

**FOR
LEASE**

**9745 BUSINESS PARK DR,
SACRAMENTO, CA**



SMALL WAREHOUSE & OFFICE FOR LEASE

**3-D Tour
Click Here** 

DAVE CARLSEN
916.212.2127
DAVE@ROMECPRE.COM
DRE: 01977101

ELLIS THOMAS
707.712.6916
ELLIS@ROMECPRE.COM
DRE: 02207868

ROME
REAL ESTATE GROUP

INDUSTRIAL WAREHOUSE SUITES

SPACE	SIZE	LEASE RATE	SPACE NOTES
9745: A	+/- 1,260 SF	\$1.25 PSF MG	Office/Storage space
9745: B	+/- 1,170 SF	\$1.25 PSF MG	Office/Storage space
9745: A-B	+/- 2,430 SF	\$1.25 PSF MG	Combined spaces to be leased together.
9745: D	+/- 1,200 SF	\$1.25 PSF MG	Gym/Warehouse/Flex space with roll up door

HIGHLIGHTS

- **Truck-Accessible:** 12' x 14' roll-up doors with easy truck access from a spacious parking area.
- **MOVE IN READY GYM SPACE:** Perfect for personal trainers or fitness instructors that need an affordable private suite plus a shower.
- **Robust Power:** 1,200 amp, 3-phase power.
- **Utility Savings:** Installed solar power.
- **Ample Space:** 18' clear height.
- **Insulated Warehouse:** Fully insulated for energy efficiency.



ABUNDANT PARKING

80 SPACES



COMMERCIAL / WAREHOUSE

068-0160-121-0000



OIMU

PROPERTY ZONING

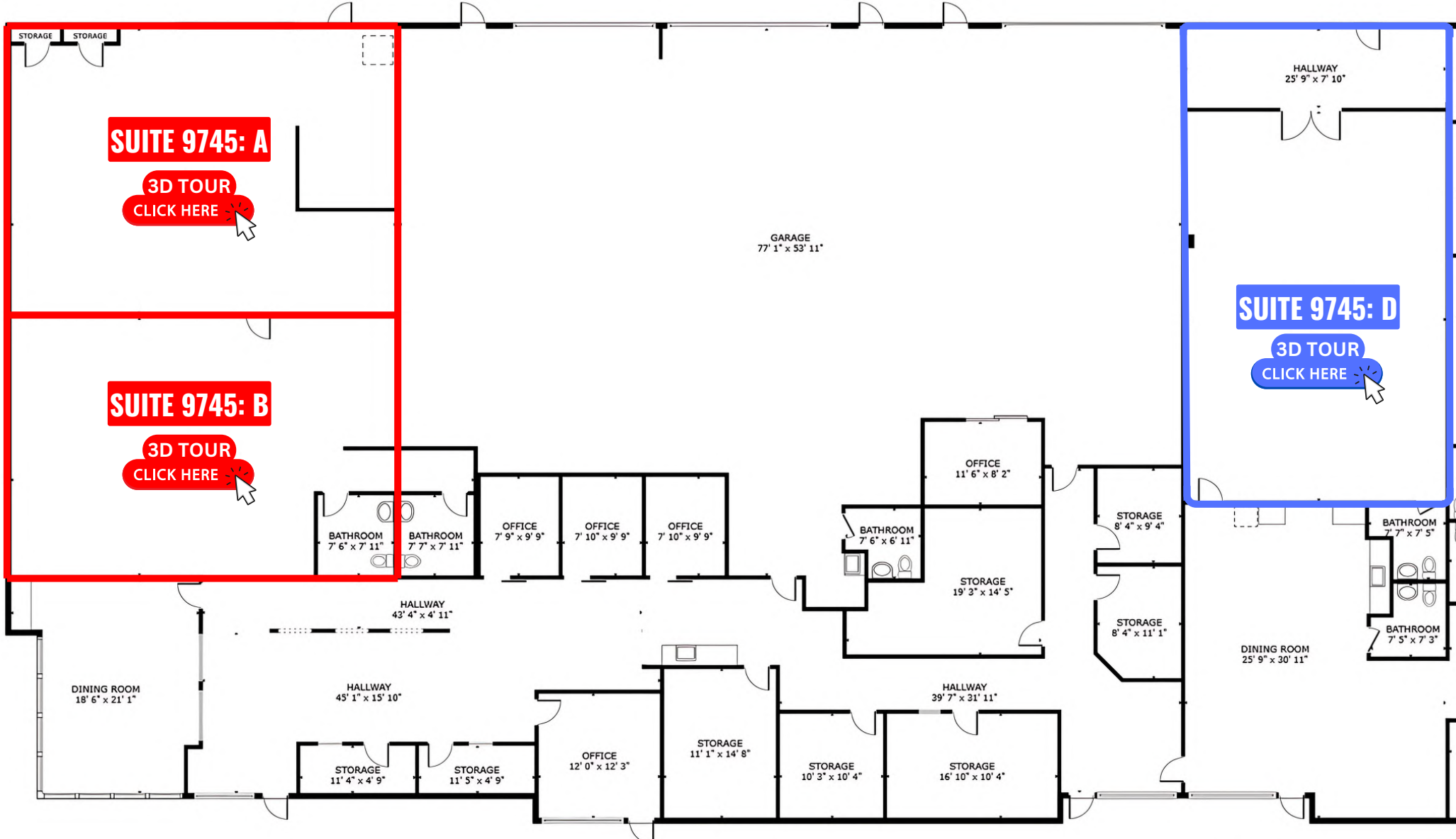
OFFICE
INDUSTRIAL
MIXED-USE

SACRAMENTO COUNTY

FLOORPLAN FOR AVAILABLE SUITES

SPACE	SIZE	LEASE RATE	SPACE NOTES
9745: A	+/- 1,260 SF	\$1.25 PSF MG	Office/Storage space
9745: B	+/- 1,170 SF	\$1.25 PSF MG	Office/Storage space
9745: A-B	+/- 2,430 SF	\$1.25 PSF MG	Combined spaces to be leased together
9745: D	+/- 1,200 SF	\$1.25 PSF MG	Gym/Warehouse/Flex space with roll-up door

3-D Tour
Click Here 



SUITE 9745: A

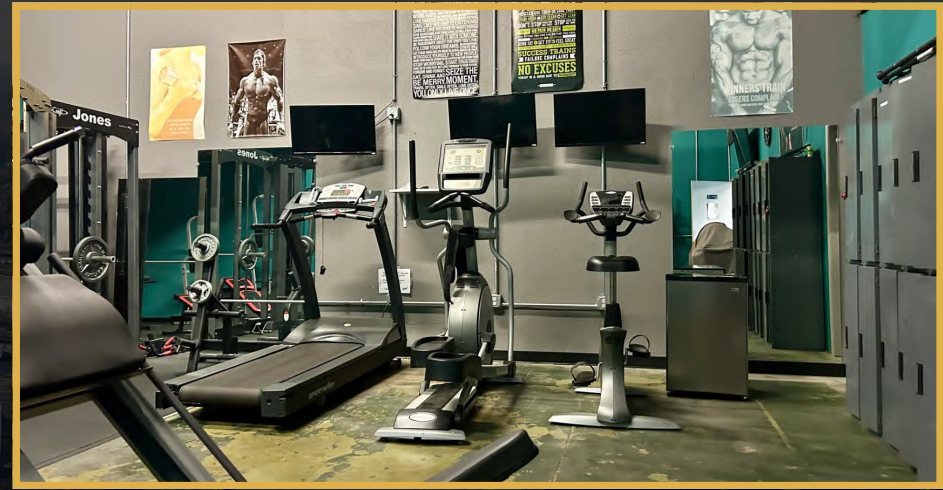
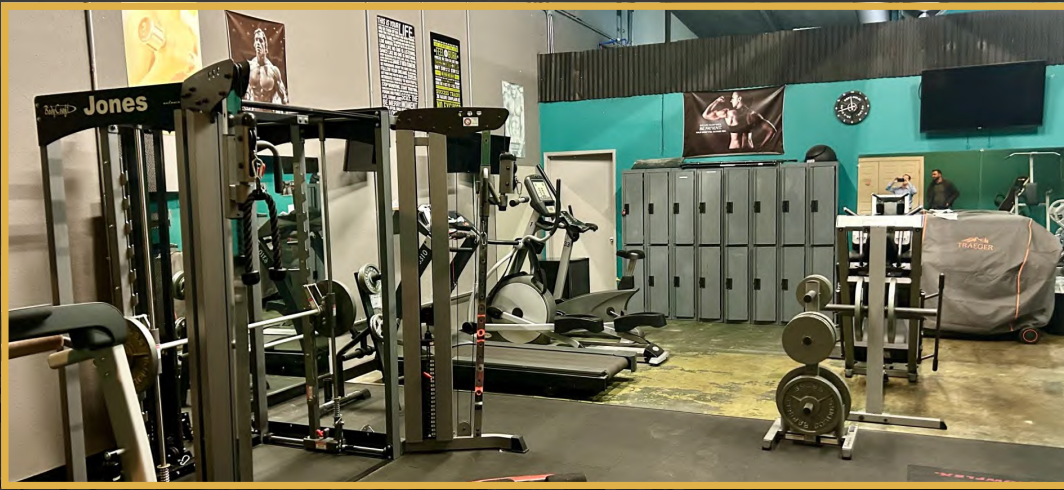
3D TOUR
CLICK HERE 

SUITE 9745: B

3D TOUR
CLICK HERE 

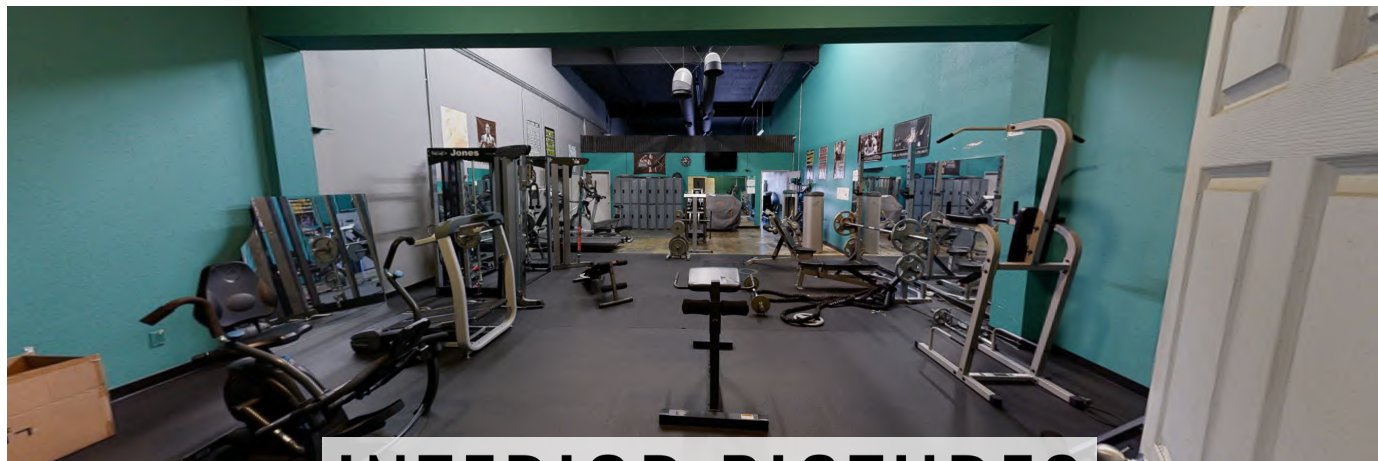
SUITE 9745: D

3D TOUR
CLICK HERE 



FULLY BUILT OUT GYM

- Attention personal trainers and fitness class instructors! Check out a move in ready gym with showers available now!
- Don't forget about the commercially sized and fully outfitted gym.
- Includes a separate shower and lockers so there's no excuse not to work out.



INTERIOR PICTURES



EXTERIOR PICTURES





SHARED AMENITIES AVAILABLE

- Negotiable access to other building shared amenities.
- High-end office finishes with great existing build-out, lots of natural light, and polished concrete flooring.
- Beautiful conference rooms, private offices, bullpens, break rooms, reception, and restrooms.

Folsom Blvd

BIAGGIO
TILE & STONE

PRO WRAPS

COMMERCIAL GRAPHIC UPFITTER

MouldingBase

BASEBOARDS / CROWN MOULDING / CASING

J.J. PFISTER DISTILLING

HAND CRAFTED SPIRITS

SACRAMENTO CALIFORNIA

FAMILY OWNED

ProServ **G2G**

PEST MANAGEMENT ELITE SOFTBALL TRAINING

Business Park Dr

COUNTYWIDE MECHANICAL

A MODIGENT COMPANY

C.P.M. LABS

COMSONICS

LIAP

FL FLOORING LIQUIDATORS

THE ORIGINAL



Window World

Bradshaw Rd

PROPERTY LOCATION



Over 45 years

MARSH'S CARPET

Wholesale Woodfloor Warehouse

Leaf & Filter

PRIMETIME COLORS

PALM

DESIGN + SURFACES™

MANDARINS

B N G O



IMMEDIATE VICINITY AERIAL



COSTCO
WHOLESALE

WinCo
FOODS

KAISER PERMANENTE®

Arden Fair Mall

SACRAMENTO STATE



American River

24 HOUR FITNESS **K1 SPEED**

BURGER KING **ADALBERTO'S MEXICAN FOOD** **KOREAN BBQ**

McDonald's **GROCERY OUTLET** *bargain market™*

Shell **FOOD 4 LESS**

Viva SUPERMARKET **Target** **ROSS DRESS FOR LESS**

planet fitness **SAFeway** **Walmart**



PROPERTY LOCATION

Mather Airport

Raley's **99c only STORES.** **Starbucks** **Jack in the box**

Carl's Jr.

DEMOGRAPHIC SUMMARY REPORT

9745 BUSINESS PARK DR SACRAMENTO, CA 95827



POPULATION

2023 ESTIMATE

1-MILE RADIUS 15,307
3-MILE RADIUS 110,184
5-MILE RADIUS 244,829

POPULATION

2028 PROJECTION

1-MILE RADIUS 15,630
3-MILE RADIUS 112,934
5-MILE RADIUS 251,494



HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS \$85,906.00
3-MILE RADIUS \$101,966.00
5-MILE RADIUS \$91,685.00

HOUSEHOLD INCOME

2023 MEDIAN

1-MILE RADIUS \$68,305.00
3-MILE RADIUS \$77,582.00
5-MILE RADIUS \$68,941.00



POPULATION

2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	9,782	75,146	170,976
BLACK	1,927	11,362	23,985
HISPANIC ORIGIN	3,302	22,128	48,911
AM. INDIAN & ALASKAN	224	1,653	3,649
ASIAN	1,750	12,518	26,281
HAWAIIAN/PACIFIC ISLAND	200	1,173	2,355
OTHER	1,424	8,333	17,583

REACH OUT

TO LEARN MORE ABOUT
9745 BUSINESS PARK DR.



Dave Carlsen

VICE PRESIDENT

916-212-2127

dave@romecre.com

DRE: 01977101



916.212.2127

707.712.6916



dave@romecre.com

ellis@romecre.com



@romecregroup



Ellis Thomas

BROKER ASSOCIATE

707-712-6916

ellis@romecre.com

DRE: 02207868



2901 K Street, Suite 306, Sacramento, CA 95816

101 Parkshore Drive, Suite 100, Folsom, CA 95630

