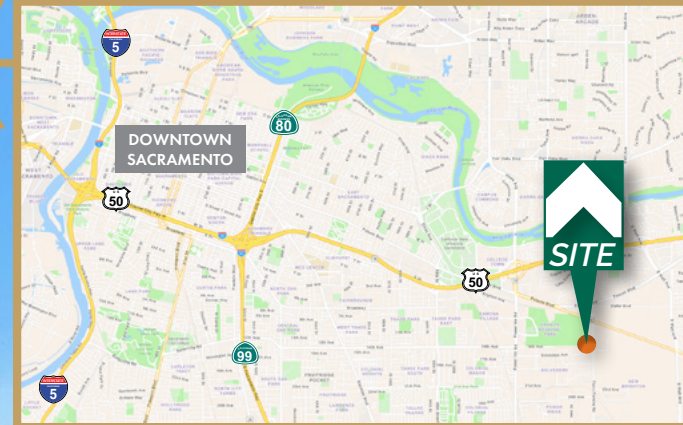


FOR LEASE | ±30,893 SF OF DISTRIBUTION/MANUFACTURING SPACE & ± 20,000 SF OF RETAIL/INDUSTRIAL SPACE W/ YARD SPACE POSSIBLE 3900 FLORIN PERKINS RD, SACRAMENTO, CA 95826

LOCATED ON THE CORNER OF FLORIN PERKINS RD AND BELVEDERE AVE
THE ENTRANCE TO THE POWER INN INDUSTRIAL SUBMARKET



Property Information

Total Building SF:	±227,980 SF
Total Land Area:	11.85 Acres
Zoning:	M2S
Sprinklers:	ESFR
Power:	4,000 Amps 277 / 480v
Water:	City of Sacramento
Electrical:	SMUD
Gas:	PG&E



Steve Perez

Vice President

916.669.4559

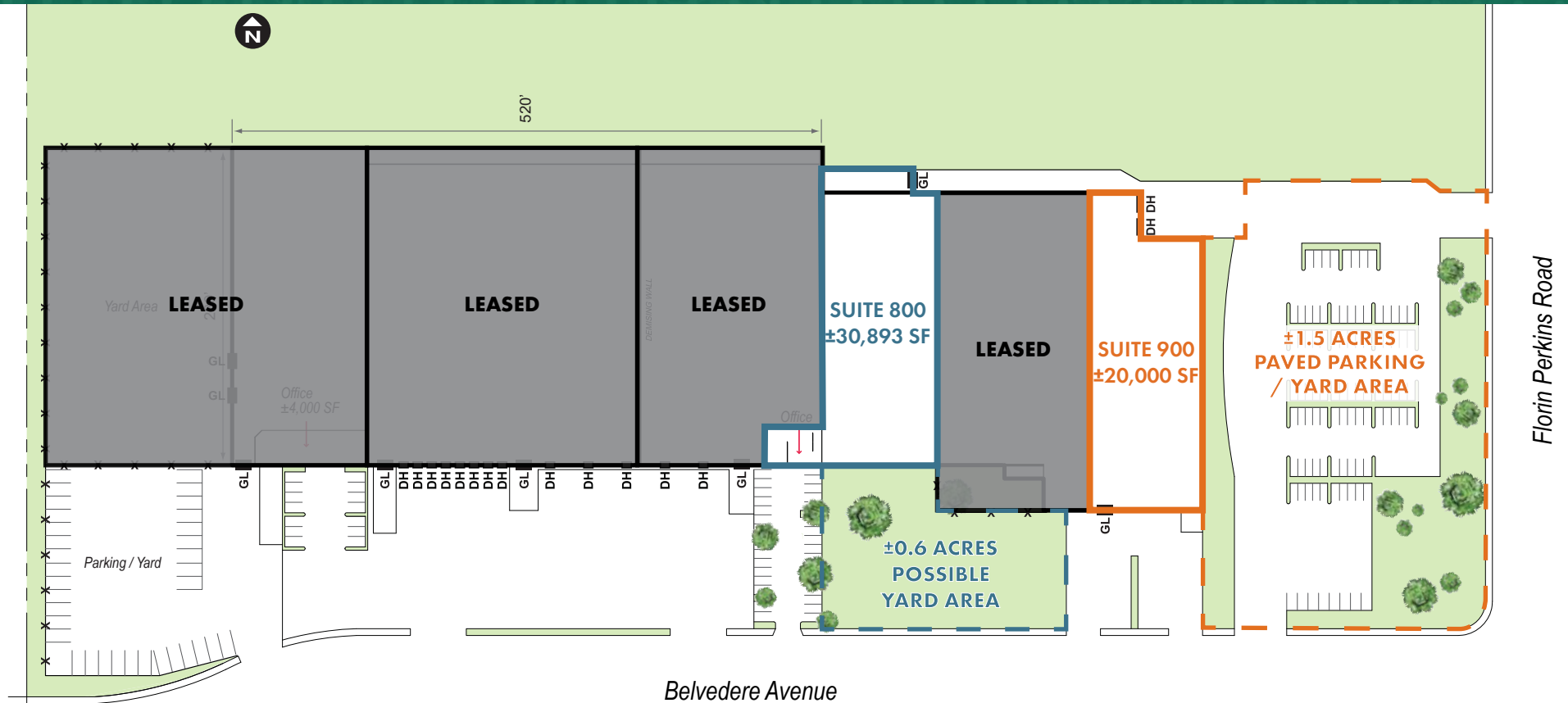
steve.perez@tricommercial.com

LIC: #01366920

3400 Douglas Blvd Suite 190
Roseville, CA 95661

INDUSTRIAL FOR LEASE

SACRAMENTO, CA
WAREHOUSE / SHOWROOM



Belvedere Avenue



Steve Perez

Vice President

916.669.4559

steve.perez@tricommercial.com

LIC: #01366920

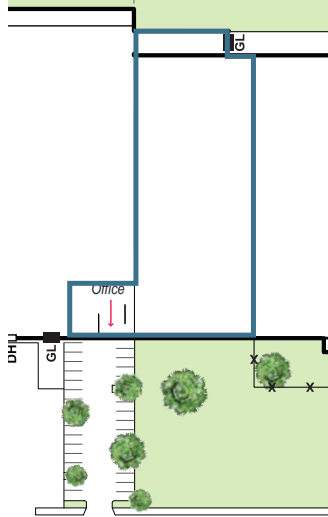


www.tricommercial.com

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

INDUSTRIAL FOR LEASE

SACRAMENTO, CA
WAREHOUSE / SHOWROOM



SUITE 800

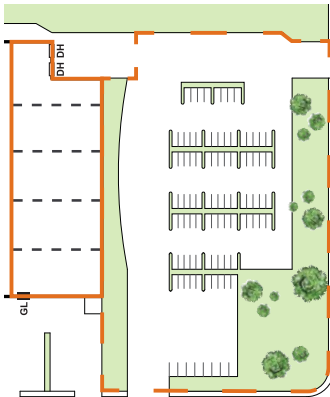
Available SF: $\pm 30,893$ SF
Lease Rate: \$0.75/SF, Per Month NNN

Manufacturing/Assembly Area:

Square Footage: $\pm 30,200$ SF
Grade Door: (1) 10' x 12'
(2) 12' x 14'

Clear Height: 16' - 18'
Column Spacing: 40' x 40'

Distribution and manufacturing/assembly space with Small Office, Restroom and the potential for additional yard space.



SUITE 900

Available SF: $\pm 20,000$ SF
Lease Rate: \$0.75/SF, Per Month NNN

Grade Doors: (1) 9' x 10' (1) 10' x 12'

Dock Doors: Shared access to 2

Retail Showroom/Industrial Space on a signalized intersection at the corner of Florin Perkins Road and Belvedere Ave. The space has excellent parking and the potential for yard space.

Steve Perez

Vice President

916.669.4559

steve.perez@tricommercial.com

LIC: #01366920

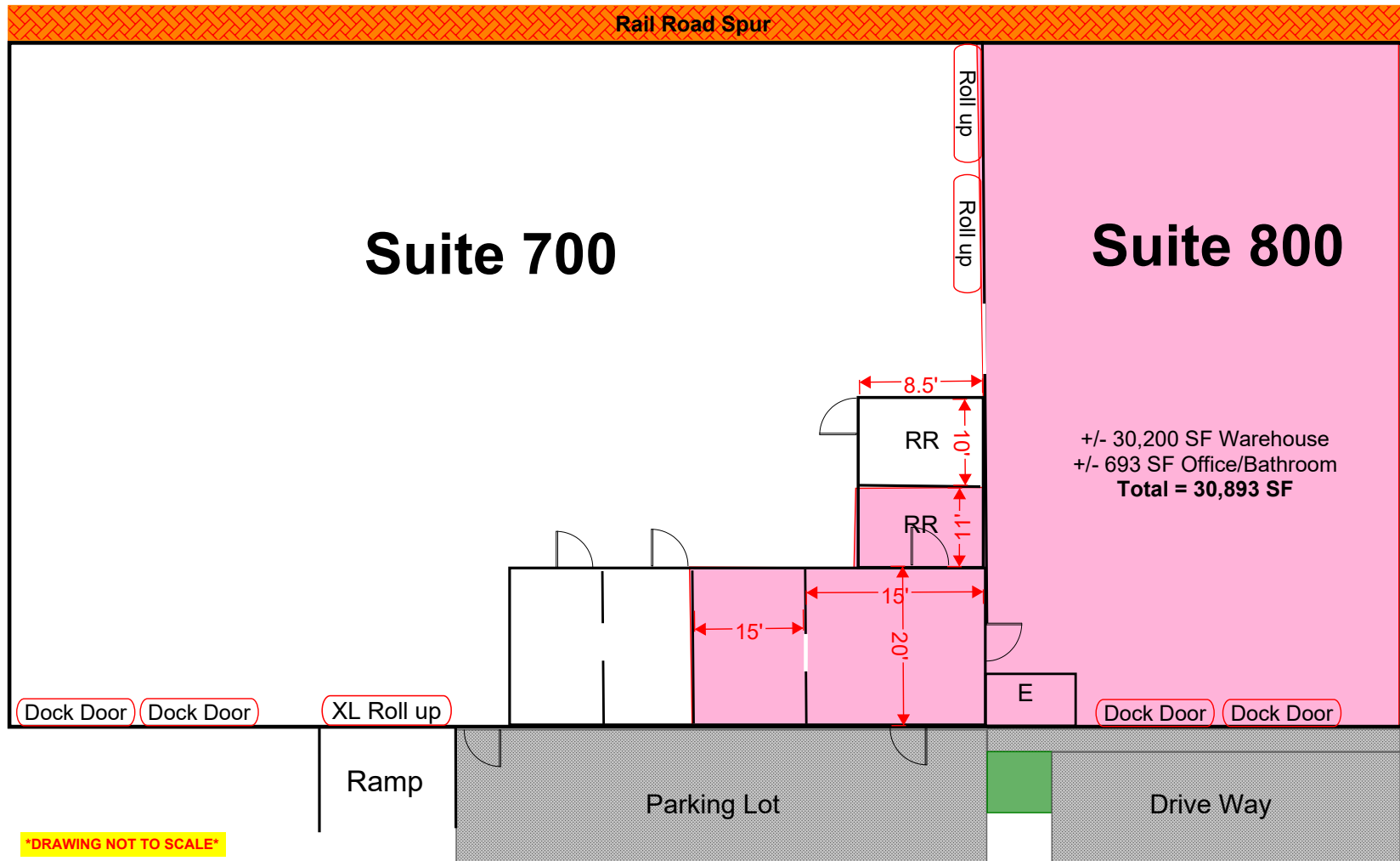


www.tricommercial.com

INDUSTRIAL FOR LEASE

SACRAMENTO, CA
WAREHOUSE / SHOWROOM

SUITE 800 - FLOOR PLAN



Steve Perez

Vice President

916.669.4559

steve.perez@tricommercial.com

LIC: #01366920



www.tricommercial.com

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

INDUSTRIAL FOR LEASE

SACRAMENTO, CA
WAREHOUSE / SHOWROOM

SUITE 800 - CONCEPTUAL PLAN



Steve Perez

Vice President

916.669.4559

steve.perez@tricommercial.com

LIC: #01366920



www.tricommercial.com

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

INDUSTRIAL FOR LEASE

SACRAMENTO, CA WAREHOUSE / SHOWROOM



KEY DEMOGRAPHICS



67,794
Population
within 5-Miles



\$101,317
Avg. Household
Income



43.6%
College Graduates



29.5%
Millennial Population



35-39
Median Age of
Population



17,999
Employees
within 5-Miles



179 Nonstop Flights Depart from
Sacramento International Airport



Link to West Coast Supply Chain
Via Port of West Sacramento
& Port of Stockton

Steve Perez

Vice President

916.669.4559

steve.perez@tricommercial.com

LIC: #01366920



www.tricommercial.com

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.