



1126 Sibley St

1126 Sibley St, Folsom, CA 95630

RE/MAX GOLD



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1126 Sibley St

\$9.60 /SF/YR

HARD TO FIND WAREHOUSE SPACE IN FOLSOM LOCATED AT THE CORNER OF SIBLEY ST. AND GLENN DR. APPROXIMATELY 9600 SF OF OPEN WAREHOUSE WITH IMPROVED OFFICE/SHOWROOM SPACE. NEW UPGRADES COMPLETED TO INCLUDE CARPET, WOOD LOOK LAMINATE FLOORING IN REAR HALLWAY AND OFFICES AND NEW PAINT.

4 DRIVE THROUGH ROLL UP DOORS FOR EASY ACCESS. 2 PRIVATE RESTROOMS, BREAK AREA AND SINK IN WAREHOUSE PORTION. MONUMENT SIGNAGE ON BUSY SIBLEY ST. AND BUILDING SIGNAGE ON FRONT AND SIDE OF THE BUILDING FACING GLENN DR. . CLOSE TO HWY 50 OFF FOLSOM BLVD. OR PRAIRIE CITY.

Historic Folsom and Central Business District in immediate area. Walking distance to restaurants and shopping. Long term tenants include: Caliber Collision, Folsom Auto Tech, Folsom Signs, Poker Depot...

- Improved office/showroom space
- 4 drive through roll up doors
- Monument Signage on Sibley Street



Rental Rate: \$9.60 /SF/YR

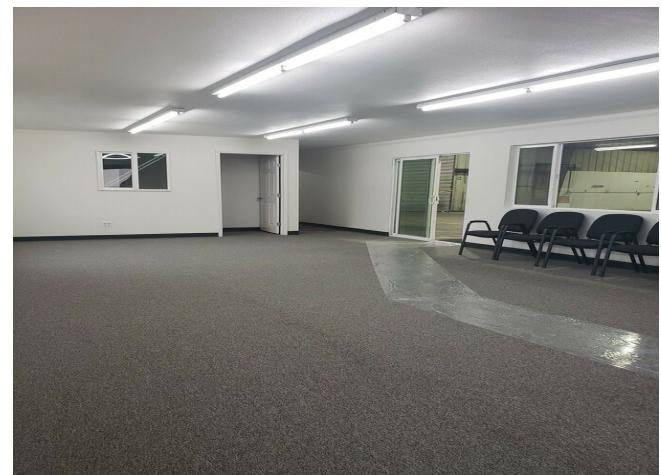
Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 9,600 SF

Year Built: 1977

Rental Rate Mo: \$0.80 /SF/MO

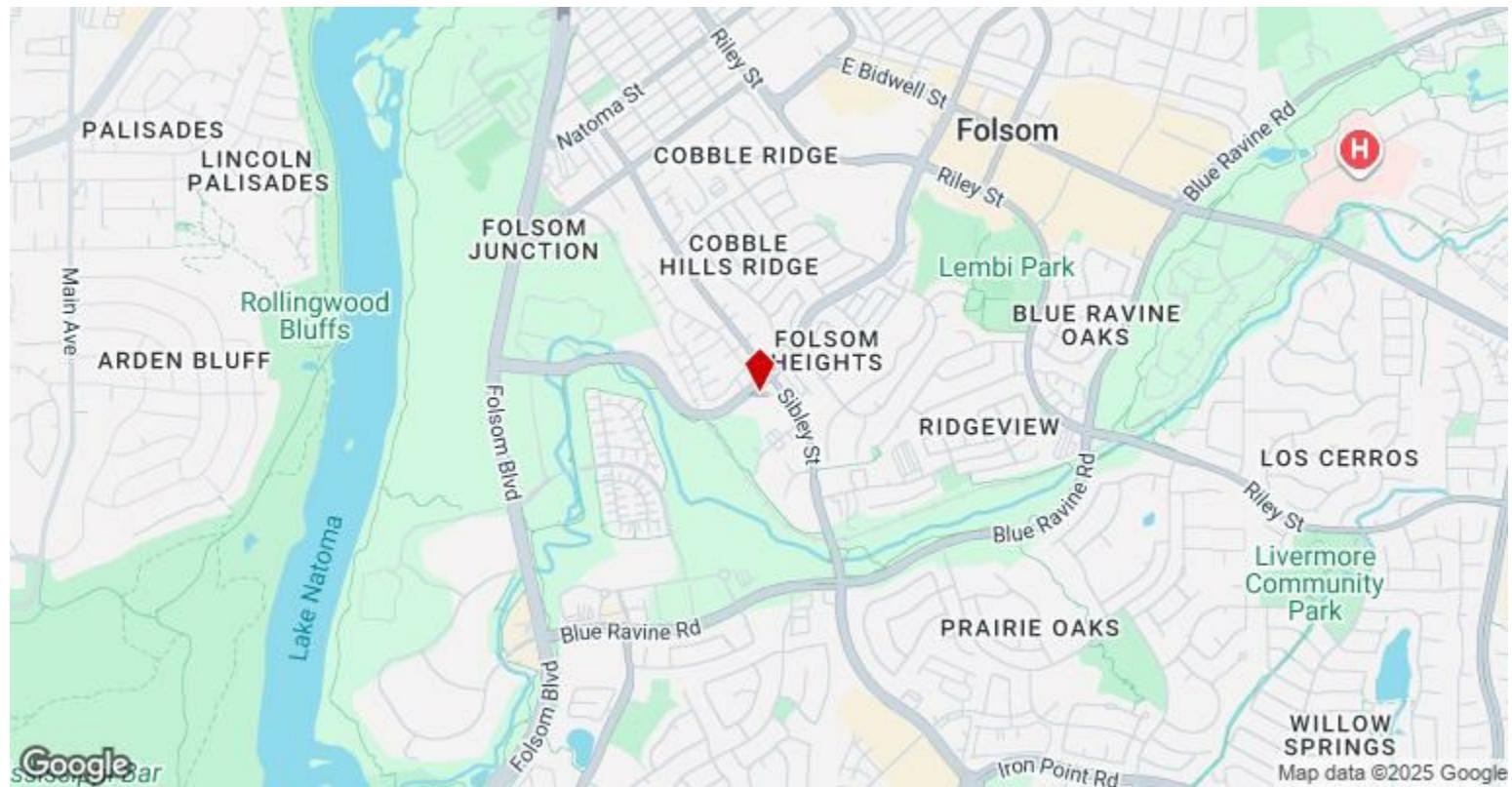


1st Floor Ste B and C

1

Space Available	9,600 SF
Rental Rate	\$9.60 /SF/YR
Date Available	December 22, 2025
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Light Industrial space with 4 Drive-Through Roll-up doors. Large room off entry can be used for displays/showroom or work space. Additional offices off adjacent hallway. Very nice improvements made recently to include new carpet, laminate wood look flooring and newly painted. Several windows/slider in improved office space that is conditioned. Warehouse with workspace area, large sink, break area and two restrooms. This type of space is rarely available in Folsom and does not last long.



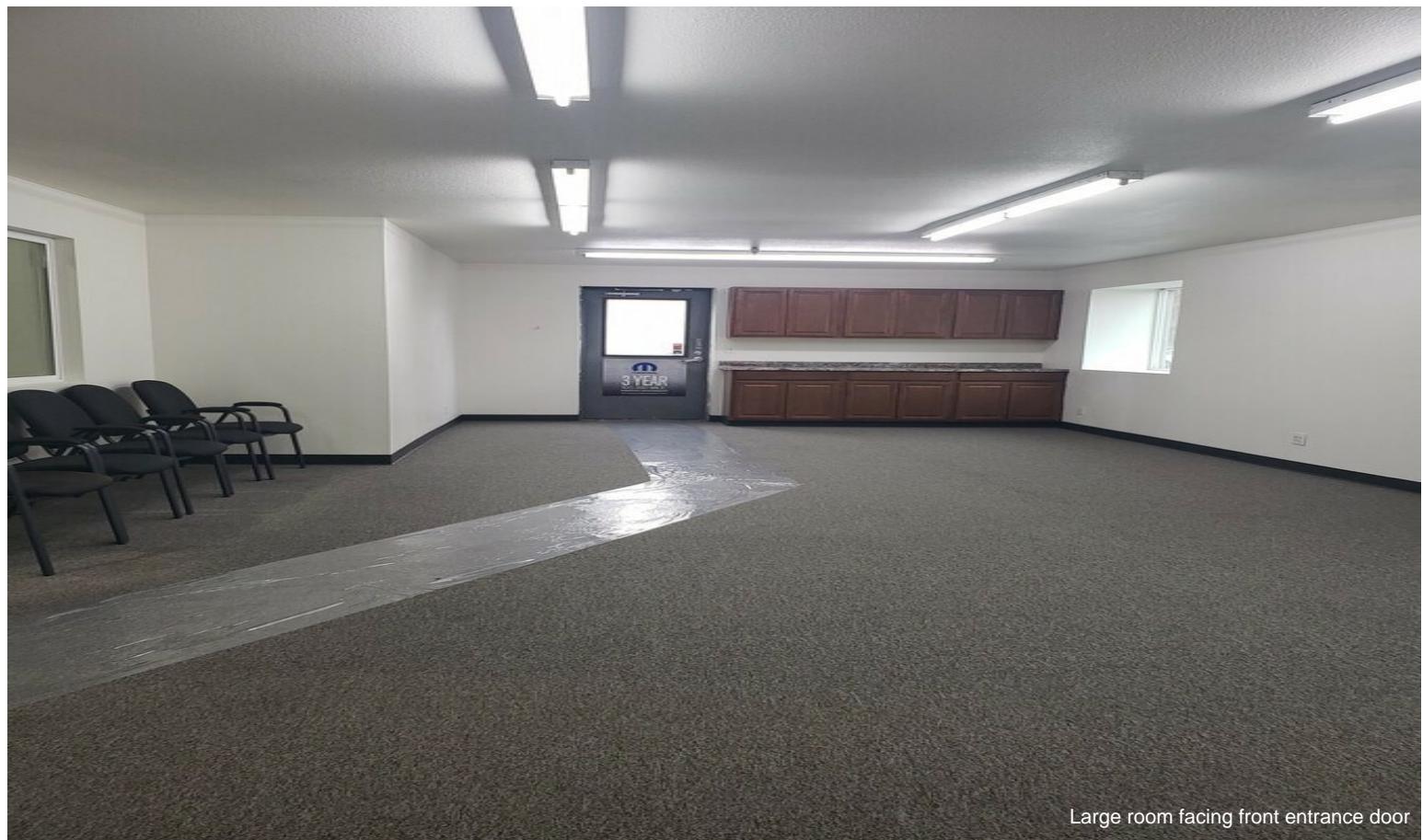
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Historic Folsom and Central Business District in immediate area. Walking distance to restaurants and shopping. Long term tenants include: Caliber Collision, Folsom Auto Tech, Folsom Signs, Poker Depot and Amsterdam Woodworks. Possible uses to include but not be limited to Construction Office, Tile/Flooring Showroom, Paint and Supply, Solar Supply, Silk Screening/Embroidery and many other uses. Not considering additional automotive repair or sports/recreational related uses at this time with high parking requirements. Owner may consider demising the space. to create 2 units of 4800 sf each. Flyer to follow.

Property Photos



Large room facing front entrance door

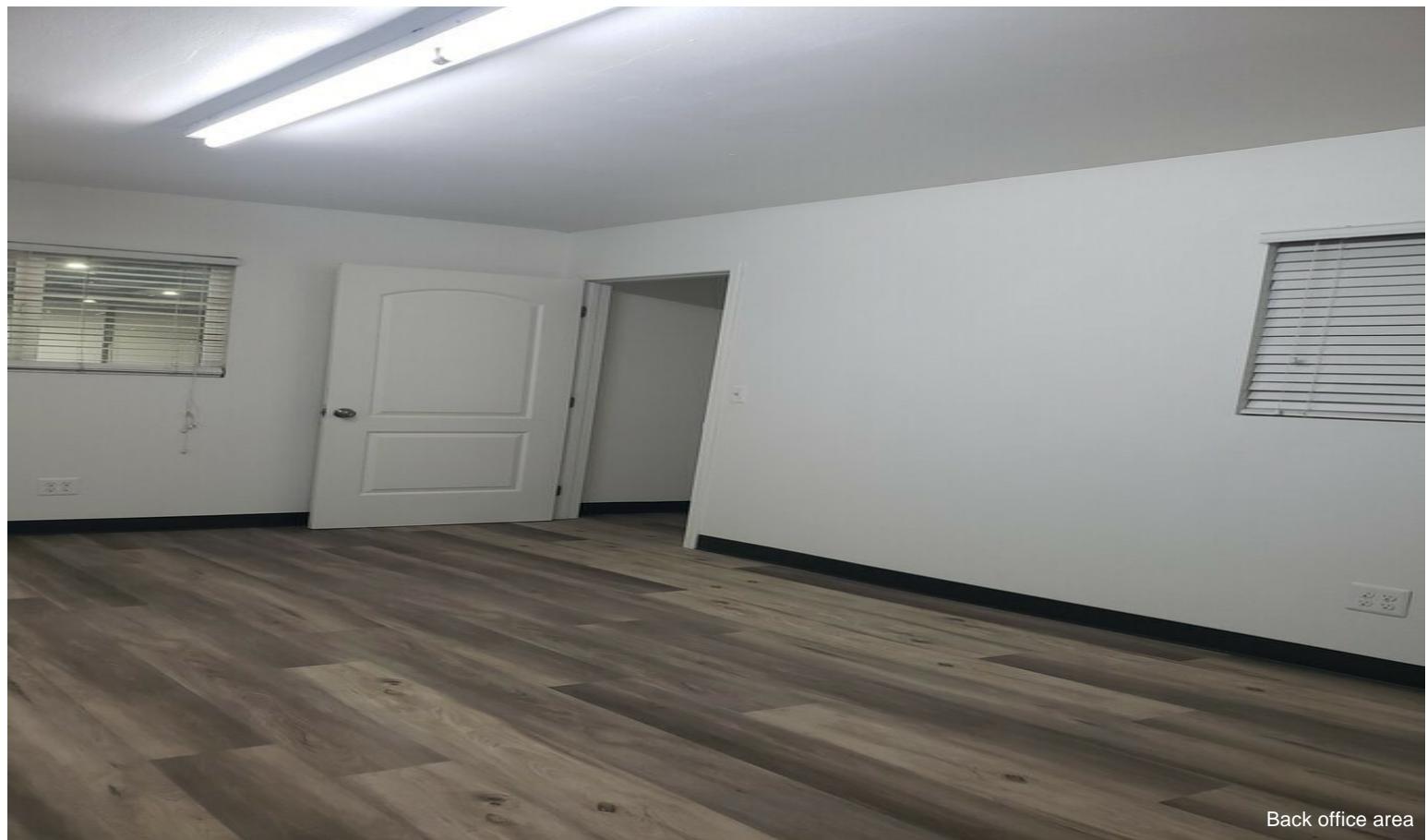


Cabinetry and counter in large room

Property Photos



Hallway leading to back office area

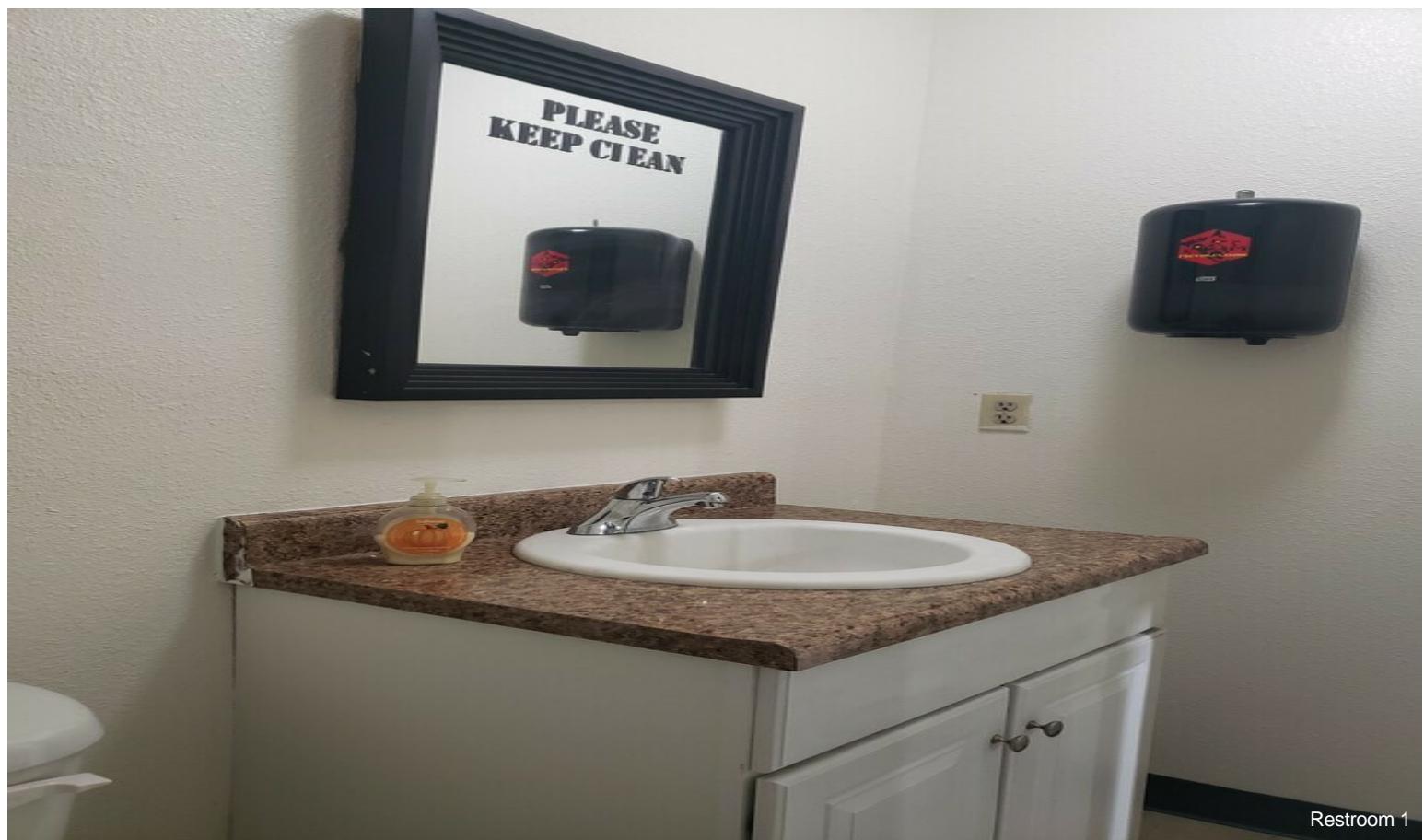


Back office area

Property Photos



Restroom 2

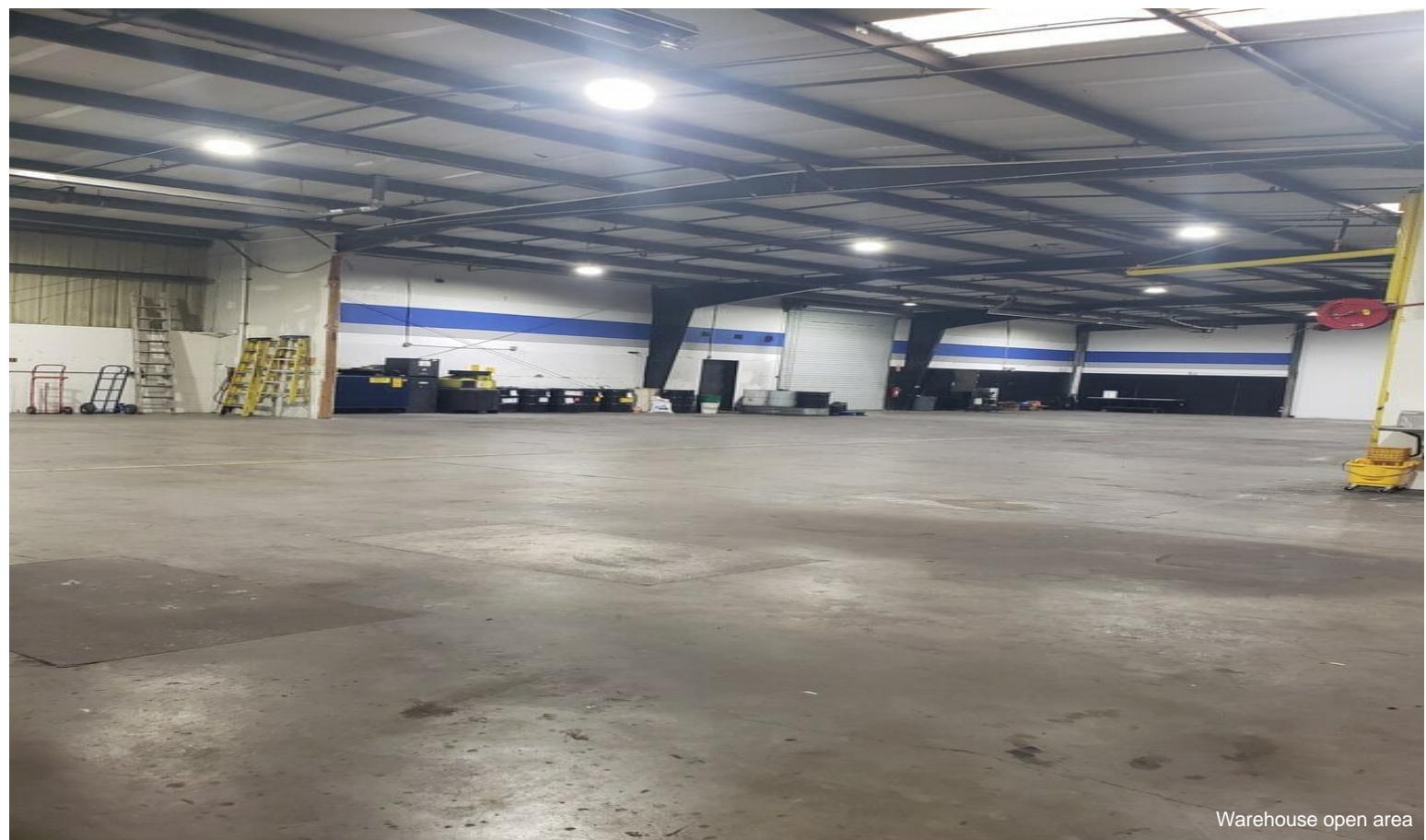


Restroom 1

Property Photos

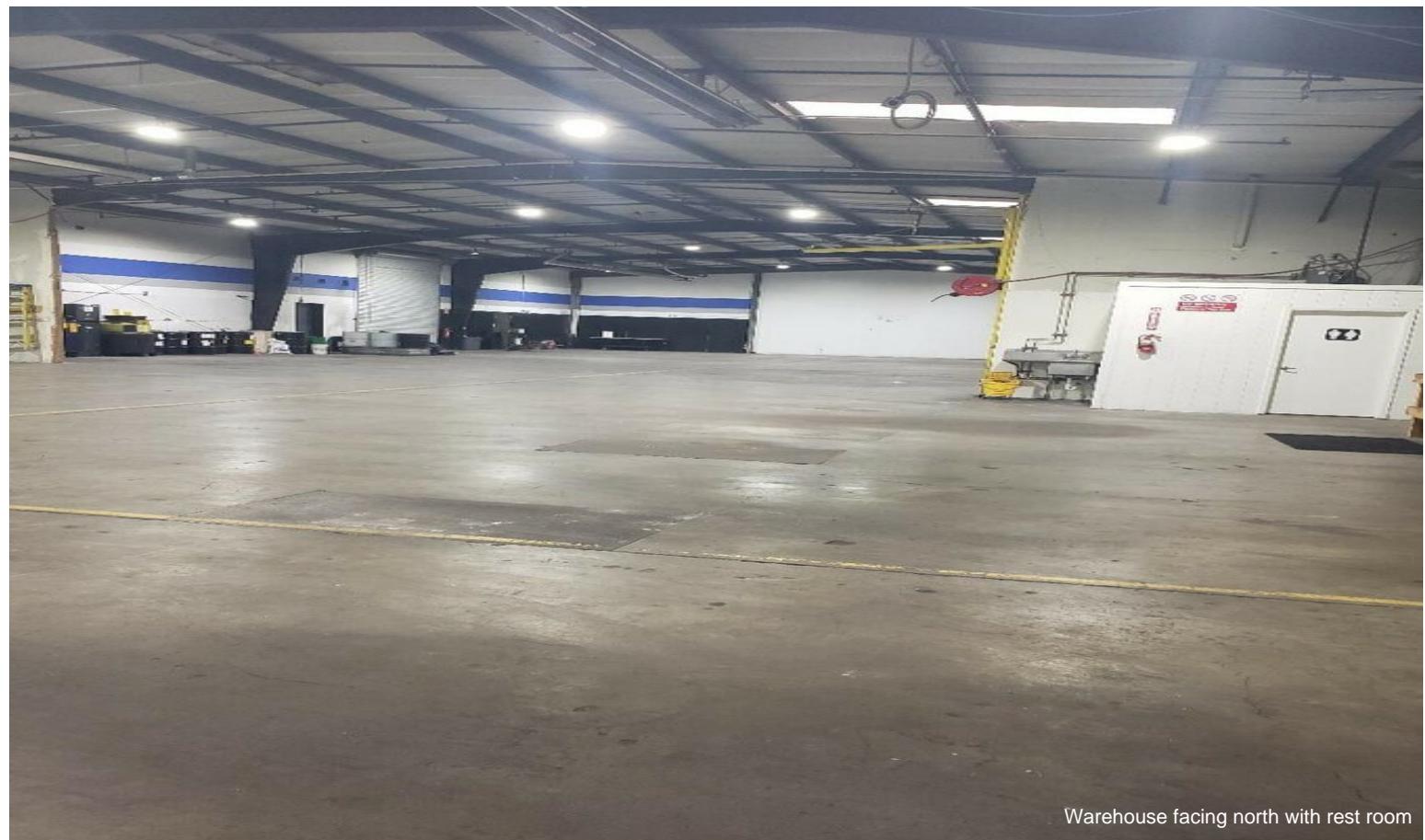


Sink in warehouse

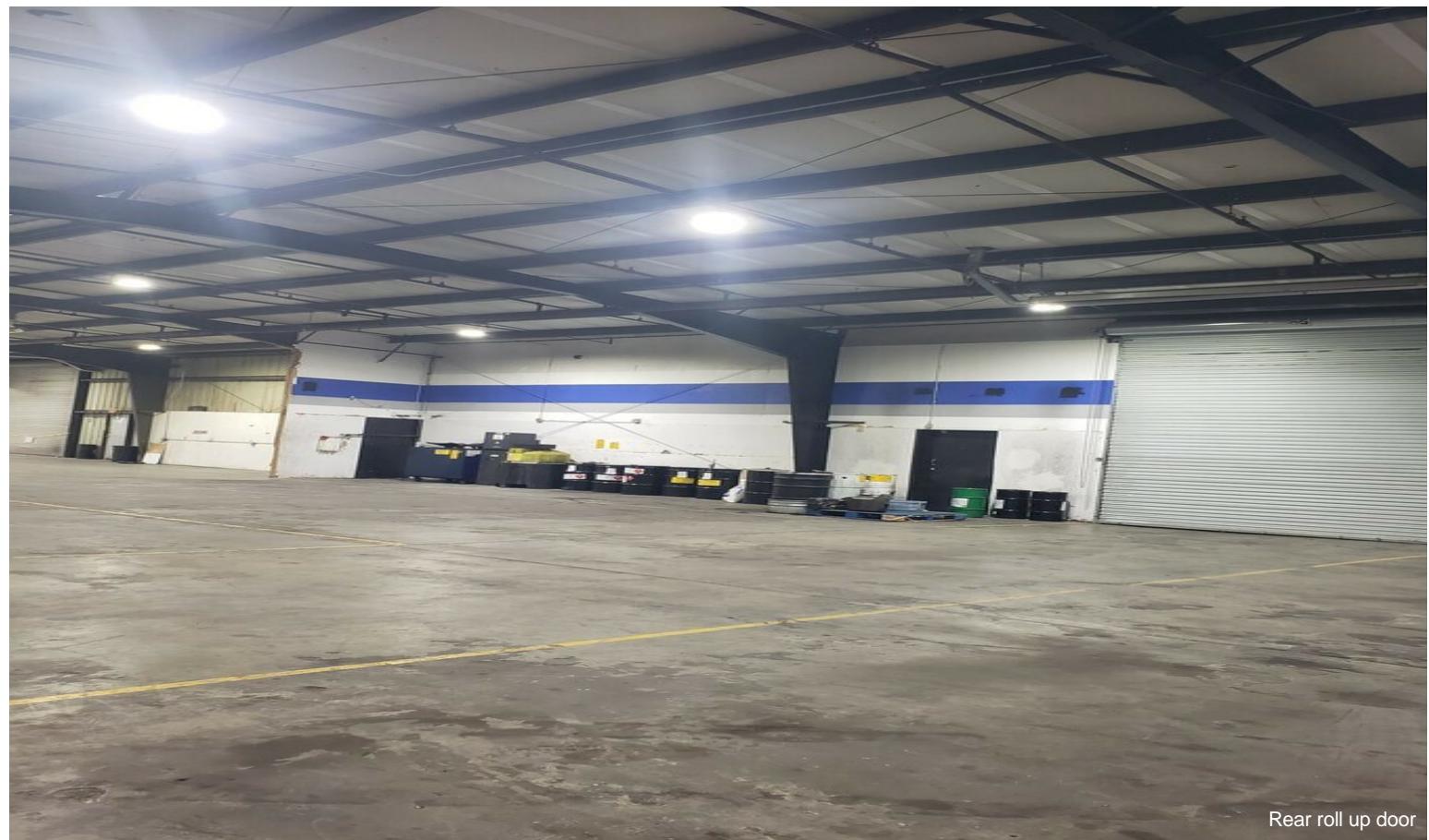


Warehouse open area

Property Photos



Warehouse facing north with rest room



Rear roll up door

Property Photos



Property Photos



Aerial Context