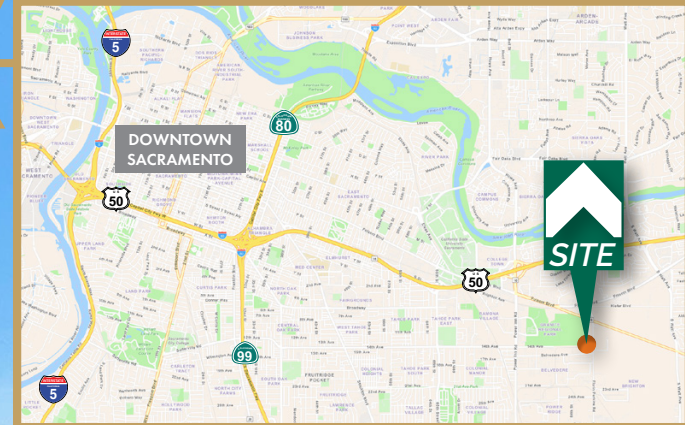


FOR LEASE | ±75,000 SF OF DISTRIBUTION/MANUFACTURING SPACE & ± 20,000 SF OF RETAIL/INDUSTRIAL SPACE W/ YARD SPACE POSSIBLE 3900 FLORIN PERKINS RD, SACRAMENTO, CA 95826

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

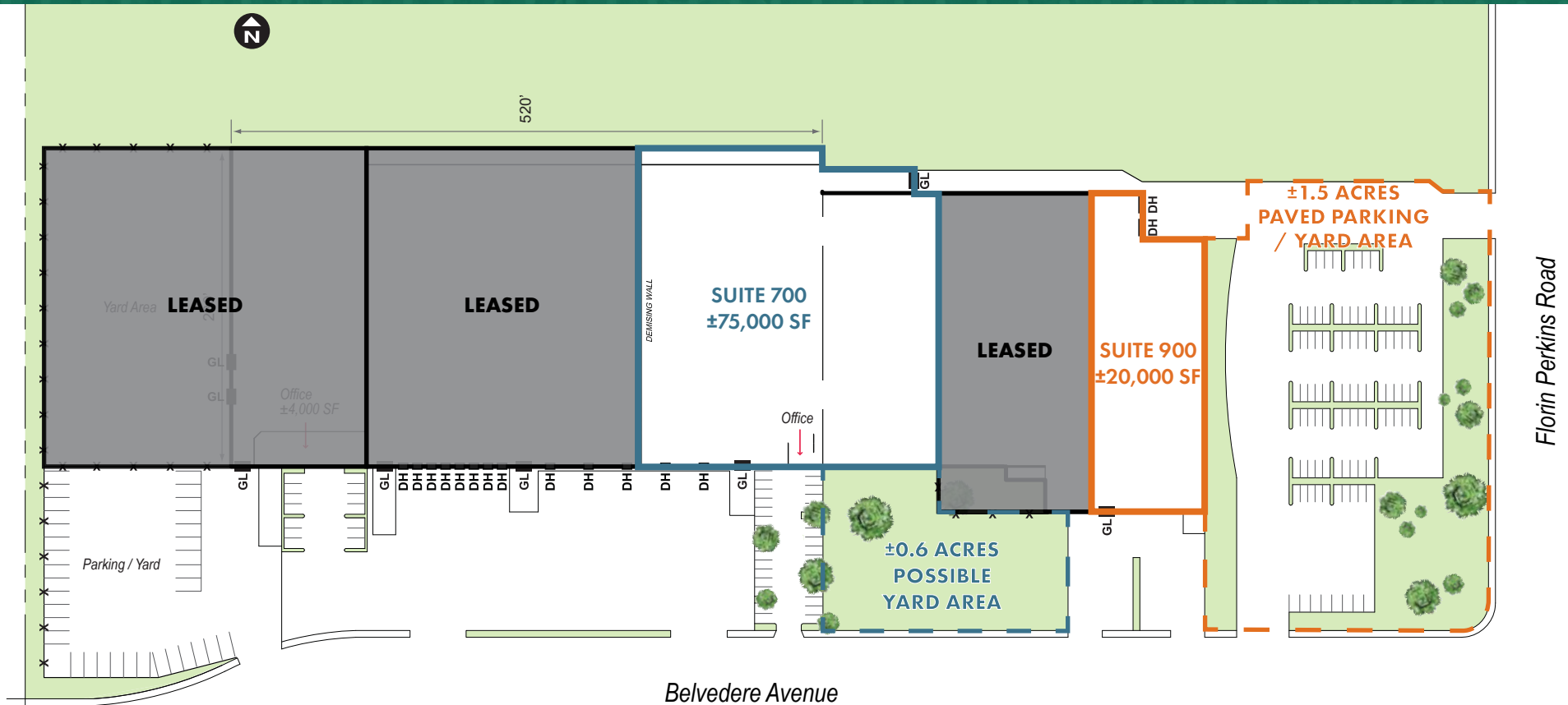
steve.perez@tricommercial.com

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3400 Douglas Blvd Suite 190
Roseville, CA 95661

INDUSTRIAL FOR LEASE

SACRAMENTO, CA
WAREHOUSE / SHOWROOM



Belvedere Avenue



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SACRAMENTO, CA
WAREHOUSE / SHOWROOM



SUITE 700

Available SF: ±75,000 SF
Lease Rate: \$0.75/SF, Per Month NNN

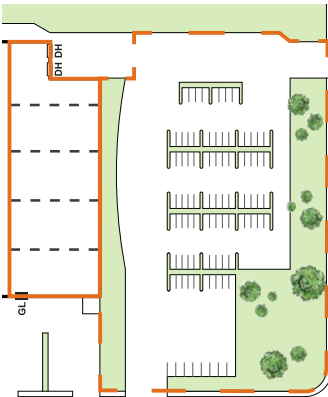
Main Warehouse:

Square Footage: ±44,800 SF
Office SF: ±1,500 SF
Dock Doors: (2) 9' x 10"
Grade Door: (1) 10' x 12"
Clear Height: 26'-28'
Column Spacing: 40'x 40'

Manufacturing/Assembly Area:

Square Footage: ±30,200 SF
Grade Door: (1) 10' x 12"
Clear Height: 16'-18'
Column Spacing: 40'x 40'

Distribution and manufacturing/assembly space with the potential for yard space.



SUITE 900

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

Grade Doors: (1) 9'x10' (1) 10'x12'
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.

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INDUSTRIAL FOR LEASE

SACRAMENTO, CA WAREHOUSE / SHOWROOM



1,821
COMPANIES WHO
MANUFACTURE IN SACRAMENTO

4.49%
POPULATION GROWTH RATE
FROM 2020-2025

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

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