

For sale or lease

Auto dealership and service center

Sale price: \$5,100,000 (\$129 PSF)

Lease rate: varies, see below

6250 Florin Road
Sacramento, CA 95823

- Total building area: ±39,641 SF (5 buildings)
- Total available building SF: ±18,289
 - office, auto repair and storage
- Total site size: ±4.11 acres with ±2.7 acres available for occupancy
- Available building breakdown:
 - **Building 2: \$12,000 per month + NNN**
±4,499 SF shop/storage
 - **Buildings 3: \$8,900 per month + NNN**
±9,210 SF shop
 - **Building 4: \$6,500 per month + NNN**
±4,580 SF shop & yard area
- Excellent visibility to Florin Road
- Curb Cuts: Florin Road (2) and Fawn Way (1)
- Located across from Florin Towne Centre, a ±45 acre, ±600,000 SF shopping center anchored by: Wal-Mart Supercenter, Falling Prices, Chuze Fitness, and Petsmart; also includes Panda Express, Starbucks and McDonald's among other national tenants.
- Zoned: AC, Auto Commercial (per Sacramento County)
- Traffic Counts: Florin Rd & Fawn Way: 32,807 cars per day (*source ESRI*)



Site plan



--- = Shared access for H2 Autobody

★ = Monument Sign

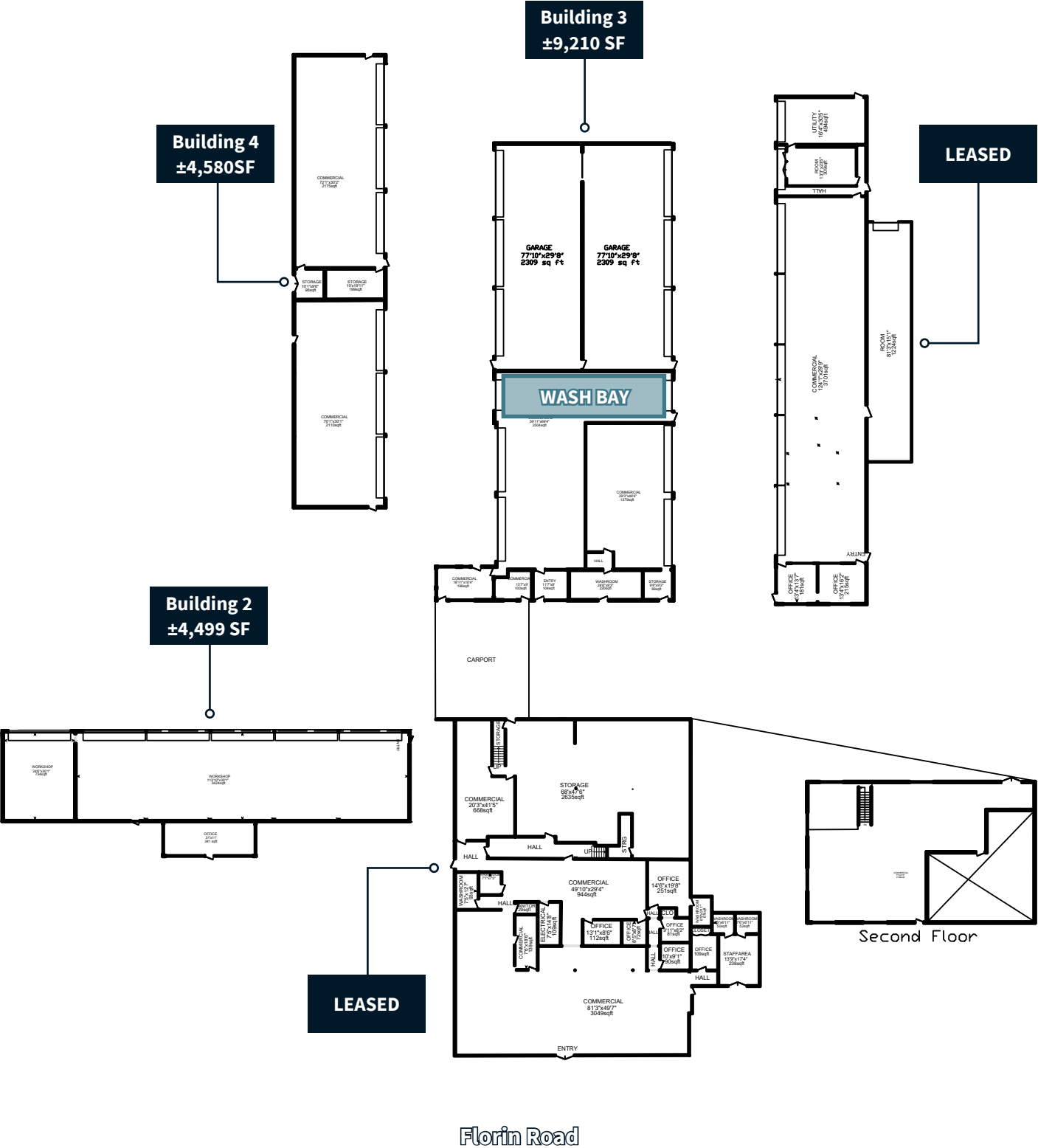
..... = Wash bay (1/2 available for shared use)

== = Yard area for Building 4



SITE PLAN NOT TO SCALE

Floor plans

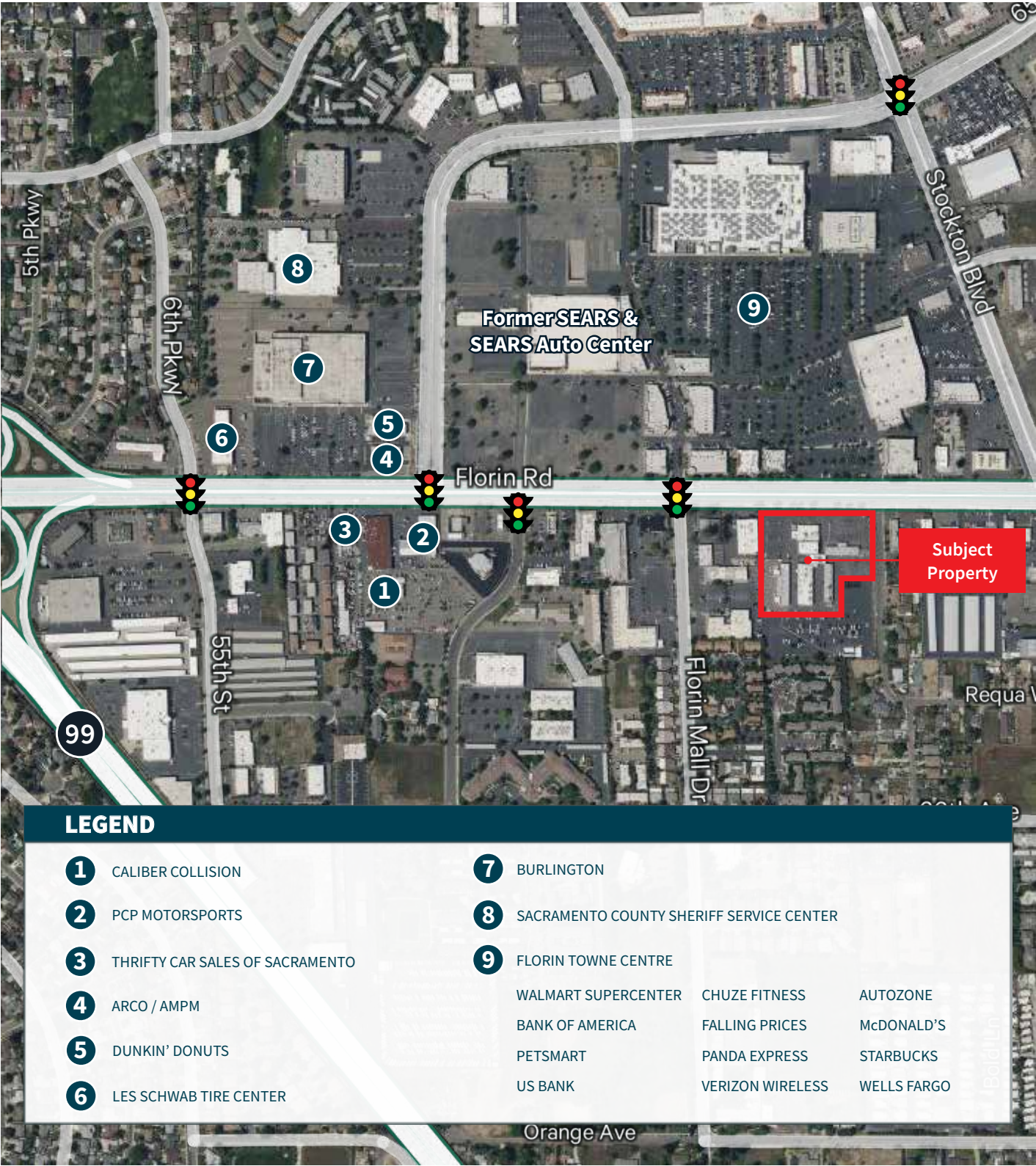


FLOOR PLANS NOT TO SCALE.
ALL MEASUREMENTS ARE APPROXIMATE.

Property photos

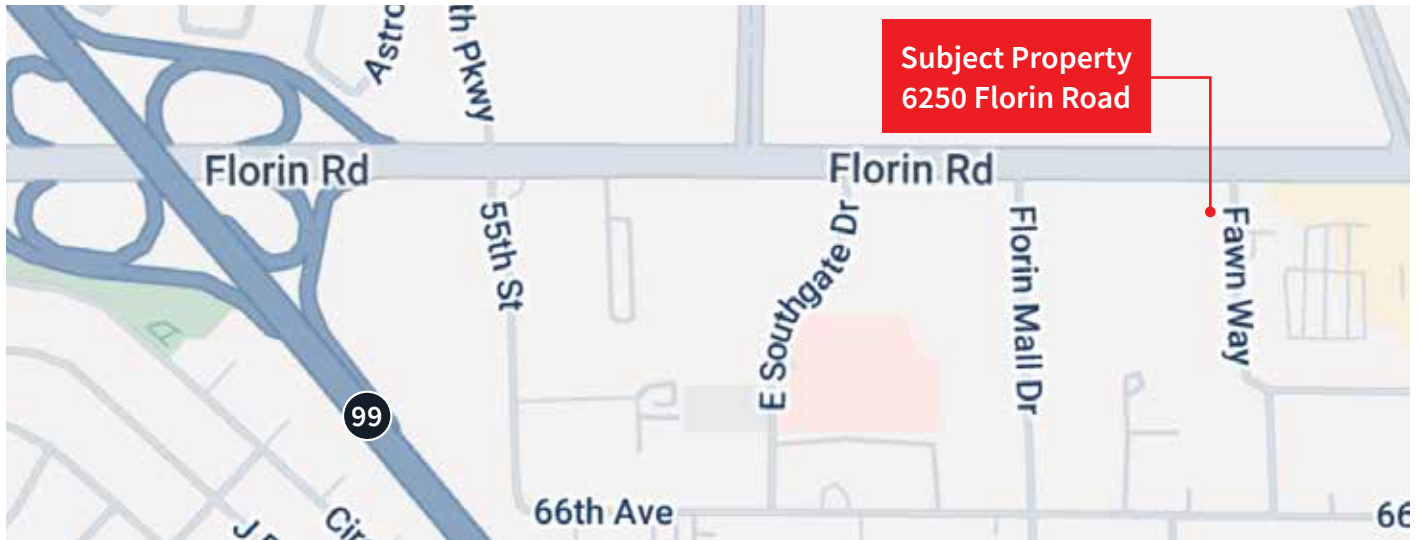


Vicinity neighbors

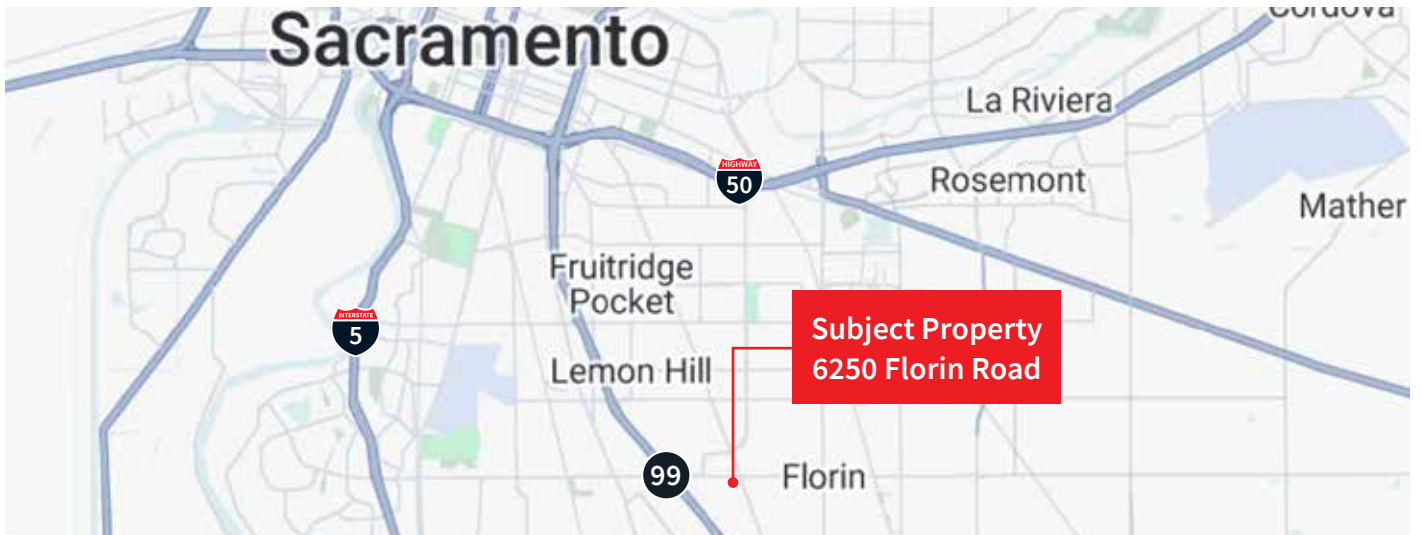


Location maps

Street map



Regional map



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