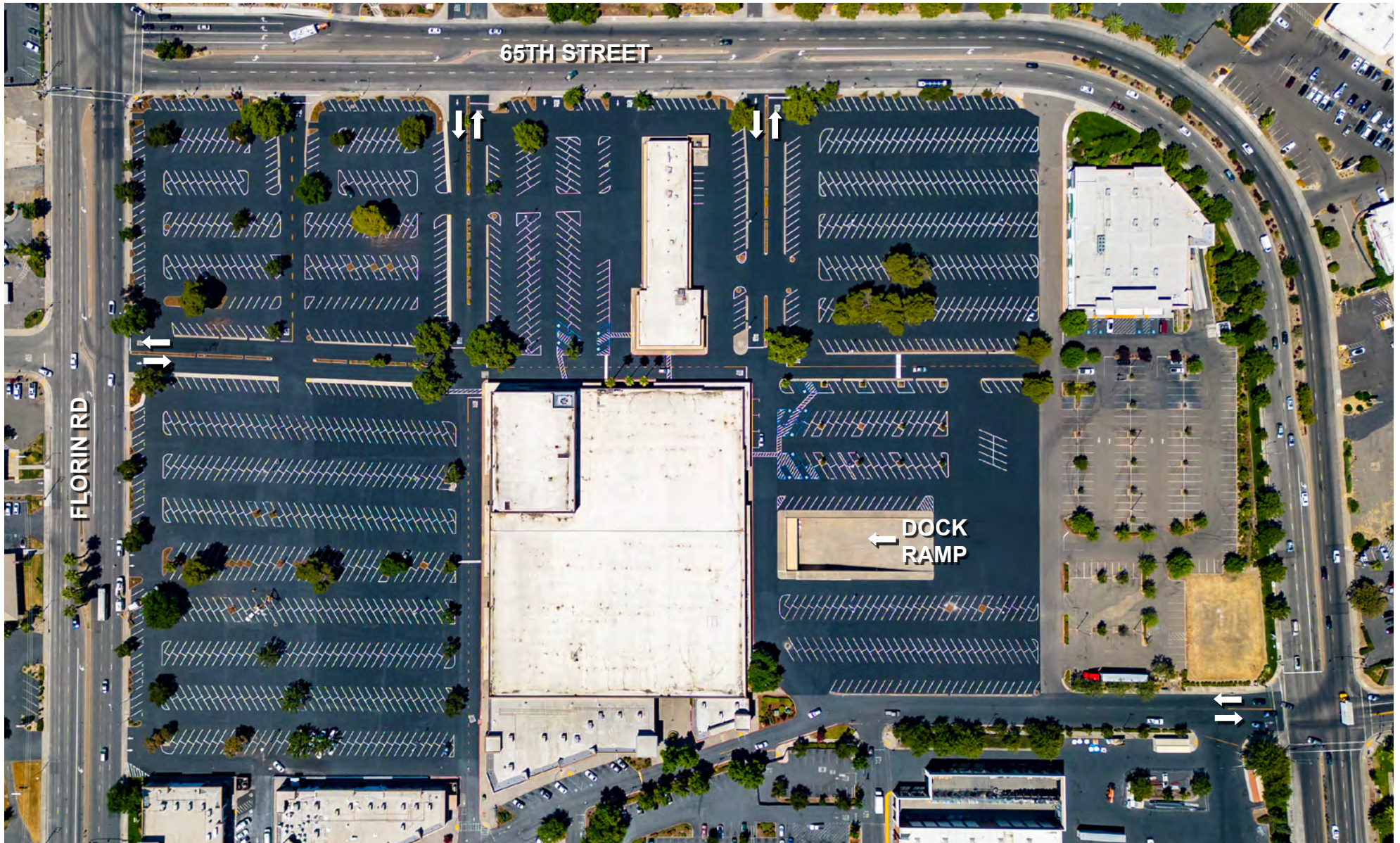


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