

# For Sale | ±2.41 AC Yard with Office & Shop 7050 McComber St., Sacramento, CA

#### **Tommy Ponder, SIOR**

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# Highlights

- ±2.41 AC Parcel
- 6,500 SF Multi-Tenant Shop/Office Building
- Fully Fenced & Improved Parcel
- Access to Highway 99 via Florin Rd.
- Access to Highway 50 via Power Inn Rd.



**Property Overview** 

# **Lease Abstract**

### **Premises**

Unit 1,  $\pm$ 2,500 SF of the  $\pm$ 6,500 SF main building and  $\pm$ 26,600 SF of yard.

#### **Tenant**

Chapman Equipment Solutions, Inc.

# **Lease Expiration**

August 31, 2027

# **Rent Schedule**

Through 8/31/2026: \$4,500/Mo, Industrial Gross\* 9/1/2026 - 8/31/2027: \$4,750/Mo, Industrial Gross\*

\* In addition to Base Rent, Tenant pays \$100 per month for water & landscape maintenance as well as increases in Property Taxes, Insurance & CAM over a 2022 Base Year.





Property Photos













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