

# M-1 Industrial Warehouses

**Bldg. #2**

506 Glide Avenue, W. Sacramento CA 95691

PRICE REDUCTION: \*Call for details\*

**Bldg. #1**

*Prepared By:*

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# THE SPACE

Location	506 Glide Avenue W. Sacramento, CA 95691
County	Sacramento
Cross Street	Rice Ave
Square Feet	3,100

**Notes** \$4,056.00 through August 31, 2025

## HIGHLIGHTS

- PRICE REDUCTION \*Call for details\*
- One warehouse offers a private restroom and office
- One lot with Two warehouses
- Additional storage space is available in each warehouse
- Roll-up doors on both warehouses
- Possibility for a Trucking Company or a Taxi service
- Industrial M-1 Zoning
- There is an estimated clear height of 12'- 14'
- Ample space for a truck, van, or taxi fleet
- Convenient and easy access to I80 and I-5
- PSF-\*call for details\*
- 0.35-acre yard
- Fenced-in and fully paved

## LU ANN HENDERSON

SENIOR VICE PRESIDENT

DRE# 01912126

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### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,033	75,856	232,883

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$63,539	\$106,536	\$119,361

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,243	30,124	94,761

## PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	3,100
LAND ACRES	.35
YEAR BUILT	1969
ZONING TYPE	M1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
FENCED YARD	yes

## CONSTRUCTION

FOUNDATION	Contrete
FRAMING	Metal/Wood
EXTERIOR	Metal/Wooden Stucco
PARKING SURFACE	Pavement
ROOF	Metal/Shingle

## TENANT INFORMATION

LEASE TYPE	NNN
AVAILABILITY	Vacant





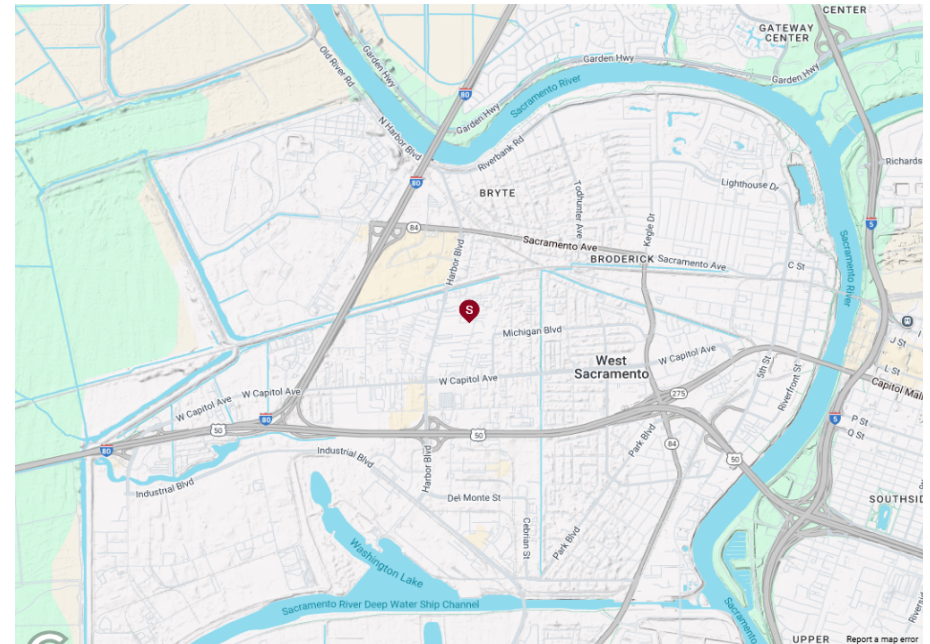
## West Sacramento

- \*PRICE REDUCTION\*

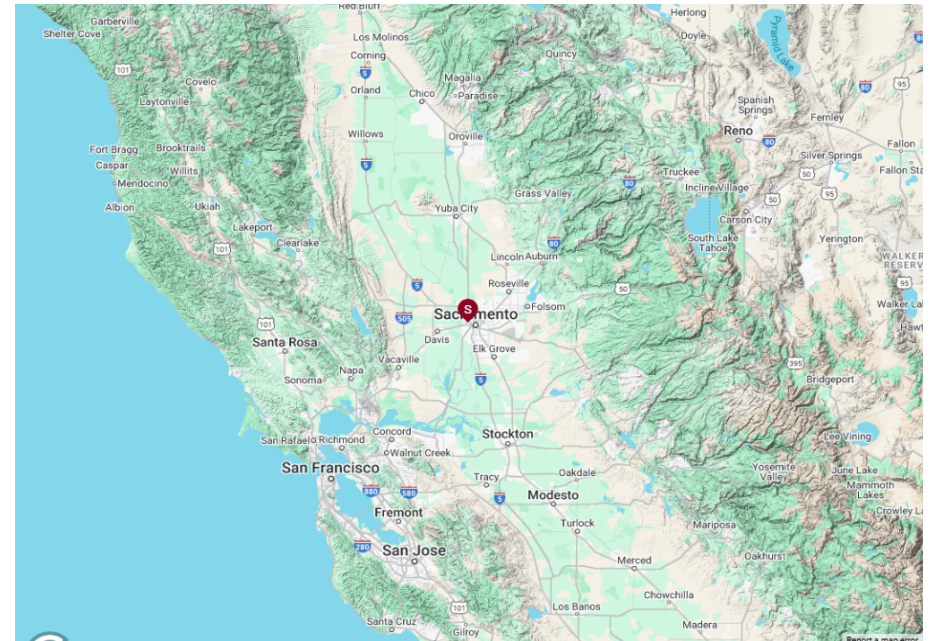
This is conveniently located in the West Sacramento industrial-zoned area and close to the freeways. This industrial lot offers two freestanding warehouses totaling approximately 3,100 total sq ft. This property is situated on a fenced-in, fully paved 0.35-acre yard, providing easy access to I-80 & I-5. While one warehouse offers a private bathroom, office, and additional storage space, each has roll-up doors and an estimated clear height of 12'-14'. The fenced-in yard provides ample space for a truck or van court. This property is conveniently located in the industrial-zoned area of West Sacramento, with easy access to the freeways. It features two freestanding warehouses totaling approximately 3,100 square feet. The property is on a fully paved, fenced-in yard spanning 0.35 acres, providing excellent access to I-80 and I-5.

One of the warehouses includes a private bathroom, office space, and additional storage, while both warehouses feature roll-up doors and have an estimated clear height of 12 to 14 feet. The fenced yard offers ample space for a truck or van court. This property is available for a NNN lease.

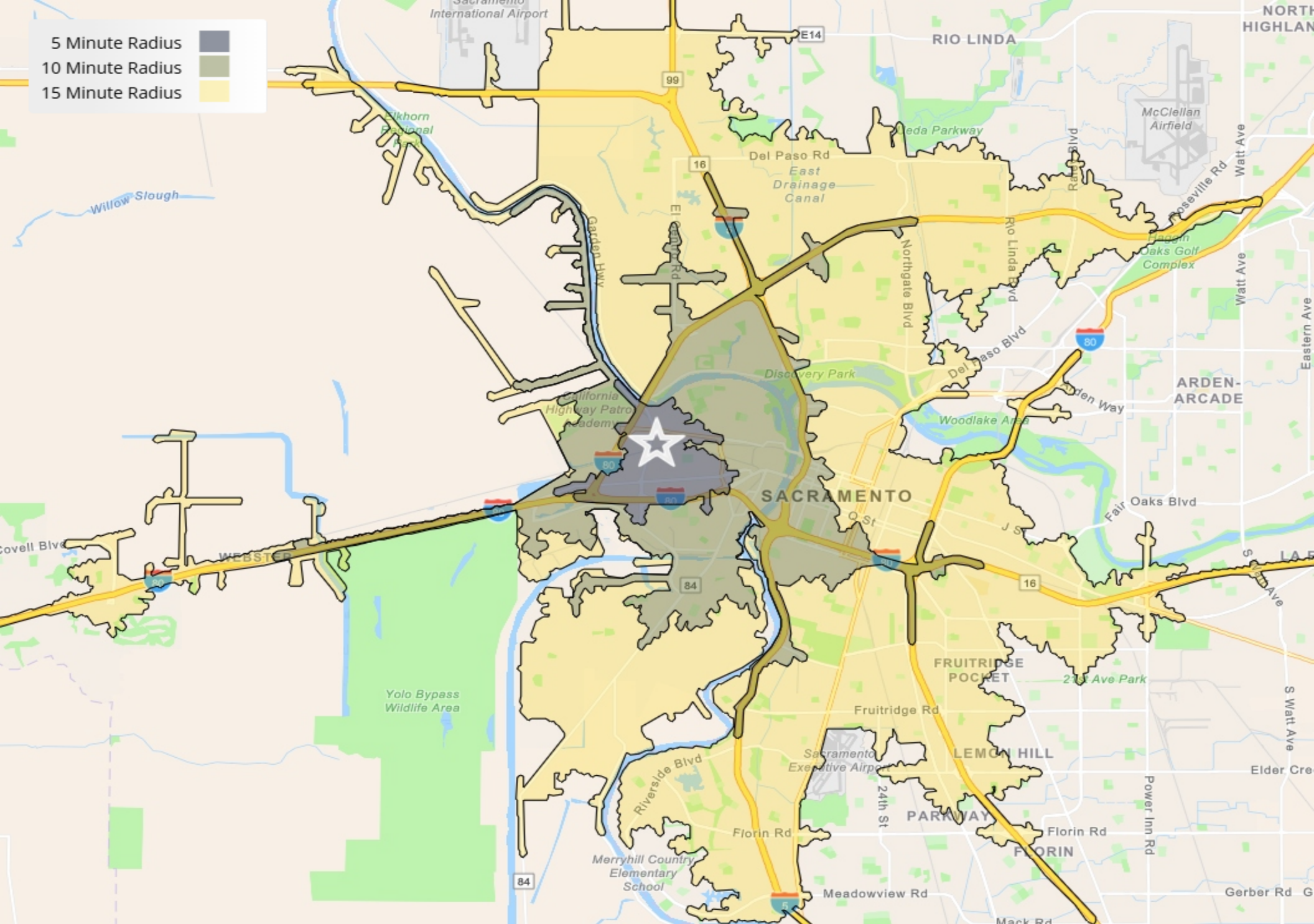
Locator Map



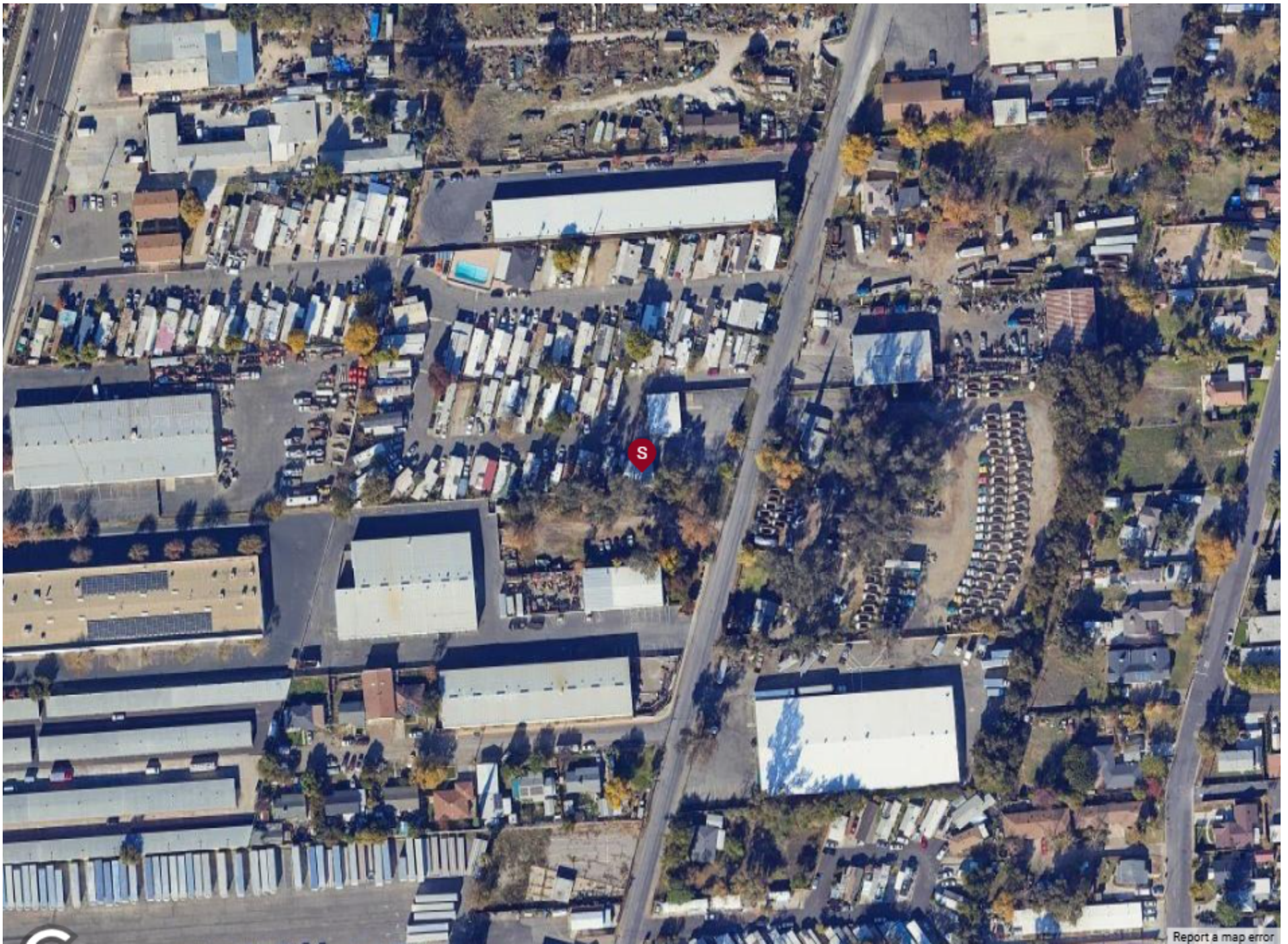
Regional Map

























**Lu Ann Henderson**  
Senior Vice President

Lu Ann is an exclusive listing agent based in California, serving the Sacramento, Bay Area, and Los Angeles markets. She has a diverse network of local and international investors. 85% of her boutique sales and leasing transactions involve dual agency, as she excels at securing buyers and tenants and achieving high closing rates. Lu Ann achieved top producer status in her company in 2016, 2017, and 2018. She was also recognized as the top producer by Costar/LoopNet for the second quarter of 2020. In March 2023, Lu Ann was honored as a top-performing broker in Crexi's annual Platinum Broker Awards. Her overall transaction volumes rank in the top 5% of brokers.

With significant experience brokering multimillion-dollar transactions, Lu Ann specializes in industrial, retail, mixed-use residential, office, land development, and specialty assets in California. Her expertise stems from two years as an intern for an investor with commercial assets worldwide, where she learned from experienced commercial investors and incorporated their strategies into her transactions.

Lu Ann sought to modernize brokerage methods. Despite lacking knowledge of building a WordPress website, she self-taught and envisioned leveraging technology for her clients and created HendersonCRE.com, eventually evolving into MatrixCRE.ai. Embracing versatile technology for efficient communication of her listings, she adopted texting and directly answering her phone for listing information and appointments, setting new standards in the industry. In 2017, her brokerage company won the Power Brokerage in Leasing Transaction award, and she was recognized as the top producer of the company.

Amid the COVID-19 pandemic in 2020, Lu Ann identified a continued demand for commercial space, especially from small businesses on the verge of closure. Showing compassion and entrepreneurial spirit, she launched a new YouTube channel, MatrixCREai, becoming the first local commercial agent to integrate texted walk-through videos and drone footage into property presentations. Her innovative approach streamlined the commercial real estate brokerage process, optimizing efficiency and client response.

Lu Ann's journey in commercial real estate began in 2005 when she obtained her Nevada Real Estate License. Joining the Blasco Development group, focused on various development-transnational projects and assisting the sellers with The Spanish Palm Apartments located at 5250 S. Rainbow Blvd., Las Vegas, NV. Additionally, she is facilitating the buyers with the sales of the condo conversions first two phases. Closing the 376-unit Apartment transaction for \$52.6 million.

In 2012, after obtaining her California Real Estate license, Lu Ann played a crucial role in the nine-month due diligence for AG-80, 277 acres at Larry Bell Dairy Farm, \$3.8 million. The AG-80, 277 acres, and the 12 residential properties at 11318 Franklin Blvd, Elk Grove, CA.

In 2015, the City of Sacramento established industrial-approved zoning for cannabis cultivation. Lu Ann was among the first commercial agents in the region to venture into this uncharted territory. Actively engaging in city ordinance meetings and ensuring compliance with new regulations, she became a successful entrepreneur and representing top investors in the industrial industry.

Despite facing attempts to tarnish her reputation in early 2020, Lu Ann relied on the support of loyal clients, colleagues, friends, and family, refusing to be affected by negative attempts. Her dedication to technology-driven client services earned her the recognition of Costar Power Broker in the Second Quarter of 2020, a testament to her resilience and success in the industry. As of 2023, she has facilitated over \$30 million in sales, most of which are dual agencies.

In 2023, Lu Ann created MatrixCRE.ai to support San Francisco, which has experienced a downturn due to significant tech companies and families leaving the area. Lu Ann, a California native, is committed to preserving San Francisco's historical memories and aiding in listing more challenging transactions. She is recognized for her role as a real estate advocate for the elderly and misinformed.



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*Exclusively Marketed by:*



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