

**9068 Elkmont Way
Elk Grove, CA (Sacramento MSA)**

**100% Absolute NNN Leased
Industrial Building | +/- 47,392 SF**

OFFERING MEMORANDUM



INVESTMENT OVERVIEW

PDF powdered by eXp Commercial (“PDF”) is pleased to present this +/- 47,392 SF 100% Leased Multi-Tenant Industrial Building located in Elk Grove, CA. This concrete tilt-up sits on a +/- 2.59 acre parcel and has a zoning of light industrial per the city of Elk Grove. Located within the heart of the highly sought after industrial submarket of Elk Grove, this property is just minutes away from Highway 99, approximately 16 miles south of Downtown Sacramento, and approximately 33 miles north of Stockton. 9068 Elkmont Way is anchored by California Custom Trailers & Powersports and EKC Enterprises, and includes other strong tenants that have signed long term absolute NNN leases. The property has five separate industrial/flex suites ranging from +/- 2,500 square feet to +/- 18,028 square feet. With minimal Landlord responsibilities, this is an outstanding long term investment opportunity.



INVESTMENT HIGHLIGHTS

- Fully Leased +/- 47,392 SF Industrial Building
- Five Separate Suites
- Absolute NNN Long Term Leases – Minimum Landlord Responsibilities
- Located in Heart of Competitive Industrial Submarket of Elk Grove, CA

PROPERTY HIGHLIGHTS

- +/- 47,392 Concrete Tilt-Up on +/- 2.59 AC
- Zoning: Light Industrial (City of Elk Grove)
- Five Separate Flex/Industrial Suites – Ranging from +/- 2,500 square feet to +/- 18,028 square feet
- Three (3) Dock Level Doors and Five (5) Grade Level Doors
- 1,600 amps 208/120v 3 phase
- Newly Installed Roof
- Repaved Parking Lot
- Fully Sprinklered

9068 Elkmont Way
Elk Grove, CA 95624

EXECUTIVE SUMMARY

OFFERING SUMMARY

Offering Price	\$11,950,000
CAP Rate	4.45%
Net Operating Income Year 1	\$531,952.32 NNN
Gross Leasable Area (GLA)	47,251 SF
Year Built	1997

SITE DESCRIPTION

Zoning	LI (Light Industrial) – City of Elk Grove
Number of Tax Parcels	One
Parcel Number	134-0620-032



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LEASING SUMMARY

Tenant Name	Unit	Square Feet	Lease From	Lease To	Monthly Rate/SF	Total Monthly Base Rent	Next Rate Increase	Option	Lease Type
California Custom Trailers & Powersports	100	14,336	9/15/22	9/14/27	0.98NNN	\$14,000.00	None	None	NNN
EKC Enterprises, Inc.	110	18,028	10/1/21	9/30/26	0.82NNN	\$14,774.76	3% on 10/1/25	None	NNN
Wilton Rancheria	130	8,887	10/1/21	9/30/26	0.88NNN	\$7,109.60	2.5% on 12/1/25	None	NNN
On The Spot RV Repair	140	3,500	11/1/20	11/30/26	1.70NNN	\$5,945.00	None	None	NNN
Pending 5 Year Lease	150	2,500	Upon COE	Upon COE	1.00NNN	\$2,500.00	None	Three (3) - Five (5) Year	NNN
MONTH TOTAL		47,251				\$44,329.36			
ANNUAL TOTAL						\$531,952.32			



SURROUNDING AREA MAP



LOCATION OVERVIEW

Elk Grove, California (Sacramento MSA)

The Elk Grove/Laguna industrial submarket continues to demonstrate stability and long term growth potential, backed by strong fundamentals and a favorable location within the Greater Sacramento region.

As of Q3 2025, the submarket maintains a healthy vacancy rate of just 4.6%, reflecting steady demand and a well-balanced supply of industrial space. While this is slightly above the five-year average of 3.0%, it remains below historical peaks and signals a maturing, resilient market. Over the past year, more than 70,000 SF of new product was delivered, with the market quickly adjusting as tenant activity continues to cycle space efficiently.

Currently, only 370,000 SF is listed as available across the entire submarket — an availability rate of just 4.8%, further underscoring the limited supply and continued interest from users seeking a presence in Elk Grove. With no active construction at this time, the submarket is poised for potential upward pressure on rental rates as demand persists. For context, the area has averaged over 300,000 SF of construction activity annually over the past decade.

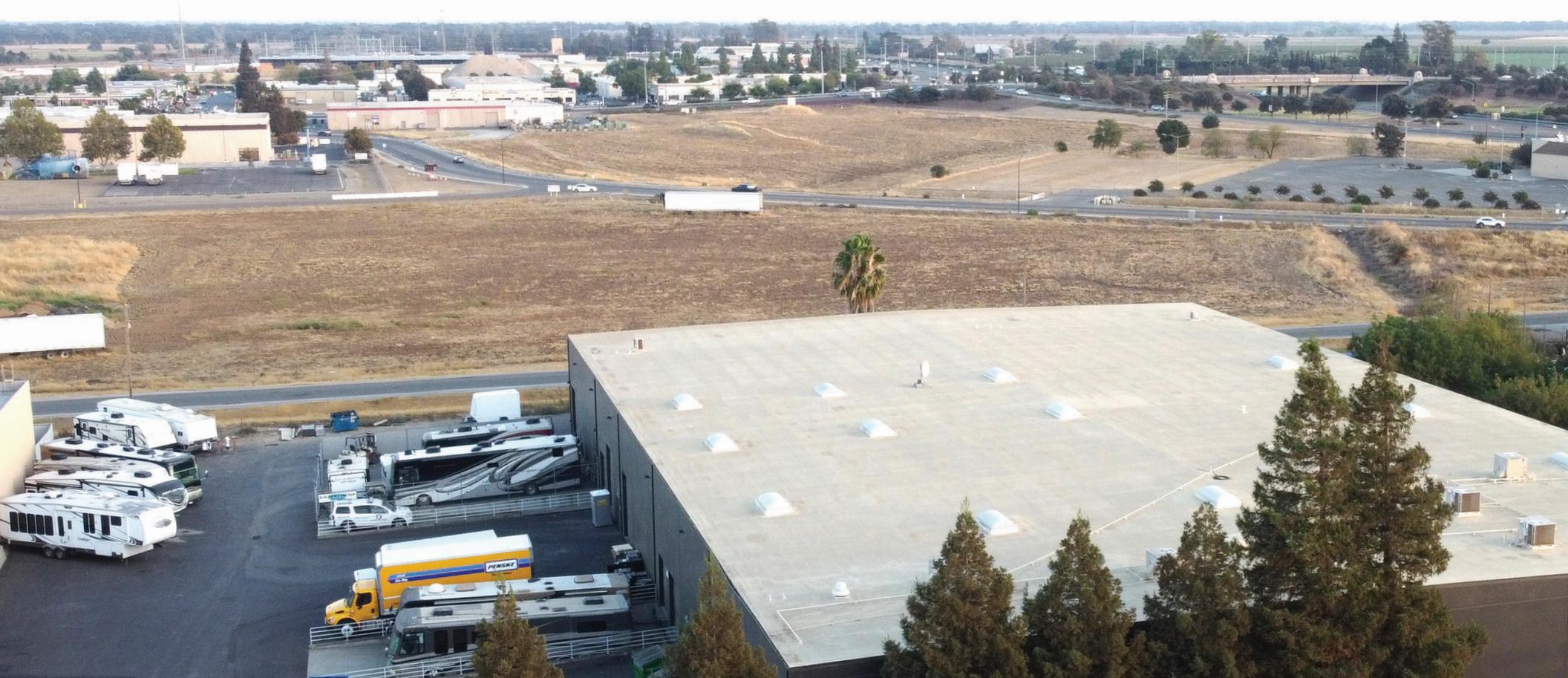
Elk Grove/Laguna boasts an industrial inventory of approximately 7.7 million SF, with a diverse mix that includes roughly 5.2 million SF of logistics space, 400,000 SF of flex product, and 2.1 million SF of specialized inventory. This balanced composition appeals to a wide range of users — from distribution and last-mile operations to tech and specialized trade services.

Market rents in the submarket remain competitive, averaging \$10.80/SF overall. Logistics product averages \$10.70/SF, flex space commands \$18.70/SF, and specialized space sits at approximately \$9.60/SF. Annual rent growth continues on a positive trajectory with a 1.8% year-over-year increase. Notably, logistics buildings in Elk Grove have seen a 3.1% jump YoY — outperforming broader market averages. Over the past five years, the submarket has averaged a healthy 6.1% in annual rent growth, and over the past decade, 6.9% — a testament to the area's continued upward momentum.

Elk Grove remains a strategic choice for industrial tenants and investors alike, with convenient access to major transportation corridors, a growing labor pool, and a supportive local government. The submarket's sustained demand and constrained pipeline position it well for continued rent appreciation and long-term value creation.

Source: CoStar - Market Analytics





FOR MORE INFORMATION

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