

# ±9,615 SF STAND ALONE INDUSTRIAL BUILDING

6101 ENTERPRISE DRIVE, DIAMOND SPRINGS, CA



**TOM CONWELL**  
Senior Vice President  
916.751.3626  
tom.conwell@kidder.com  
LIC N° 01394155

## PROPERTY HIGHLIGHTS

Built in 1981

Zoned IL (industrial light)

APN #329-341-017-000

Great owner/user opportunity by occupying 100% of the building by 2/1/2027

±9,615 SF building on ±.50 acres of land

3-phase 125 Amps per unit (buyer to confirm)

3 grade level roll up doors 12'x12'  
(Buyer to Confirm) for Suites B, C, & D

1 grade level roll up doors 12'x12' Suite A  
(buyer to confirm)

Roof replaced ±1-2 years ago

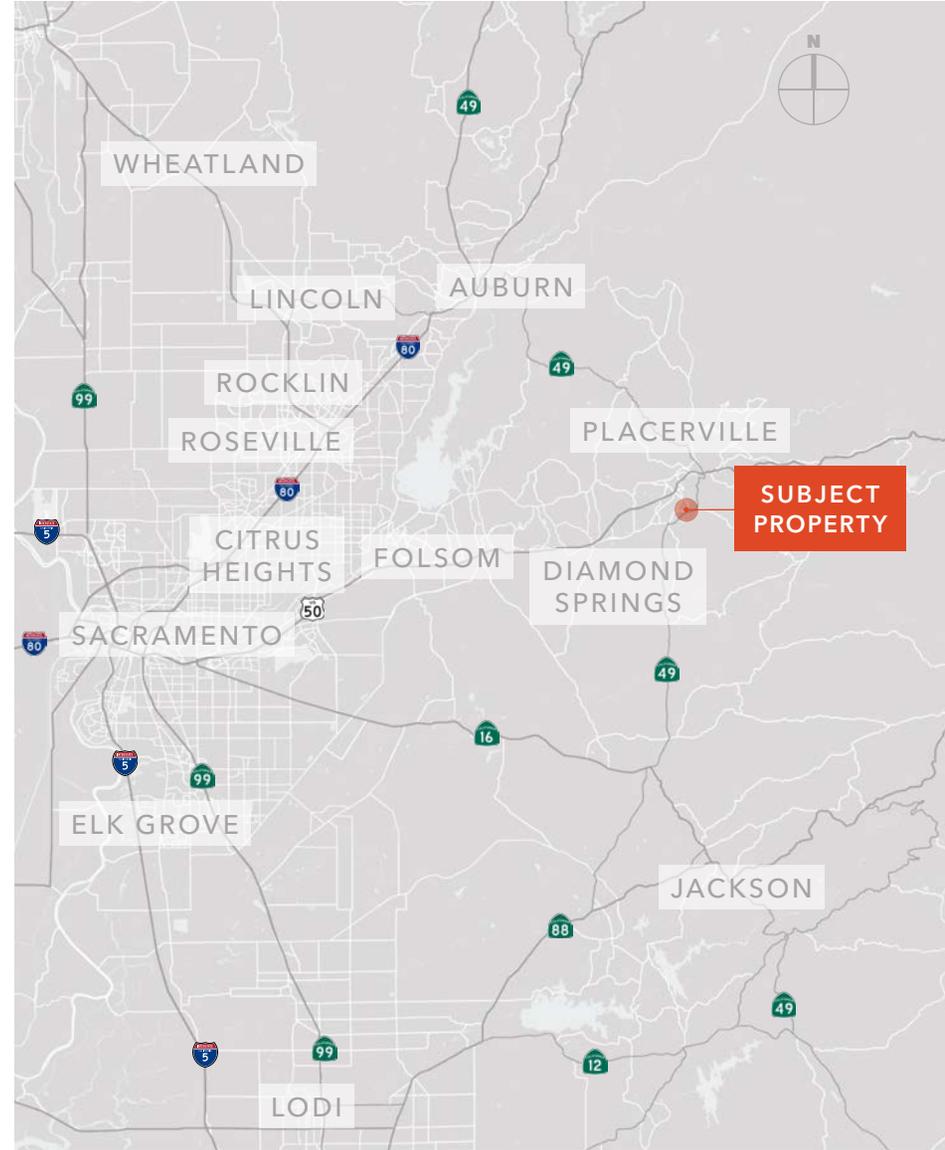
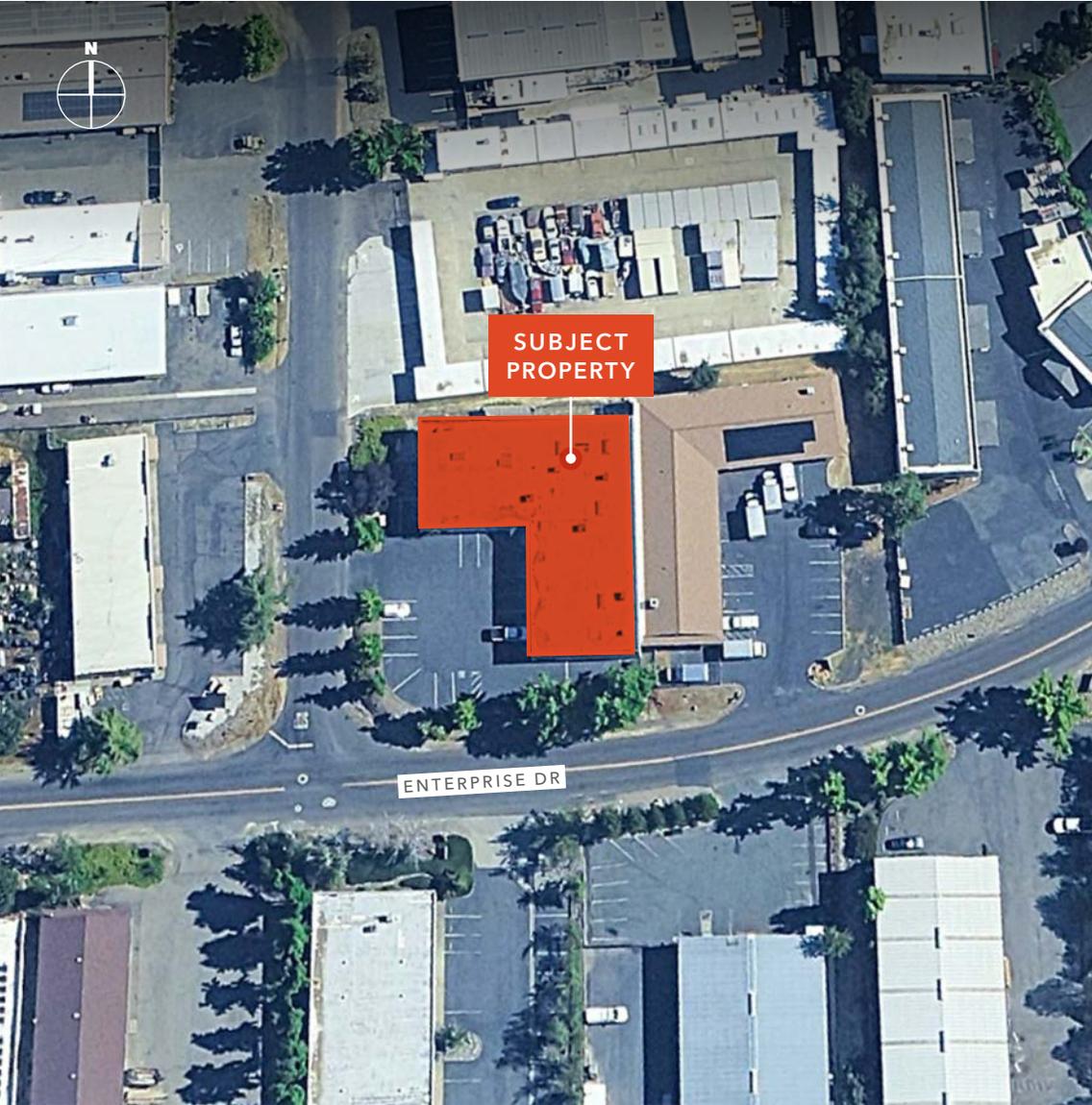
±16' - 18' clear height (buyer to confirm)

# \$1,795,000

ASKING PRICE

## KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

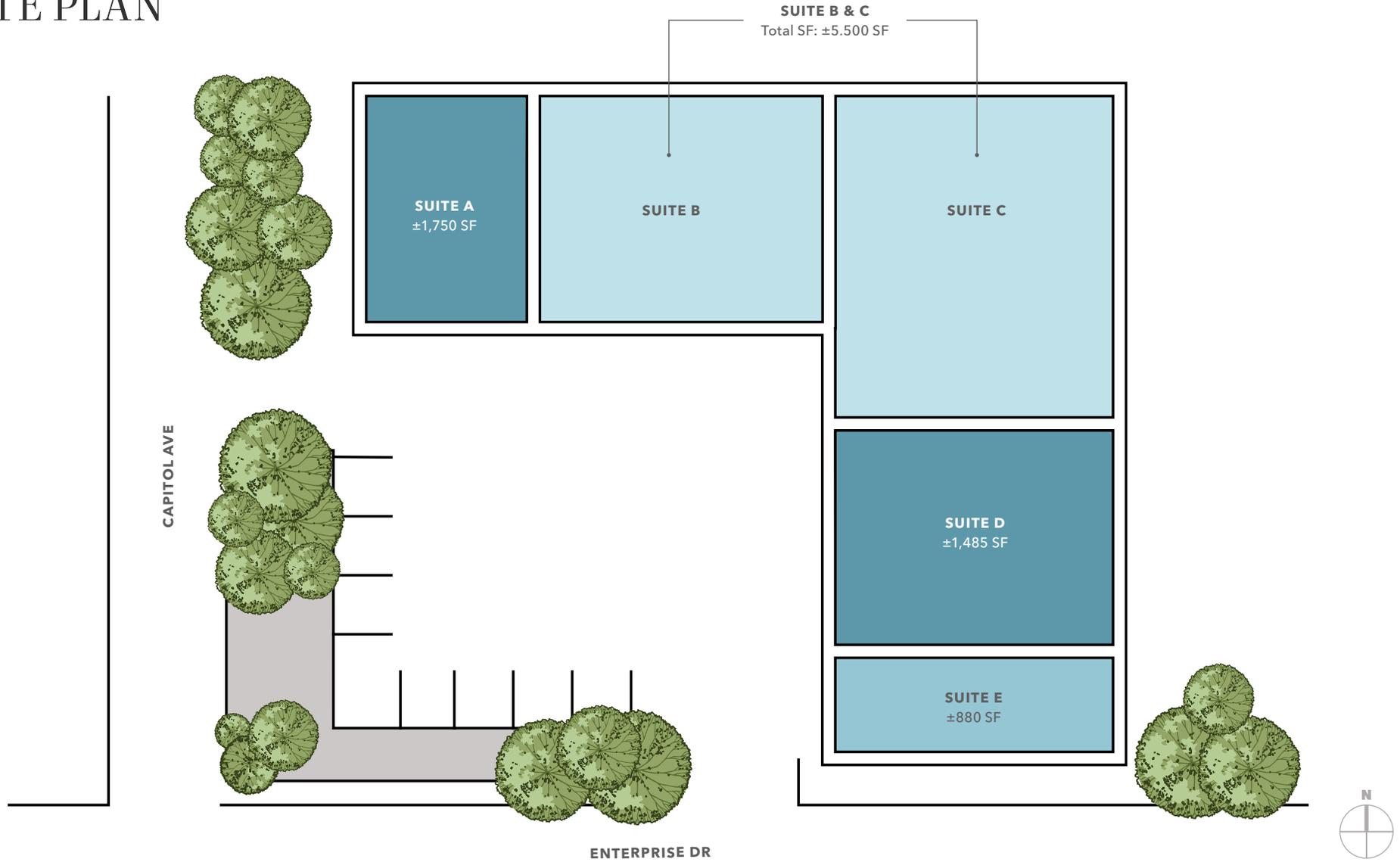


[KIDDER.COM](https://www.kidder.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



# SITE PLAN





## RENT ROLL

TENANT/SUITE	SF	TERM EXP-RES	OPTION	RENT/MO
A	±1,750	6/30/2026	No	\$1,500.00
B & C	±5,500	8/31/2027	No	\$4,950 (8 Months): 1/1/26 - 8/31/26 \$5,048 (4 Months): 9/1/26 - 8/31/27
D	±1,485	MTM	No	\$1,050
E	±880 (Office)	Vacant	No	

\* Right to terminate with a penalty of \$15,295.00 with a 60 day notice. Tenant intends to exercise their right to terminate no later than February 1, 2027.

EXPENSES (2025)	IMPROVEMENTS
Taxes	New Roof
\$19,386 (Based on \$1,795,000 purchase price)	±\$90,000; Installed 2023
Insurance	Parking Area
\$6,126.00	Reseal & Striping; 2023
Cams	
\$2,171.00	

### KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.