



OFFERING MEMORANDUM

STNL INVESTMENT OPPORTUNITY CERONIX, INC.

13350 NEW AIRPORT RD
AUBURN, CA 95602

Marcus & Millichap
THE HEFNER TEAM

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THE HEFNER TEAM

OFFICES THROUGHOUT THE U.S. AND CANADA
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CERONIX, INC.

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[The Hefner Team Website](#)



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..... SECTION 1

01

EXECUTIVE SUMMARY

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Floorplans

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CERONIX, INC

PROPERTY SUMMARY


Listing Price
\$8,800,000


Rentable SF
61,334 SF


Price/SF
\$143.48

Year Built:	2000
Cap Rate:	8.08%
APN:	#052-190-088-000
Parcel Size:	6.60 Acres
Building SF:	61,334 SF
Office SF (15%):	9,138 SF
Assembly Area SF (35%):	21,758 SF
Warehouse Area SF (50%):	30,438 SF
Zoning:	INP-DC-AO
Solar Roof Panels:	4,000 Sharp 185 Watt Modules, 400 KW PV Inverter System
Electrical:	PG&E, 2,000 Amp/480 volt, 3 Phase and 4 Wire Buyer to Verify
Tax Rate:	056041-Tax Rate is 1.16%
Parking:	128 Stalls, 5 are ADA compliant
Parking Ratio:	2.92/1,000



CERONIX, INC

INVESTMENT OVERVIEW

PROPERTY DESCRIPTION

Marcus & Millichap is pleased to present the compelling fee simple industrial investment opportunity located at 13350 New Airport Road in Auburn, California. Located next to the Auburn Airport Industrial Park, this versatile, single-tenant industrial space comprises a total of 61,334 square feet on a sizable 6.6-acre parcel. The building is configured with 9,138 square feet of office space, 21,758 square feet dedicated to assembly, and 30,438 square feet of warehouse capacity. This layout is ideal for leveraging the Property's zoning for light industrial uses like manufacturing, assembly, and research and development. The Property features finished sheetrock walls and durable, commercial-grade vinyl tile flooring throughout the office and assembly areas, with large glass panels offering clear visibility between spaces. Capital upgrades significantly improve the asset's long-term value and enhance the Property's appeal to modern industrial users. These upgrades include the installation of solar roof panels with an inverter system, energy-efficient exterior lighting fixtures, and an above-average density of electrical and internet connections. With its proximity to major industrial hubs and transportation corridors, this offering presents a highly desirable opportunity for owner/occupies and investors searching for a premier industrial asset.

PROPERTY HIGHLIGHTS

- Versatile 61,334-Square-Foot Industrial Facility on 6.6 Acres
- Efficient Layout with Dedicated Office, Assembly, and Warehouse Space
- Potential to Re-Instate Foreign Trade Zone Status
- Capital Upgrades Include Solar Roof System installed in 2018 by Solar Edge Technology and Upgraded LED Lighting
- Prime Location in Auburn Airport Industrial Park and Key Transport Routes
- High Output Well Water operated by Ceronix's Solar System



CERONIX, INC

FOREIGN TRADE ZONE FACT SHEET

Foreign trade zones (FTZs) are sites in or near a U.S. Customs port of entry where foreign and domestic merchandise is generally considered to be in international trade. Goods can be brought into a zone without formal Customs entry or without incurring Customs duties or excise taxes unless and until they are imported into the United States. FTZs are intended to promote U.S. participation in trade and commerce by eliminating or reducing the unintended costs or obstacles associated with U.S. trade laws. Employment that might normally be shifted to a foreign country is thereby encouraged to remain in the United States.

Zone projects may be at one or multiple sites, a single building, all or a portion of an industrial park, at a deepwater port, or within an international airport. When a firm intends to utilize its own plant or cannot be accommodated within an existing zone, "subzone" status may be granted to the site. As of January 1999 there were 234 Foreign Trade Zones in the United States. This represents a dramatic increase from 1980 figures, when there were only 59 general - purpose zones. California is currently home to 17 general purpose FTZs.

Definition of a Foreign Trade Zone and Subzone

Foreign Trade Zone: An isolated, enclosed, and policed area, operated as a public utility, adjacent, in, or near a port of entry, furnished with facilities for lading, unlading, handling, storing, manipulating, manufacturing, and exhibiting goods, and for reshipping them by land, water, or air.

Subzone: A subzone is a special type of zone facility approved for the use of a single company. These private zones, usually industrial plants, are approved only when a public benefit can be clearly demonstrated. The firm in a subzone is required to show what positive economic results its operation under zone procedures will generate.

Purpose of Foreign Trade Zones: To stimulate desired economic activity in the community consistent with national policy. Zones are designated to create employment, not simply divert it from one region of the country to another.



Operations: FTZ operations involve three parties--grantee, operator, and user--which may be held by one, two, or three entities. The grantee, often a public, quasi-public, or nonprofit entity, holds the grant from the FTZ Board of the U.S. Department of Commerce. The operator runs the zone on a day-to-day basis and is responsible for record keeping and dealing with Customs. The user is the company or companies that actually use the zone. Activation and operation of the zone is under the legal authority of the U.S. Department of Commerce Foreign Trade Zones Board and the U.S. Customs Service. Local issues are handled by the district Director of Customs as the designated representative of the Board.

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FOREIGN TRADE ZONE FACT SHEET

Benefits

Benefits derived by businesses using FTZs include:

- Delayed tariff payments on imported products;
- Choice of finished product tariff rate for goods further processed inside the FTZ, subject to public interest consideration;
- Complete tariff avoidance if products are exported directly from the FTZ or if products are assembled, packaged, and then exported;
- Payment of duties only on the value of the foreign components, not on labor, overhead, or profit;
- Exemption from state/local inventory taxes on foreign merchandise;
- Potentially lower insurance premiums due to customs security requirements, which provide protection against theft and defalcation; and
- Temporary or complete avoidance of quota restrictions.

Merchandise Stored at Foreign Trade Zones

Any foreign and domestic merchandise may be brought into a zone without being subject to the custom laws of the U.S. governing the entry of goods or the payment of duty. Excluded are those goods which are prohibited by law or which the Foreign Trade Zone Board orders to be excluded as detrimental to the public interest, health or safety.

Manufacturing may occur within the FTZ which may change the Harmonized Tariff Schedule (USHTS) classification to a much lower or a Duty-Free Status depending on the classification of USHTS.



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FOREIGN TRADE ZONE FACT SHEET

Allowable Activities

Goods entering a foreign trade zone may be stored, sold, auctioned, tested, cleaned, calibrated, consolidated, sampled, relabeled, repackaged, inspected, displayed, repaired, comingled, manipulated, mixed, processed, assembled, manufactured, salvaged, or destroyed. Any domestic or foreign merchandise, except that which is prohibited by law, may be taken into a FTZ. If the final product is exported from the United States, no U.S. Customs duty or excise tax is levied. If, however, the final product is imported into the U.S., Customs duty and excise taxes are due only at the time of transfer from the FTZ and formal entry in the United States. The Foreign Trade Zone Board may prohibit or restrict activity based on public interest consideration.

Foreign Trade Zone Incentives

- Exports and transhipments emerge from the zones with full tariff forgiveness and usually free from quota requirements.
- Imports from zones are entered under a procedure giving the importer the choice of paying duties either on the product entered or on its foreign content.
- Admissible goods, not prohibited by law, can be moved into zones for re-export or to await special permits or clearance needed for formal entry.
- Merchandise in zones is not subject to federal excise taxes, and export status is accorded goods placed in zones for export.
- State and local excise taxes on personal property, such as inventory taxes, do not apply to certain goods that are in a zone for bona fide customs reasons (e.g. foreign merchandise and merchandise held for export).
- Other indirect benefits include reduced insurance costs because of tighter security inherent in zones.
- Quota restrictions do not generally apply to goods upon their arrival in a zone.
- Multinational firms manufacturing and marketing items of modern technology have a wider range of choices in the siting of plants and distribution centers.



CERONIX, INC.

REGIONAL MAP



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RETAILER MAP



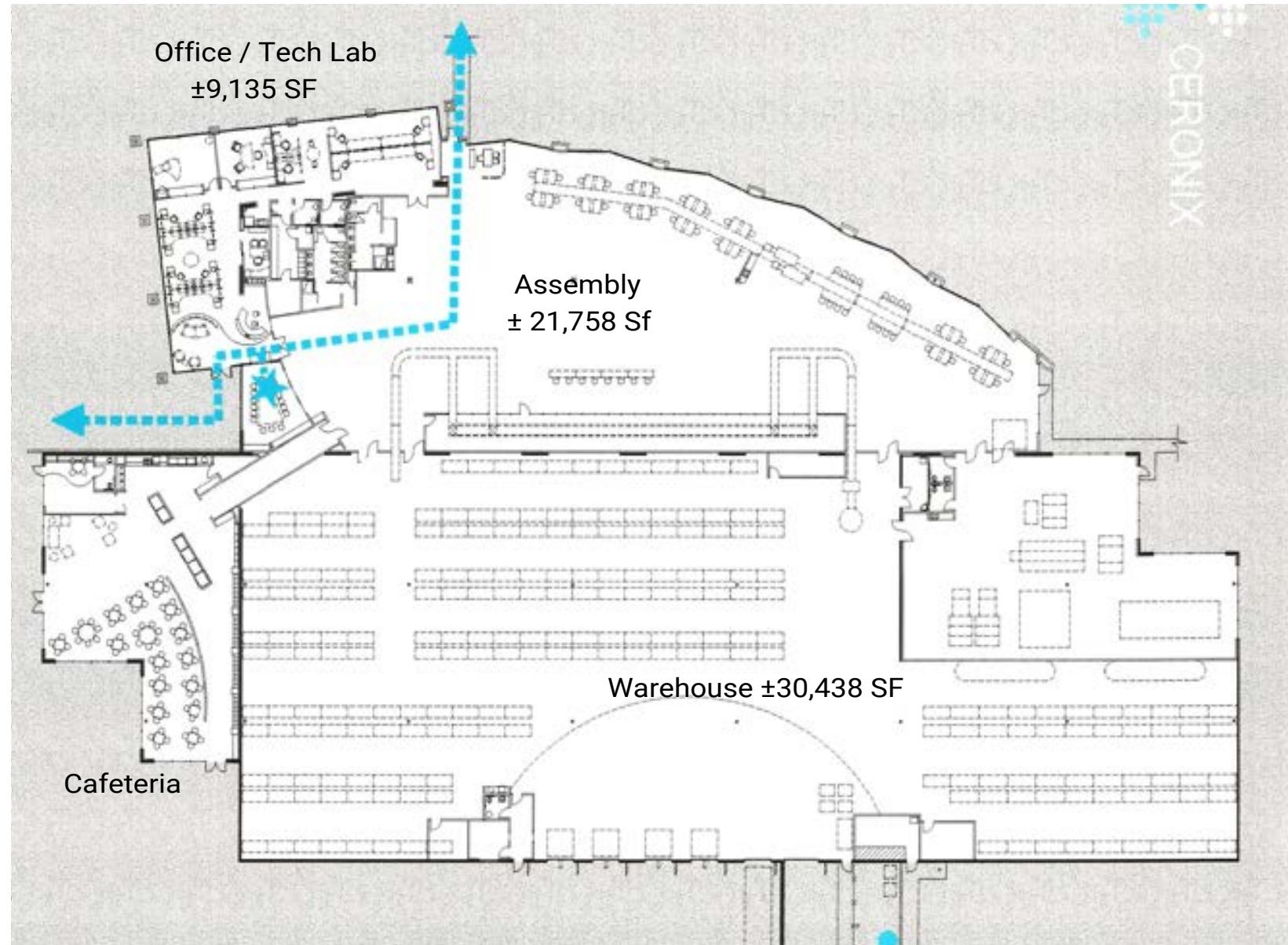
CERONIX, INC.

SATELLITE MAP



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FLOORPLANS



CERONIX, INC.

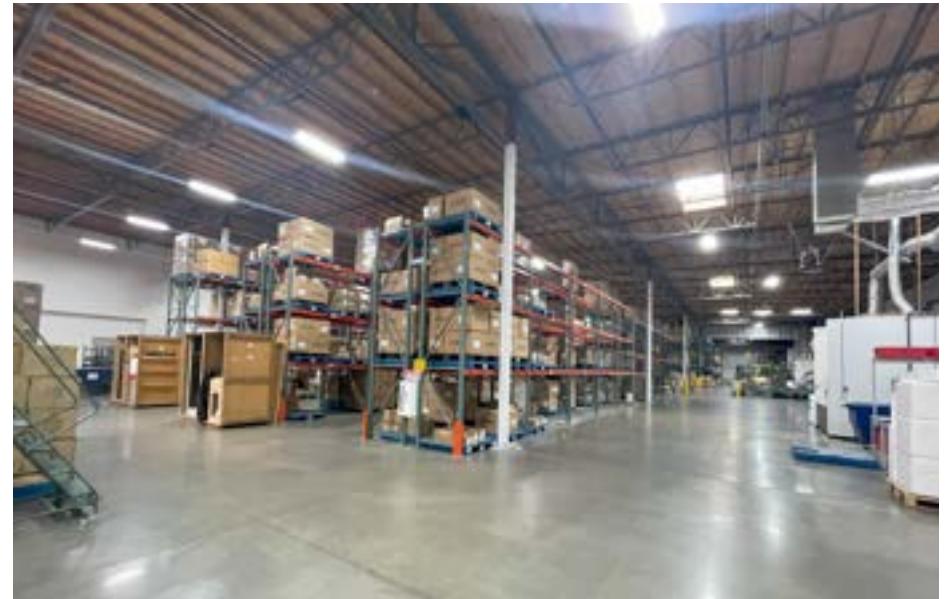
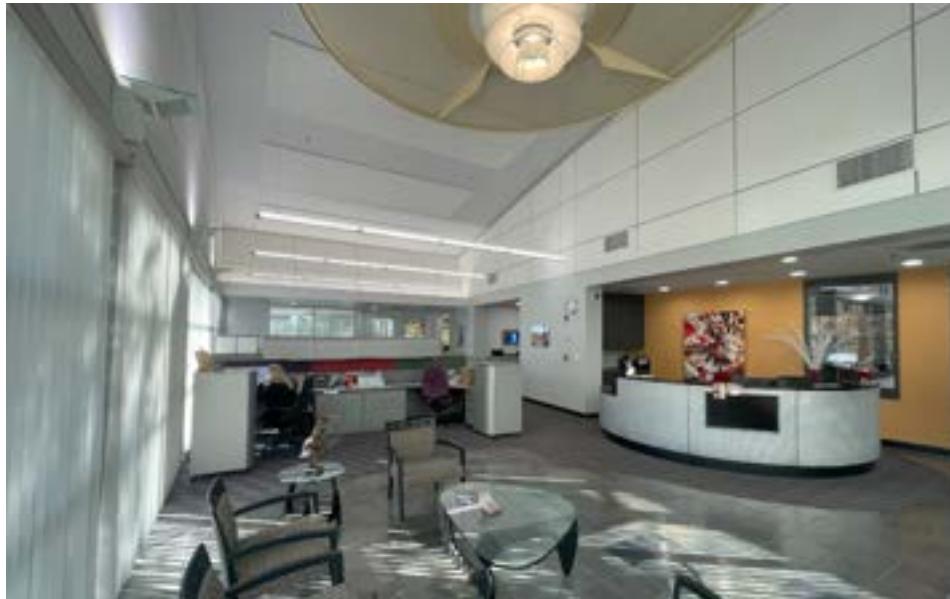
OVERHEAD VIEW

AUBURN
MUNICIPAL
AIRPORT



CERONIX, INC.

INTERIOR PHOTOS



CERONIX, INC.

EXTERIOR PHOTOS





..... SECTION 2

02

SALES COMPARABLES

Sale Comps Map
Sale Comps Summary
Highlighted Comps
Price/SF Chart

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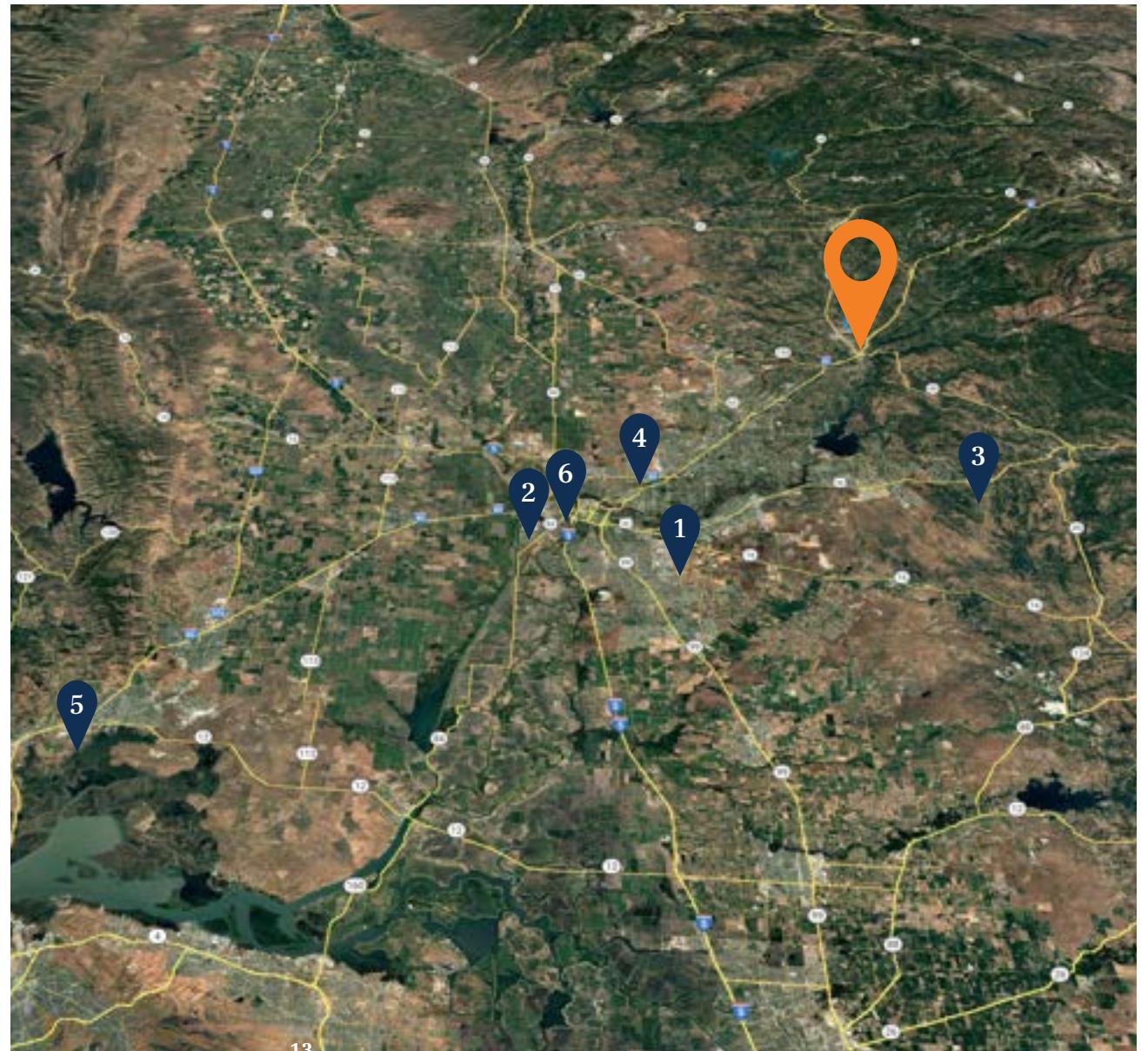
CERONIX, INC.

SALES COMPS MAP



Ceronix Inc

- 1 8661 Younger Creek Dr
- 2 3621 Seaport Blvd
- 3 4261 Business Dr
- 4 4600 Beloit Dr
- 5 2300 N Watney Way
- 6 879 F Street



CERONIX, INC.

SALE COMPS SUMMARY

SUBJECT PROPERTY		PRICE	SQUARE FEET	PRICE/SF	CLOSE	
	13350 New Airport Rd, Auburn, CA 95602	\$8,800,000	61,334	\$143.48	N/A	
SALE COMPARABLES		PRICE	SQUARE FEET	PRICE/SF	CLOSE	
1	8661 Younger Creek Dr Sacramento, CA 95828		\$7,850,000	53,053	\$147.96	12/30/2024
2	3621 Seaport Blvd West Sacramento, CA 95691		\$6,467,000	44,600	\$145.00	12/18/2024
3	4261 Business Dr Cameron Park, CA 95682		\$5,350,000	33,183	\$161.22	7/23/2024
4	4600 Beloit Dr Sacramento, CA 95838		\$7,400,000	50,000	\$148.00	5/3/2024
5	2300 N Watney Way Fairfield CA, 94533		\$12,000,000	67,510	\$177.75	12/29/2023
6	879 F Street West Sacramento, CA 95605		\$9,000,000	55,000	\$163.64	10/13/2023
AVERAGES		\$8,011,167	50,558	\$158.46		

CERONIX, INC.

HIGHLIGHTED SALES COMPS



3 **4261 Business Drive**
Cameron Park, CA 95682

Sale Price	\$5,350,000
Square Feet	33,183 SF
Acres	2.62 Acres
Close	7/23/2024
Price/SF	\$161.23
Actual Cap Rate	7.22%

Snowline Engineering was the Seller and completed a sale-leaseback at close of escrow for 8 years with initial rent starting at \$1.00/SF. ABSOLUTE NNN with 3% annual increases.



6 **879 F Street**
West Sacramento, CA 95605

Sale Price	\$9,000,000
Square Feet	55,000 SF
Acres	2.63 Acres
Close	10/13/2023
Price/SF	\$163.64
Actual Cap Rate	6.60%

The Bendetti Company sold this 55,000 square foot industrial building to the Zurich Investment Company for \$9,000,000, or 163.64 per square foot. The property was 100% occupied at the time of sale.

The property was on the market for 84 days with an initial asking price of \$9,300,000.

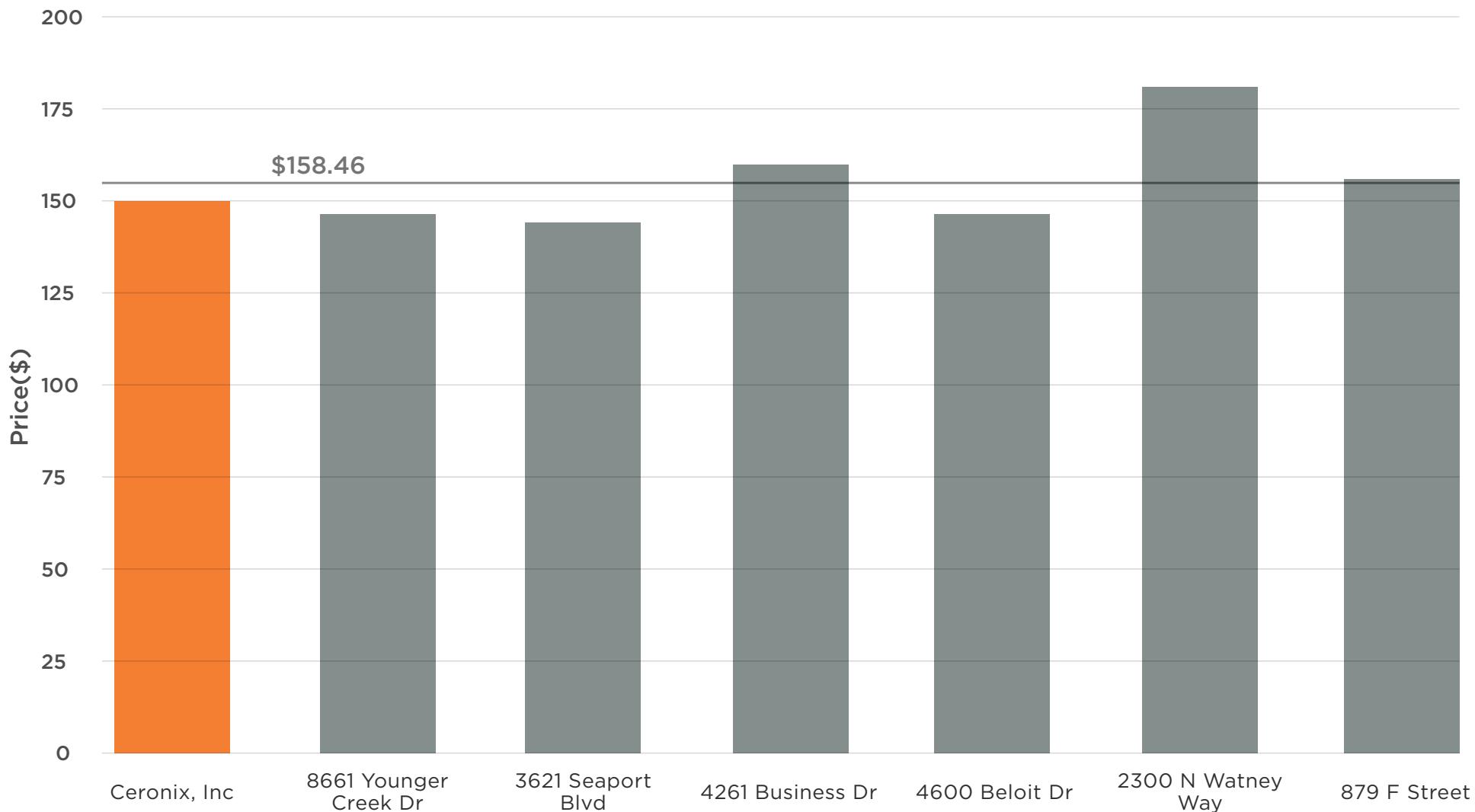
The in-place net operating income for 2023 was reported to be \$595,200, yielding an actual cap rate of 6.6%.

Tenants: 1) Path to Prosperity 2) Assembly Committee on Rules 3) Nation Auto Parts

CERONIX, INC.

PRICE/SF CHART

Price/SF



..... SECTION 3

03

LEASE COMPARABLES

Lease Comps Map
Lease Comparables

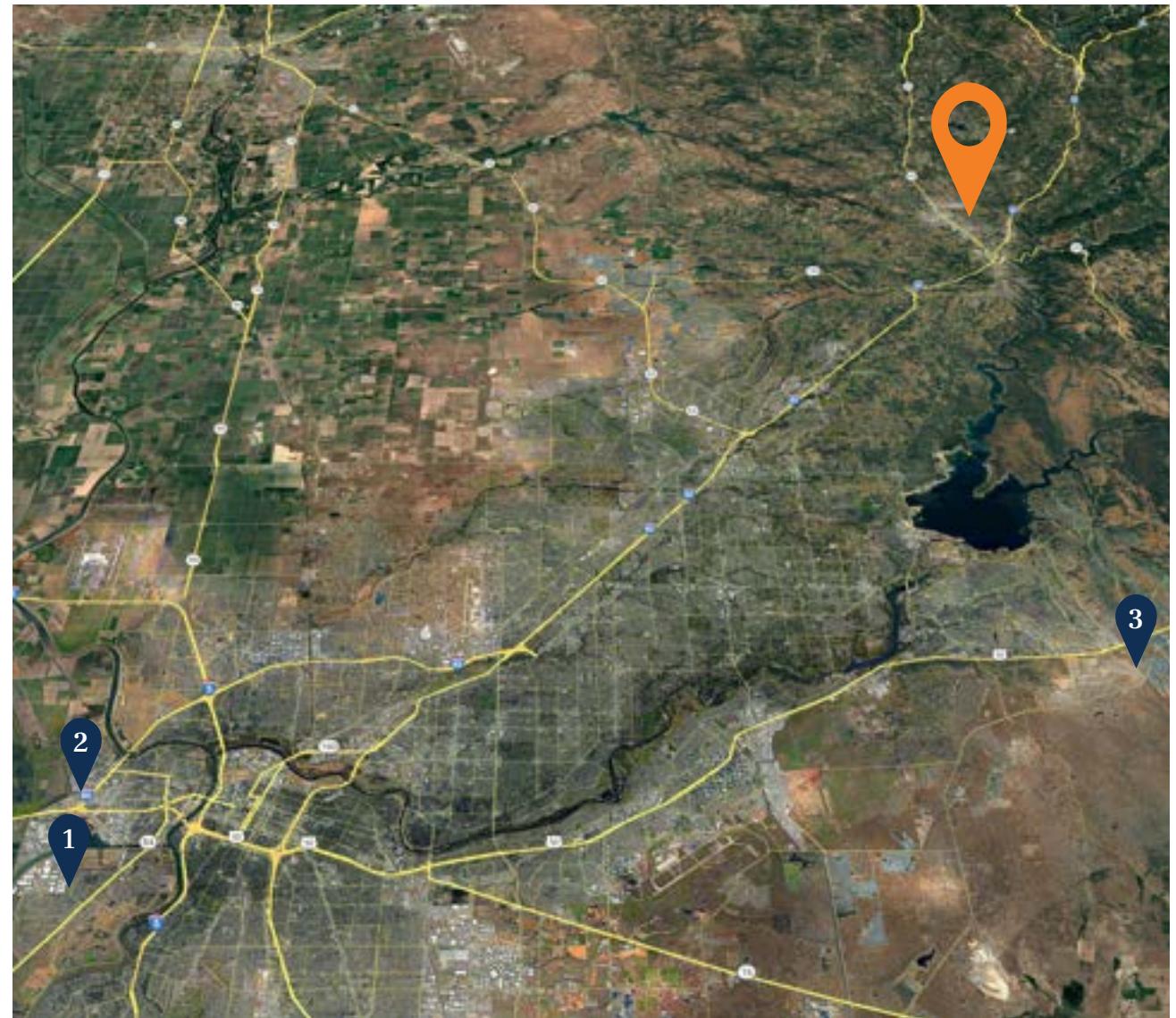
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CERONIX, INC.

LEASE COMPS MAP

 Ceronix Inc

-  1 2975 Ramco Street
-  2 820 Riverside Pkwy
-  3 4261 Business Drive



CERONIX, INC.

LEASE COMPARABLES



1

2975 Ramco Street
West Sacramento, CA 95691

Tenant	Ernest Packing Solutions
Lease Commencement	March 2025
Lease Term	5 years with 3 months free rent
Effective Rent	\$.85 SF Modified Gross with 3% annual increases



2

820 Riverside Pkwy
West Sacramento, CA 95605

Tenant	Redstone Print and Mail
Lease Commencement	May 1, 2024
Lease Term	10 years
Effective Rent	\$.68 with 3% annual increases



3

4261 Business Drive
Cameron Park, CA 95682

Tenant	Snowline Engineering
Lease Commencement	July 2024
Lease Term	8 years
Effective Rent	\$1.00 SF Modified Gross with 3% annual increases

..... SECTION 4

04

FINANCIAL ANALYSIS

5-Year Leaseback (50%)

5-Year Leaseback (60%)

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5-YEAR LEASEBACK (50%)

As of January,2026

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Lease Type
			Comm.	Exp.				
Crop Development	61,334	100.0%	COE	5 Years	\$12.00	\$61,334	\$736,008	NNN
Total	61,334					\$12.00	\$61,334	\$736,008
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied Rentable SF: 100.00%		Unoccupied Rentable SF: 0.00%	
			Total Current Rents: \$736,008		Occupied Current Rents: \$736,008		Unoccupied Current Rents: \$0	

Note: 5 Year sale-leaseback \$1/sf/mo with 3% Annual increase.

CERONIX, INC.

5-YEAR LEASEBACK (50%)

INCOME	Current	Per SF
Scheduled Base Rental Income	736,008	12.00
CAM	37,161	0.61
Insurance	12,648	0.21
Real Estate Taxes	43,512	0.71
Total Reimbursement Income	\$93,321	100.0%
Potential Gross Revenue	829,329	13.52
Reserve & Maintenance	(24,880)	3.0%
Effective Gross Revenue	\$804,449	\$13.12
OPERATING EXPENSES	Current	Per SF
Gardening	18,090	0.29
Repairs & Maintenance - Building	8,666	0.14
Repairs & Maintenance - Other	10,406	0.17
Insurance	12,648	0.21
Real Estate Taxes	43,512	0.71
Total Expenses	\$93,322	\$1.52
Expenses as % of EGR	11.6%	
Net Operating Income	\$711,128	\$11.59

CERONIX, INC.

5-YEAR LEASEBACK (50%)

SUMMARY

Price	\$8,800,000
Down Payment	\$4,400,000
Down Payment %	50%
Number of Suites	1
Price Per SqFt	\$143.48
Rentable Built Area (RBA)	61,334 SF
Lot Size	6.6 Acres
Year Built	2000
Occupancy	100.00%

RETURNS

	Current
CAP Rate	8.08%
Cash-on-Cash	10.40%
Debt Coverage Ratio	2.81

Conventional

Financing	1st Loan
Loan Amount	\$4,400,000
Loan Type	New
Interest Rate	5.76%
Months of Interest Only	36
Loan Term	10 Years
Amortization	30 Years

OPERATING DATA

	Current
Scheduled Base Rental Income	\$736,008
Total Reimbursement Income	12.7%
Potential Gross Revenue	\$829,329
Reserve & Maintenance	3.0%
Effective Gross Revenue	\$804,449
Less: Operating Expenses	11.6% (\$93,322)
Net Operating Income	\$711,128
Cash Flow	\$711,128
Debt Service	(\$253,440)
Net Cash Flow After Debt Service	10.40% \$457,688
Principal Reduction	\$0
Total Return	10.40% \$457,688

OPERATING EXPENSES

	Current
CAM	\$37,161
Insurance	\$12,648
Real Estate Taxes	\$43,512
Total Expenses	\$93,322
Expenses/Suite	\$93,322
Expenses/SF	\$1.52

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

CERONIX, INC.

5-YEAR LEASEBACK (60%)

As of January,2026

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Lease Type
			Comm.	Exp.				
Crop Development	61,334	100.0%	COE	5 Years	\$12.00	\$61,334	\$736,008	NNN
Total	61,334					\$12.00	\$61,334	\$736,008
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied Rentable SF: 100.00%		Unoccupied Rentable SF: 0.00%	
			Total Current Rents: \$736,008		Occupied Current Rents: \$736,008		Unoccupied Current Rents: \$0	

Note: 5 Year sale-leaseback \$1/sf/mo with 3% Annual increase.

CERONIX, INC.

5-YEAR LEASEBACK (60%)

INCOME	Current	Per SF
Scheduled Base Rental Income	736,008	12.00
CAM	37,161	0.61
Insurance	12,648	0.21
Real Estate Taxes	43,512	0.71
Total Reimbursement Income	\$93,321	100.0% \$1.52
Potential Gross Revenue	829,329	13.52
Reserve & Maintenance	(24,880)	3.0% (0.41)
Effective Gross Revenue	\$804,449	\$13.12
OPERATING EXPENSES	Current	Per SF
Gardening	18,090	0.29
Repairs & Maintenance - Building	8,666	0.14
Repairs & Maintenance - Other	10,406	0.17
Insurance	12,648	0.21
Real Estate Taxes	43,512	0.71
Total Expenses	\$93,322	\$1.52
Expenses as % of EGR	11.6%	
Net Operating Income	\$711,128	\$11.59

CERONIX, INC.

5-YEAR LEASEBACK (60%)

SUMMARY

Price	\$8,800,000
Down Payment	\$3,520,000
Down Payment %	40%
Number of Suites	1
Price Per SqFt	\$143.48
Rentable Built Area (RBA)	61,334 SF
Lot Size	6.6 Acres
Year Built	2000
Occupancy	100.00%

OPERATING DATA

INCOME	Current
Scheduled Base Rental Income	\$736,008
Total Reimbursement Income	12.7% \$93,321
Potential Gross Revenue	\$829,329
Reserve & Maintenance	3.0% (\$24,880)
Effective Gross Revenue	\$804,449
Less: Operating Expenses	11.6% (\$93,322)
Net Operating Income	\$711,128
Cash Flow	\$711,128
Debt Service	(\$304,128)
Net Cash Flow After Debt Service	11.56% \$407,000
Principal Reduction	\$0
Total Return	11.56% \$407,000

OPERATING EXPENSES	Current
CAM	\$37,161
Insurance	\$12,648
Real Estate Taxes	\$43,512
Total Expenses	\$93,322
Expenses/Suite	\$93,322
Expenses/SF	\$1.52

Conventional

Financing	1st Loan
Loan Amount	\$5,280,000
Loan Type	New
Interest Rate	5.76%
Months of Interest Only	36
Loan Term	10 Years
Amortization	30 Years

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

CERONIX, INC.

WHY TO BUY

THE HEFNER TEAM'S WHY TO BUY:

PRO'S

- Nearly Zero Percent Vacancy in this Submarket
- High-Quality Single-Story Tilt Concrete Construction
- Walking Distance to Auburn Airport Hangers and Runway
- Large Building Footprint in this Submarket (Scarcity)
- Few Buildings of This Size and Quality are Offered for Sale Today
- Decent Owner/Occupier Market Demand Today
- Well-Maintained by Original Owner/Occupier
- Ample Parking
- Close Proximity to Auburn Airport Runway and Hangars
- Large Manufacturing/Warehouse Floor That Can be Expanded if Office Area is Reduced
- Close to Retail and Recreational Amenities



..... SECTION 5

05

MARKET OVERVIEW

Auburn, CA

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CERONIX, INC.

MARKET OVERVIEW

AUBURN, CA

The property is located in Auburn, California, a growing city with a population of 13,658 that is best known as a historical landmark from California's famous Gold Rush history. Today, the city is part of the Sacramento-Roseville metropolitan area and is the seat of Placer County. Local government is the metro's largest jobs provider, but the nearby economy is also supported by employers in the healthcare, utilities and manufacturing sectors. Placer County Information Technology and Pacific Gas and Electric represent the two largest employers in the metro. Residents in Auburn enjoy median household incomes that are over

15 percent higher than the national average, reflecting both substantial discretionary income and an outsized demand for entertainment and amenities. Auburn sits 33 miles southeast of Sacramento and adjacent to Interstate 80. Access to this major travel route allows for convenient travel to the rest of Northern California, a boon for local transportation, logistics and tourism.





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