



Each office independently owned and operated

FOR SALE

FLEX/INDUSTRIAL

4776 DUCKHORN DR

RE/MAX GOLD COMMERCIAL

2998 Douglas Blvd, #125

Roseville, CA 95661

916-538-3399

www.GregDiodati.com



PRESENTED BY:

GREG DIODATI, CCIM

Broker Associate

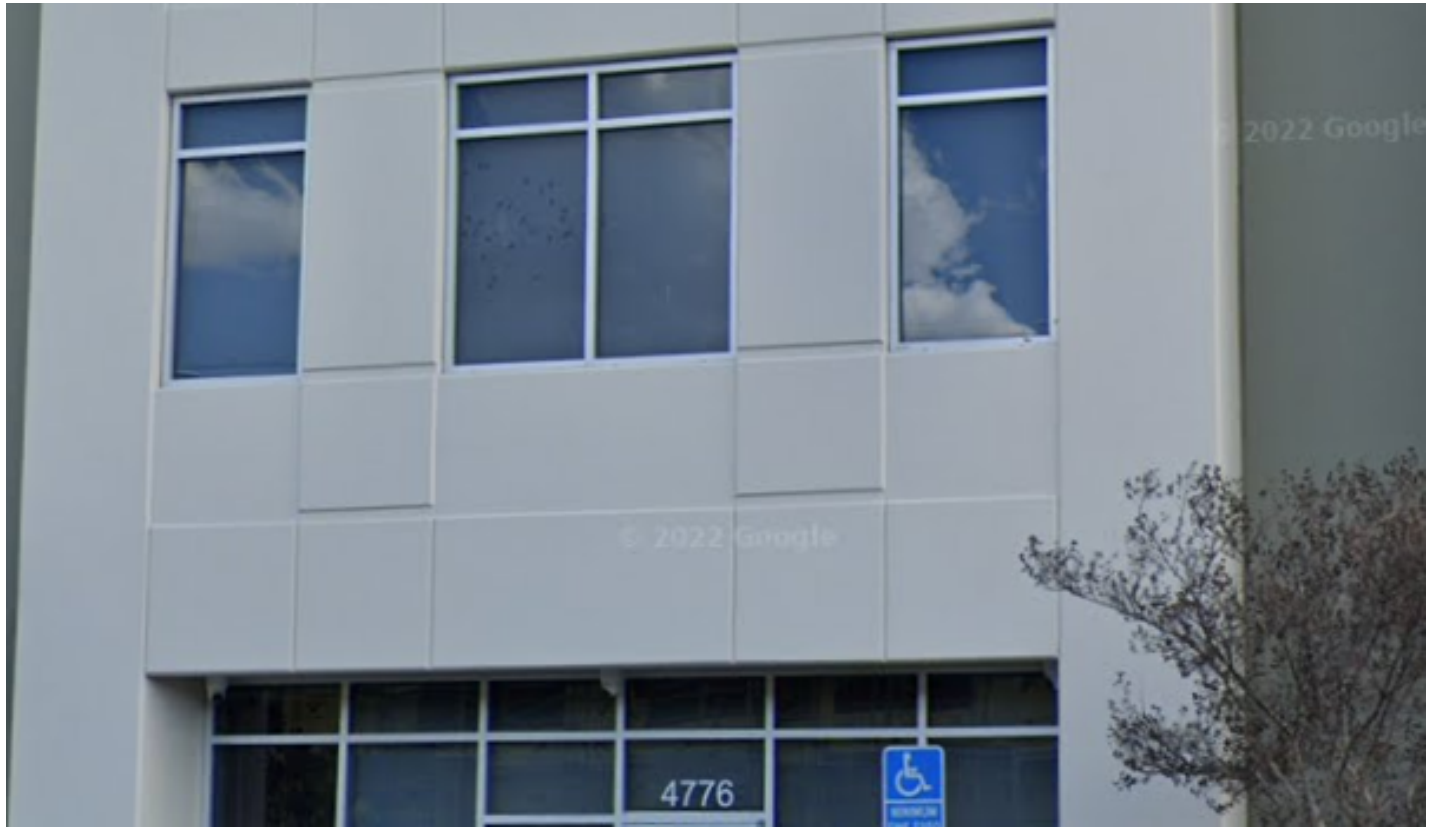
(916) 538-3399

greg@eleven11cre.com

DRE #00831160, California

PROPERTY SUMMARY

4776 DUCKHORN DRIVE



Property Summary

Tenant Lease Term:	Exp August 2025
Available SF:	0
Clear Height:	20'+
Construction Type:	Concrete Tilt-up
Grade Doors:	1
Power:	200a
Fire System:	Yes
Year Built:	2005
Solar System	Yes
A/C in Warehouse	Yes

Property Overview

Property is a 3,318 sf Flex/warehouse condo unit in a professional managed business park.

Prime Flex Office/Warehouse condo for sale. Tenant's lease expires in August of 2025, providing income for an investment buyer. Great location with immediate access to Interstate 5, directly serving Sacramento International Airport, Downtown Sacramento and Interstate 80. The unit has its own solar panels making electrical cost nearly zero.

Unit has owned solar system, 3 HVAC units providing conditioned warehouse space and included warehouse racking system.

Location Overview

Prime location just off Interstate 5, providing easy access to Sacramento International Airport and downtown Sacramento.

PROPERTY PHOTOS

4776 DUCKHORN DRIVE

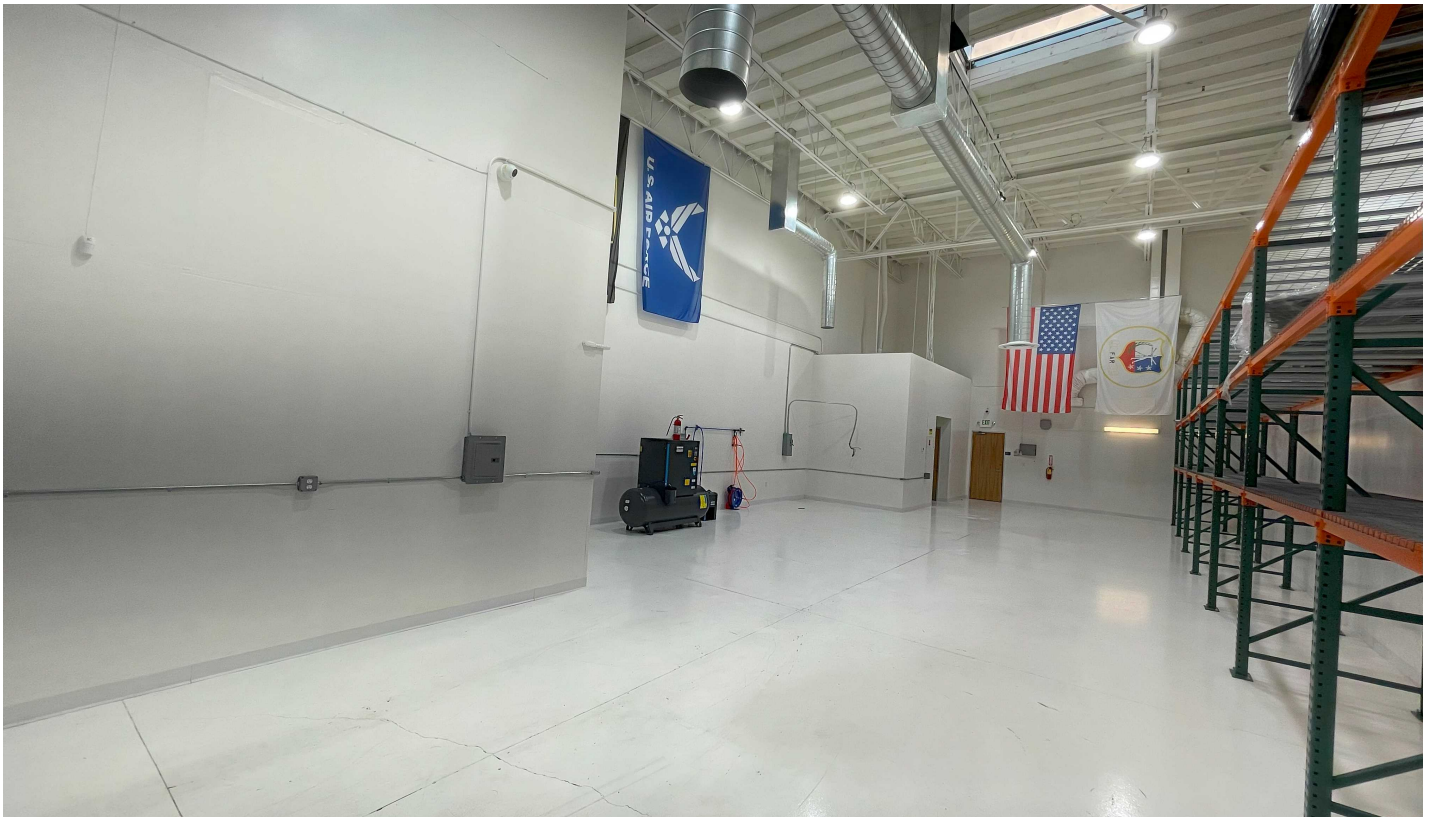


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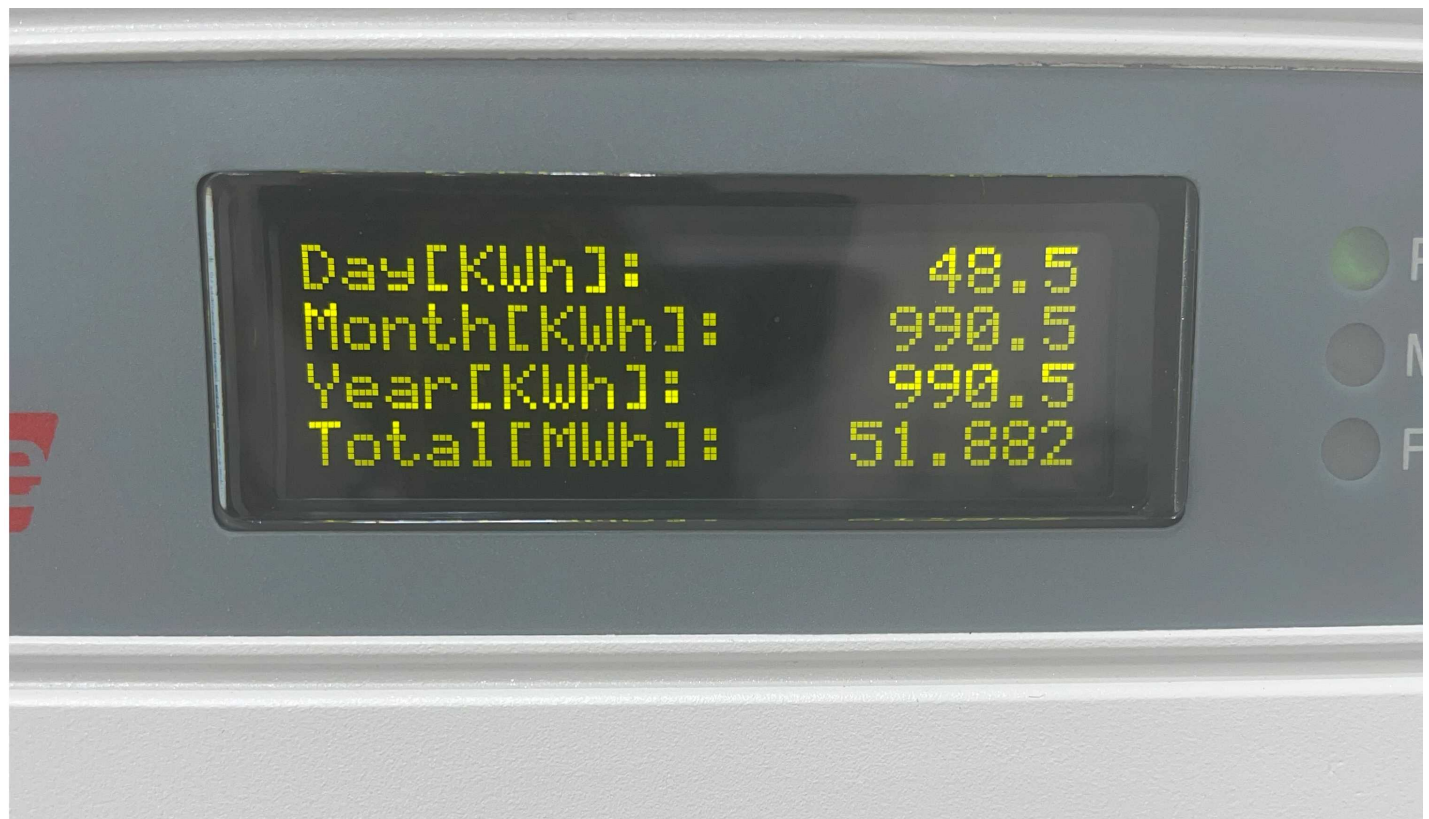
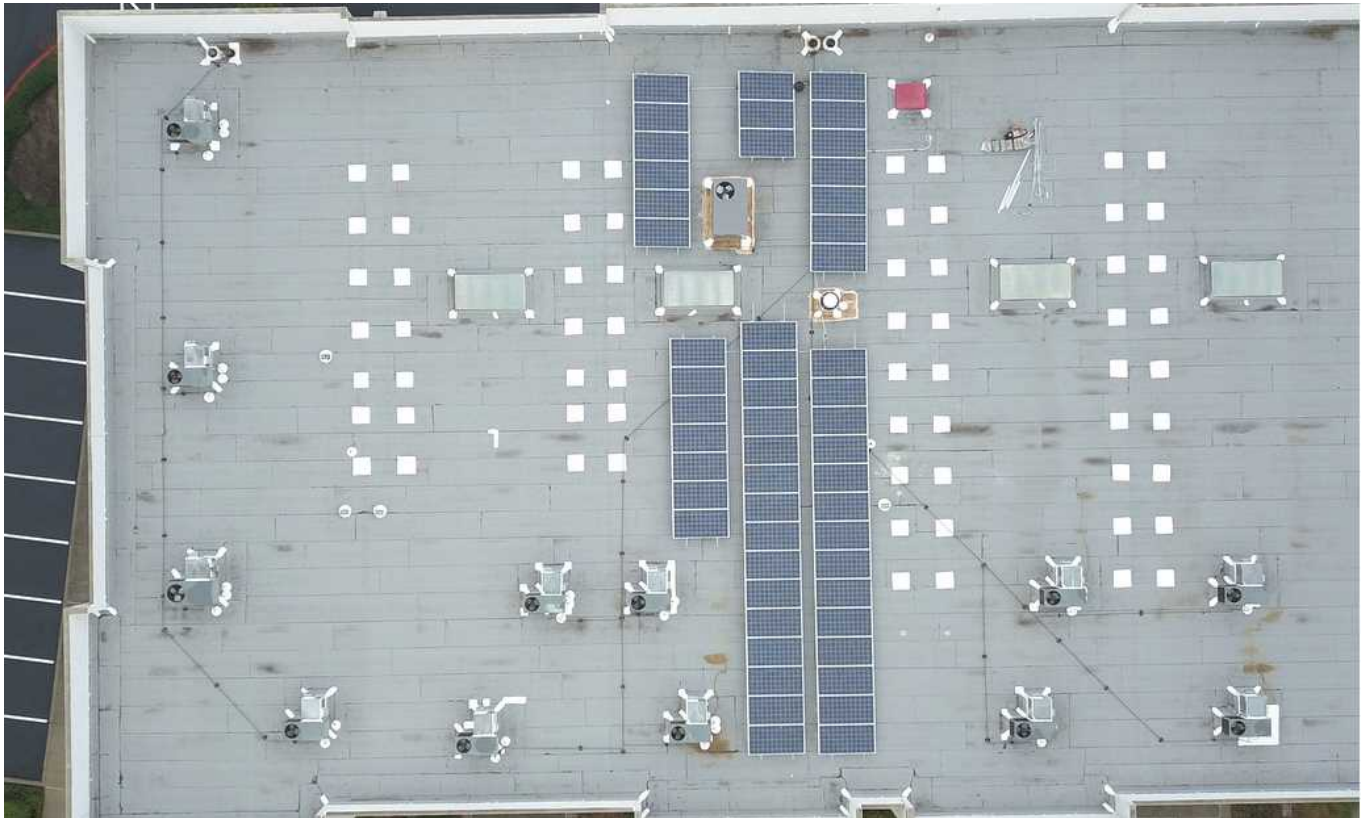


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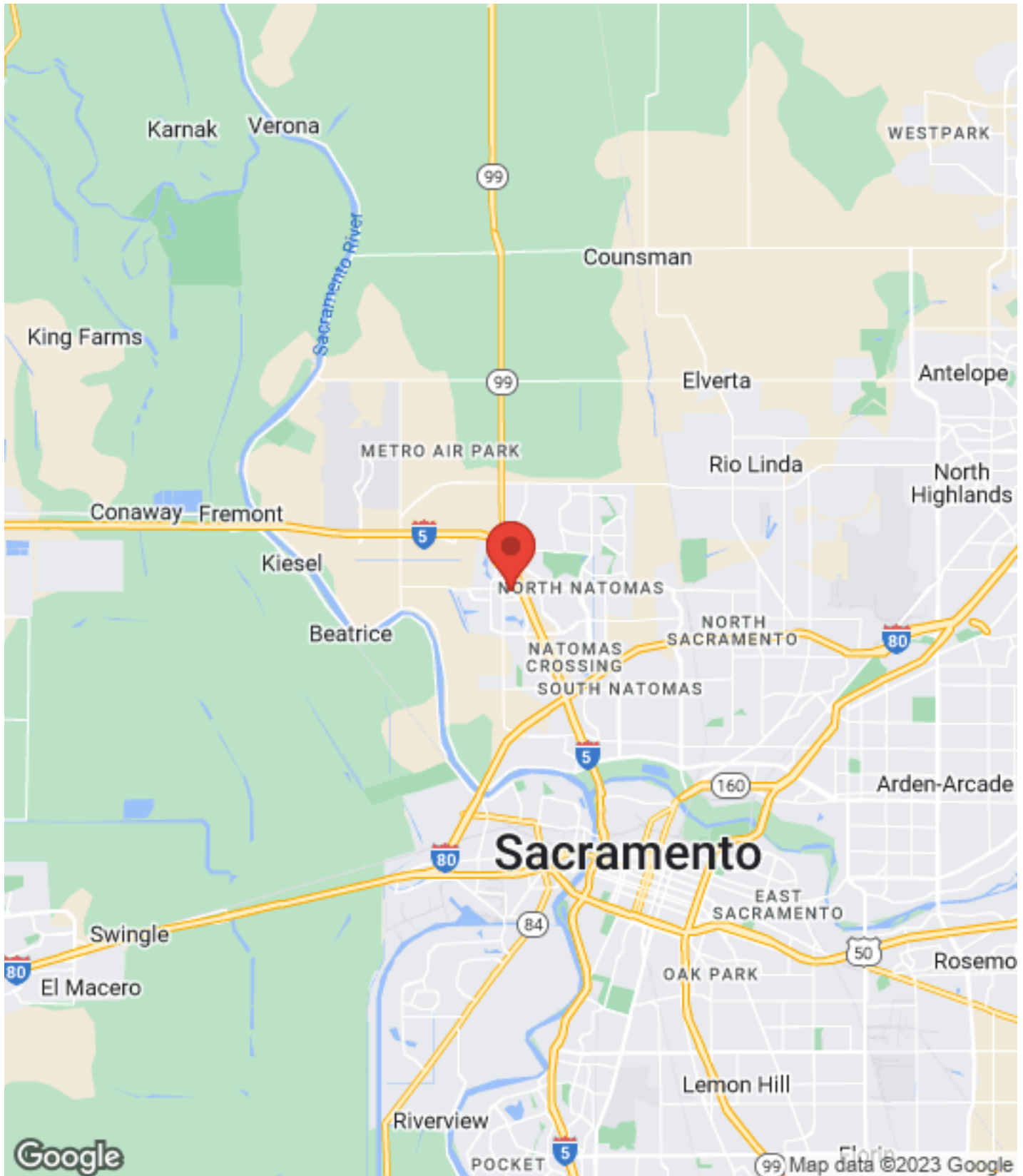
PROPERTY PHOTOS

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REGIONAL MAP

4776 DUCKHORN DRIVE

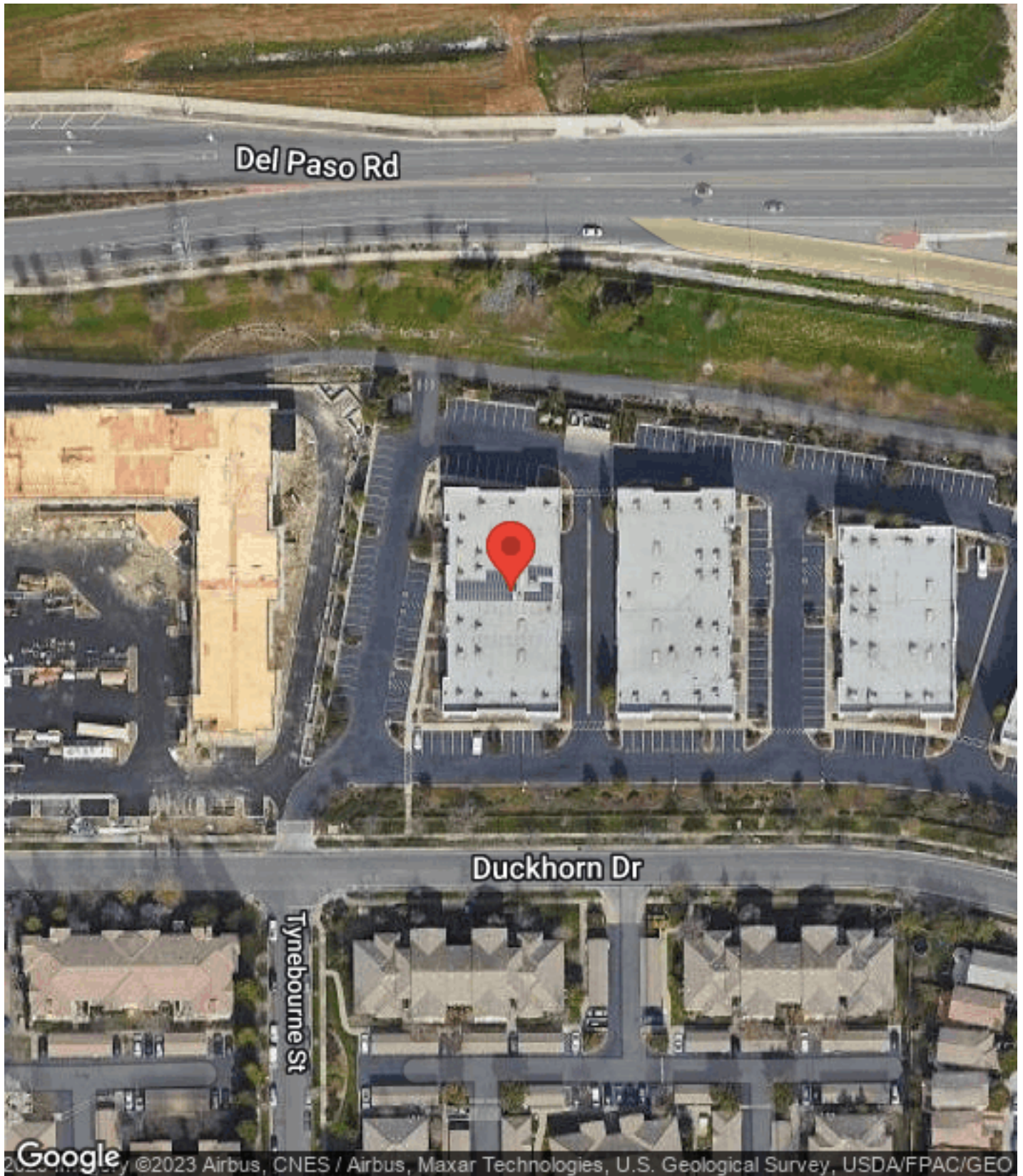


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AERIAL MAP

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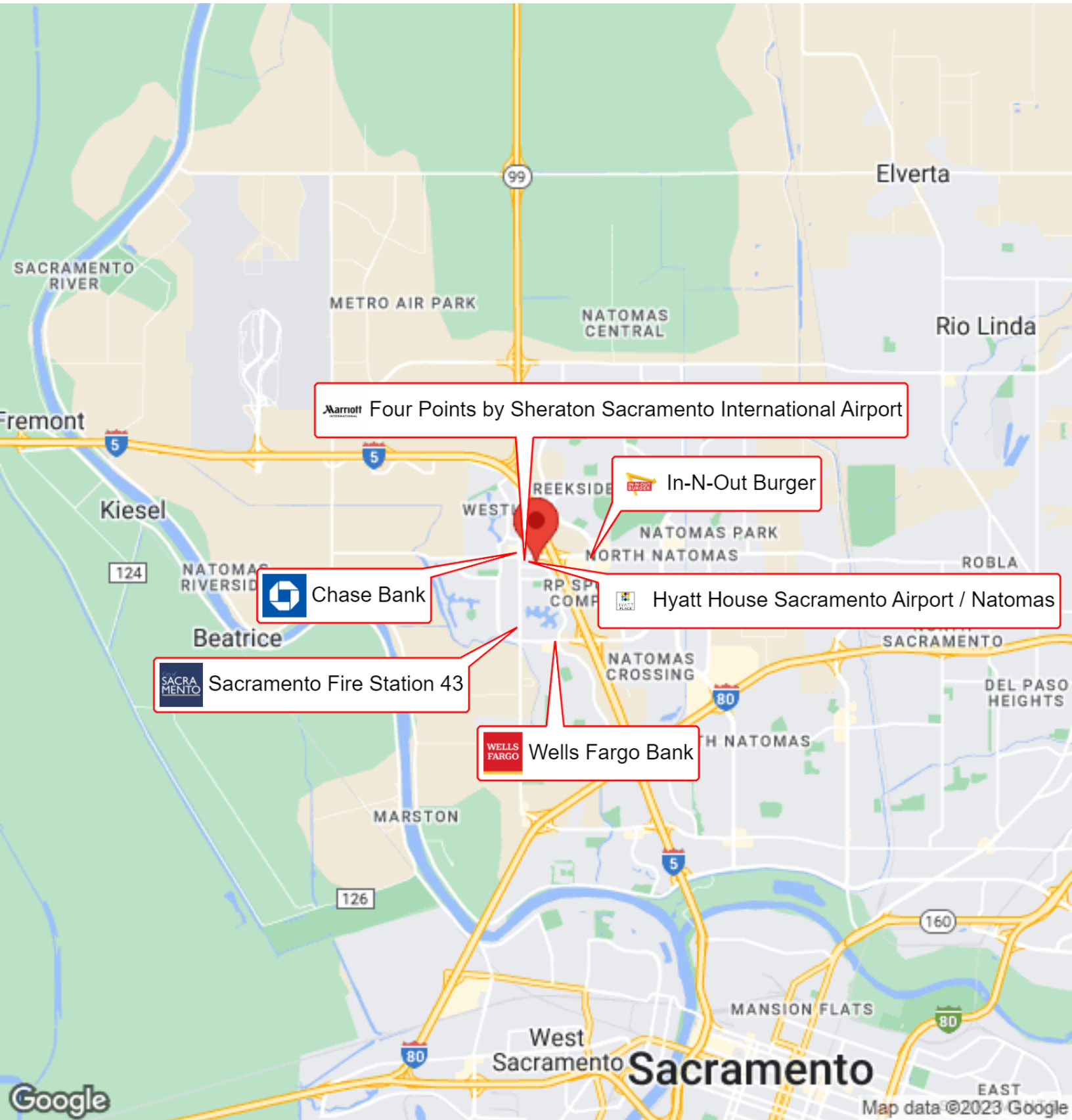


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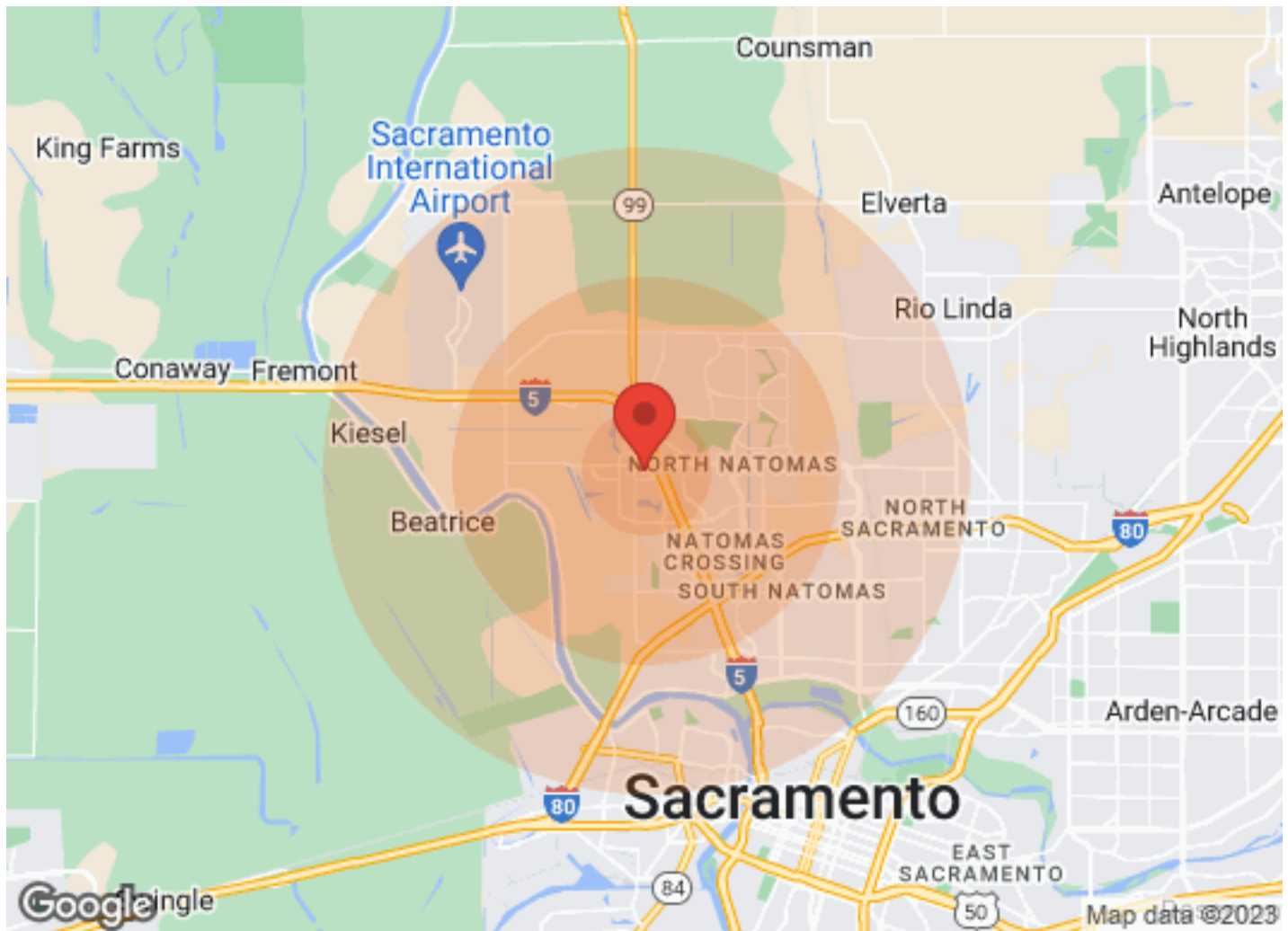
BUSINESS MAP

4776 DUCKHORN DRIVE



DEMOGRAPHICS

4776 DUCKHORN DRIVE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	6,779	37,015	76,335	Median	\$61,964	\$75,029	\$57,440
Female	7,178	37,546	78,807	< \$15,000	429	1,697	5,336
Total Population	13,957	74,561	155,142	\$15,000-\$24,999	382	1,707	5,053
				\$25,000-\$34,999	328	2,140	4,901
Age				\$35,000-\$49,999	920	3,026	7,331
Ages 0-14	2,871	17,491	36,875	\$50,000-\$74,999	1,156	5,850	11,212
Ages 15-24	1,537	9,249	21,994	\$75,000-\$99,999	813	4,277	7,209
Ages 25-54	5,694	29,568	61,665	\$100,000-\$149,999	863	5,255	8,151
Ages 55-64	1,556	7,968	15,805	\$150,000-\$199,999	527	2,392	3,094
Ages 65+	2,299	10,285	18,803	> \$200,000	303	1,169	1,553
				Housing			
Race				Total Units	5,456	26,581	54,782
White	6,392	32,735	70,246	Occupied	5,021	24,772	50,888
Black	1,829	10,010	18,965	Owner Occupied	2,429	13,417	26,373
Am In/AK Nat	22	121	627	Renter Occupied	2,592	11,355	24,515
Hawaiian	28	214	855	Vacant	435	1,809	3,894
Hispanic	2,043	15,928	50,536				
Multi-Racial	3,760	27,140	75,620				