

PRICE
REDUCED

FOR SALE OR LEASE

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20,604 S.F. Freestanding Retail Building



6020 Florin Road, Sacramento, CA 95823

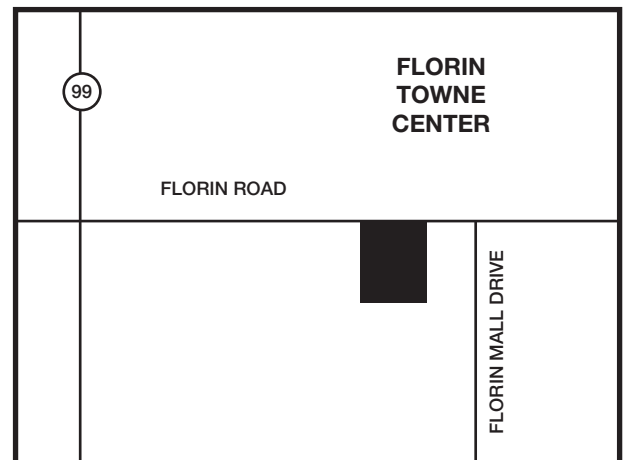
- ±18,700 SF Retail Showroom
- ±1,900 SF Office, Breakroom, Storage with 2 RR's
- ±1,400 SF Mezzanine Storage Not Included in Footprint
- Florin Road Frontage/ Visibility
- Located across Florin Road from Florin Towne Center
- 1.63 Acre Parcel; APN #050-0273-007
- LC [Limited commercial] Zoning
- 72 Parking Spaces [35 on Site + 37 Common Area]
- Fully Sprinklered
- Monument Signage on Florin Road
- Power: 1000 Amps/3 Phase

Sale Price: \$3,250,000
Lease Rate: \$.98 NNN PSF
NNN Expenses = \$.15 PSF

Tony Lewis

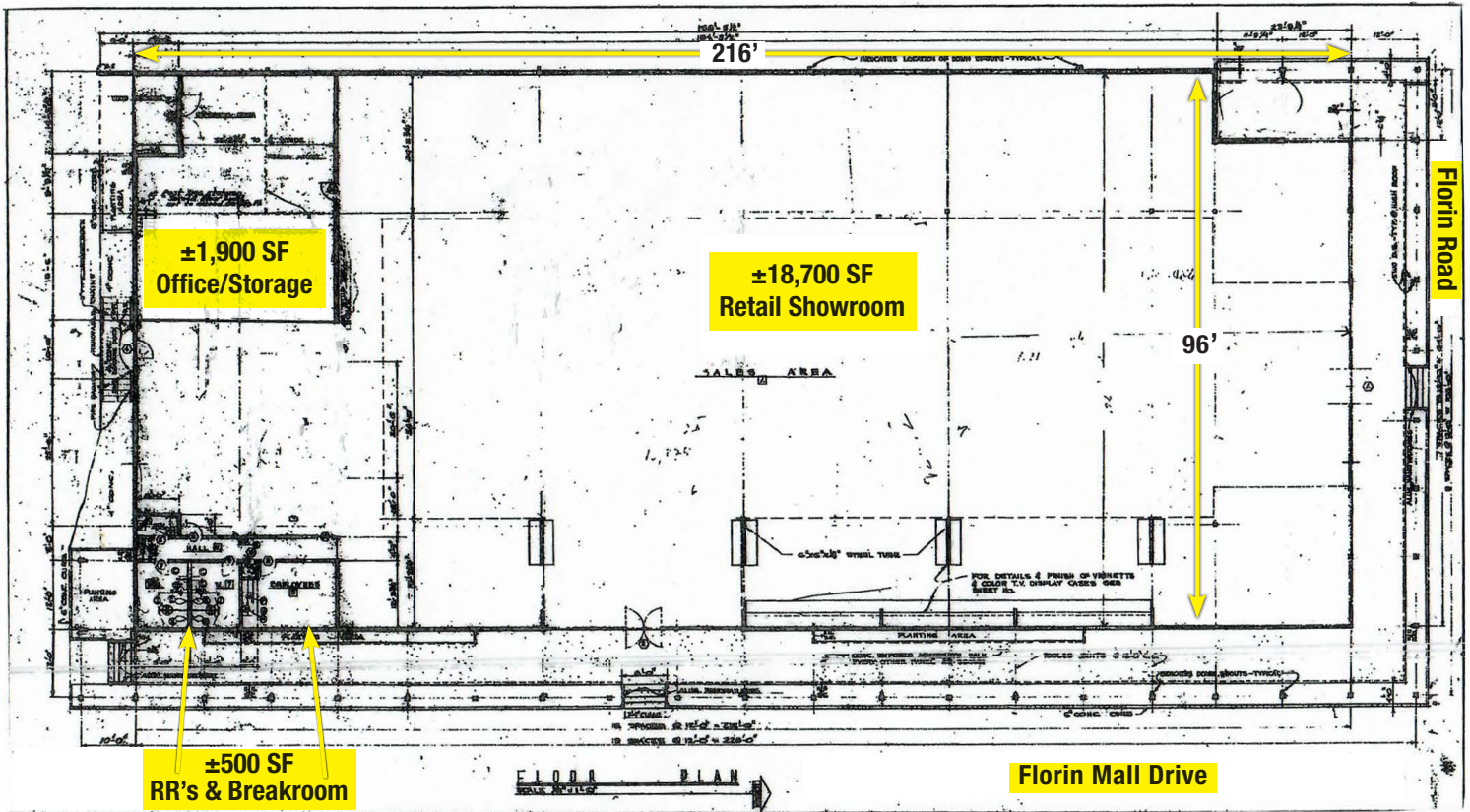
TL Commercial, Inc.

916-660-9191 or 916-201-9318

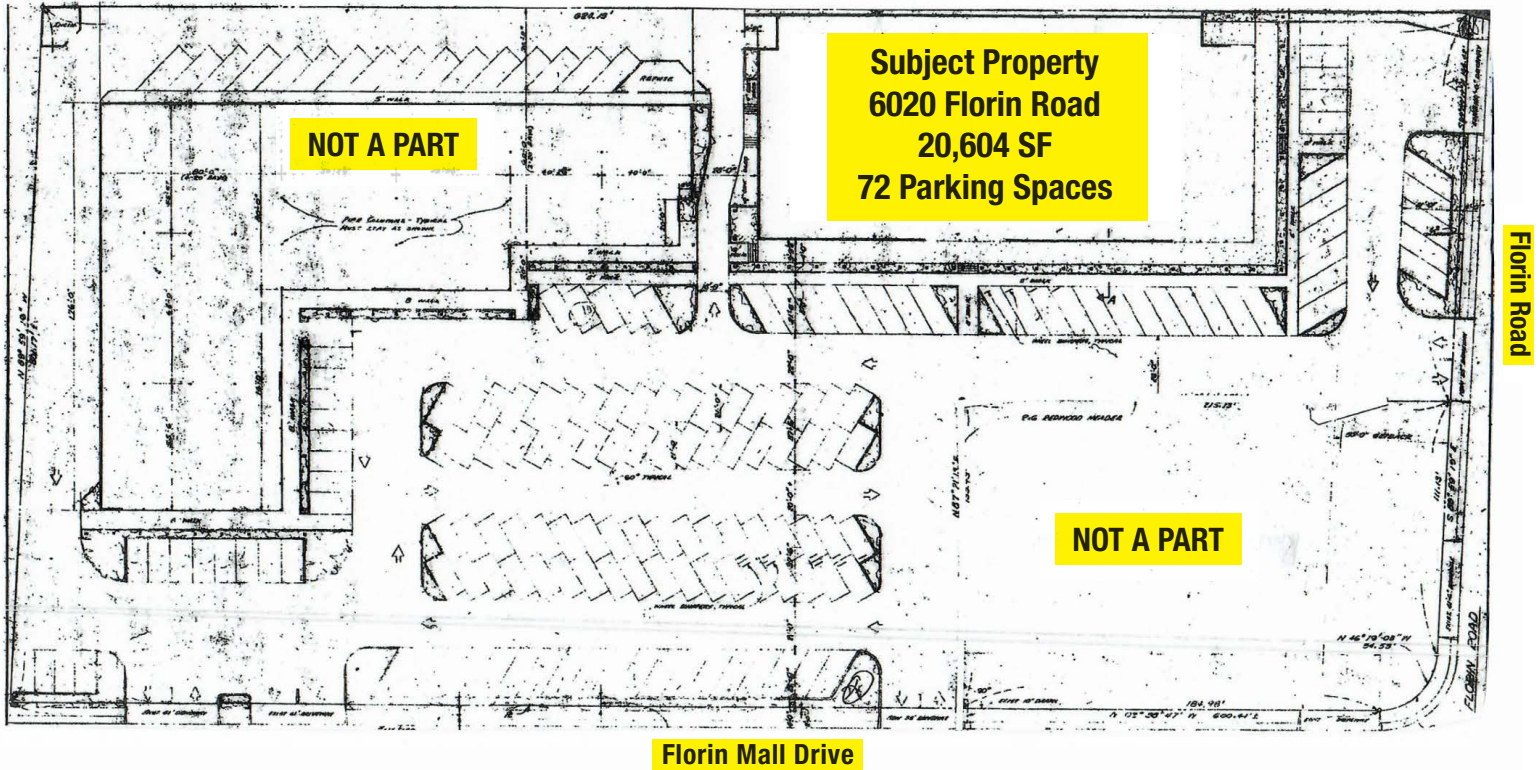


The information contained herein was obtained from third parties and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

FLOOR PLAN



SITE PLAN



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