

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!



KIDS EMPIRE

NOW REMODELED!

FOR MORE INFORMATION CONTACT:

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VIEW VIRTUAL TOUR

916.779.1000

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

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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:	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:

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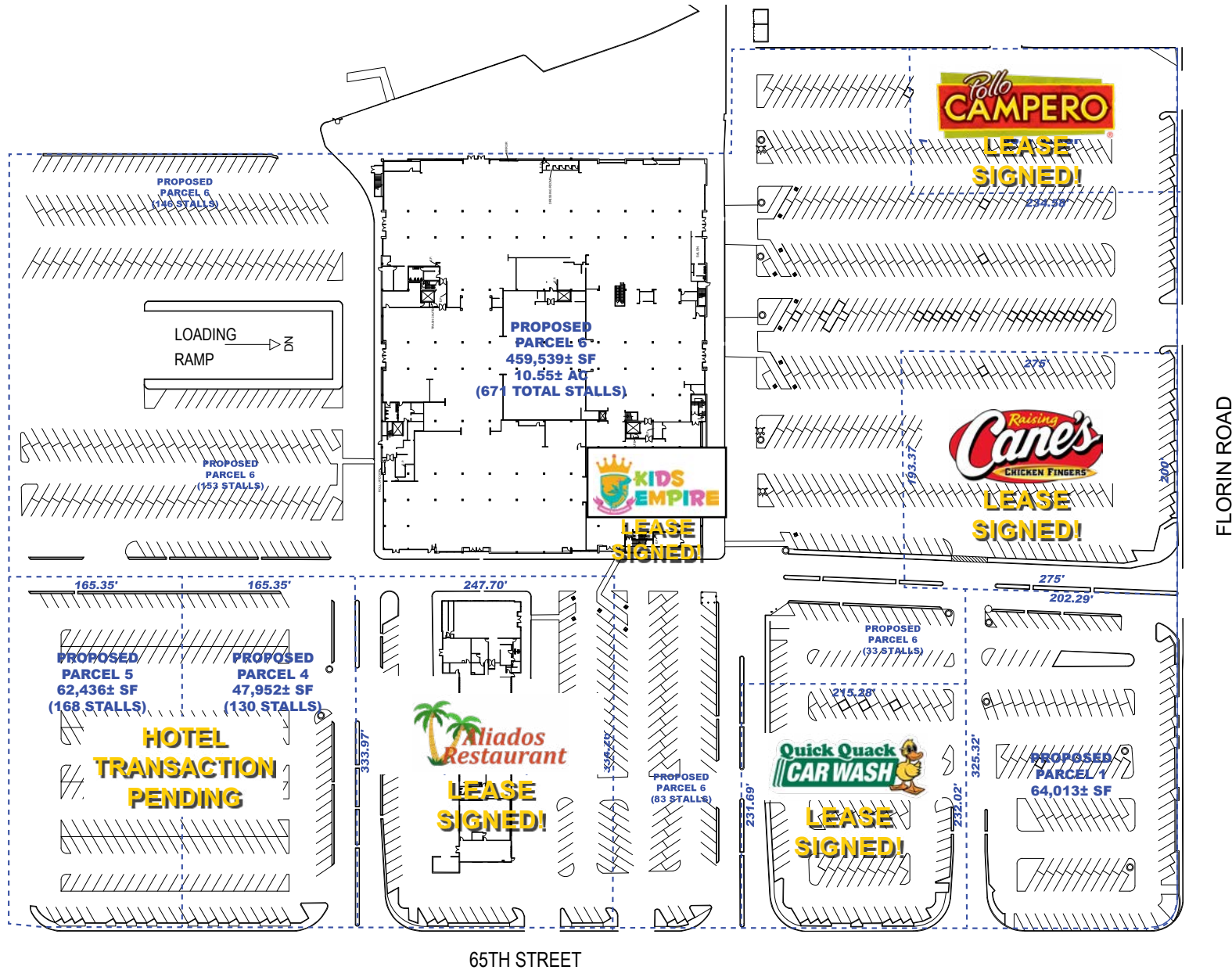
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

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SITE PLAN



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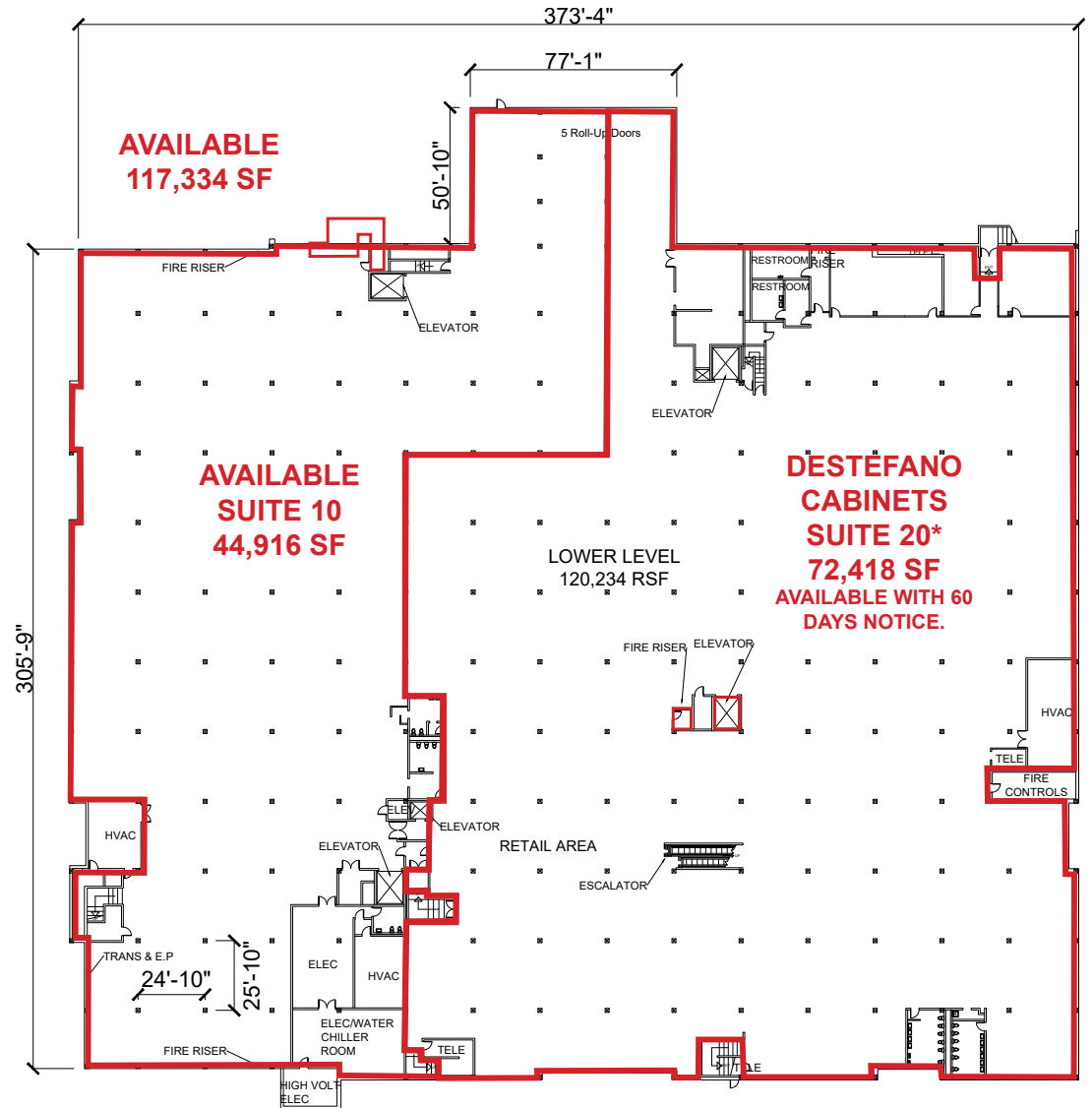
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**FLOOR PLAN
LOWER LEVEL/
WAREHOUSE**

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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