

FOR SALE | ±25,500 SF MULTI-TENANT WAREHOUSE

**12265-12295 LOCKSLEY LN
AUBURN, CA 95602**

**FULLY LEASED INDUSTRIAL INVESTMENT
LOCATED NEAR HWY 49 ON LOCKSLEY LANE**



Jason Huntoon

Associate | Office

916.677.8127

jason.huntoon@tricommercial.com

LIC: #02109361

Steve Park

Sr. Vice President

916.677.8114

steve.park@tricommercial.com

LIC: #01472232

3400 Douglas Blvd, Suite 190,
Roseville, CA 95661



About the Property

Located in the Auburn Municipal Airport and business park, this ±25,500 SF multi-tenant warehouse has six long term tenants with above average lease rates. This property is ideal for an investor looking to invest in a submarket with historically low vacancy rate compared to the larger Roseville / Rocklin market.

Investment Highlights

- Located in the Auburn Municipal Airport and business park, home to many industrial users.
- Tenants with above average rents.
- Two (2) small fenced yard areas
- Ample power to each unit
- 51 Parking Stalls providing ample amount for tenants and customers

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EXECUTIVE SUMMARY

ADDRESS: 12265-12295 Locksley Lane
Auburn, Ca 95602

OFFERING PRICE: \$4,043,077 (\$158.55/SF)

CAP RATE: 6.5%

NOI: \$262,800.00

TOTAL SF: ±25,500 SF Building

TOTAL LOT SIZE: 1.5 Acres

APN: 052-020-035

ZONING: INP-DC

YEAR BUILT: 1967

CONSTRUCTION: Metal

GRADE LEVEL DOORS: 11 GL Doors - 10'x12'

PARKING: 51 Stalls

YARD SPACE: Two (2) Fenced Yards:
±4,000 SF in the Front
±4,600 SF in the Back

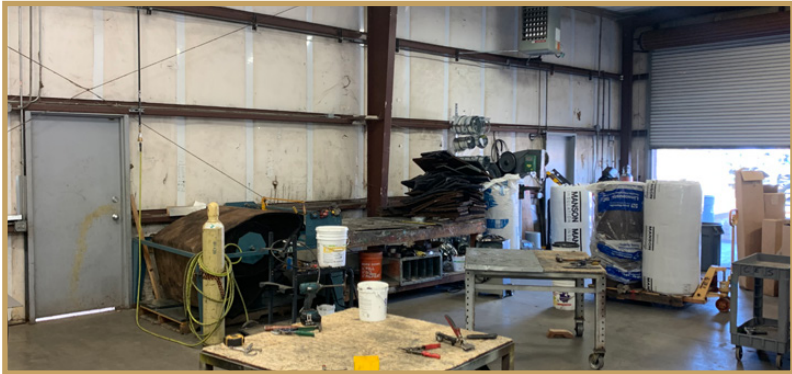
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SITE AERIAL



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PROPERTY PHOTOS



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LOCATION OVERVIEW

Auburn / Lincoln is one of the region's well known suburban/rural submarkets catering to smaller local tenants. The market is the same size as it was three years ago as nothing has been built or demolished in this period, contributing to a much lower vacancy rate compared to Sacramento market as a whole.

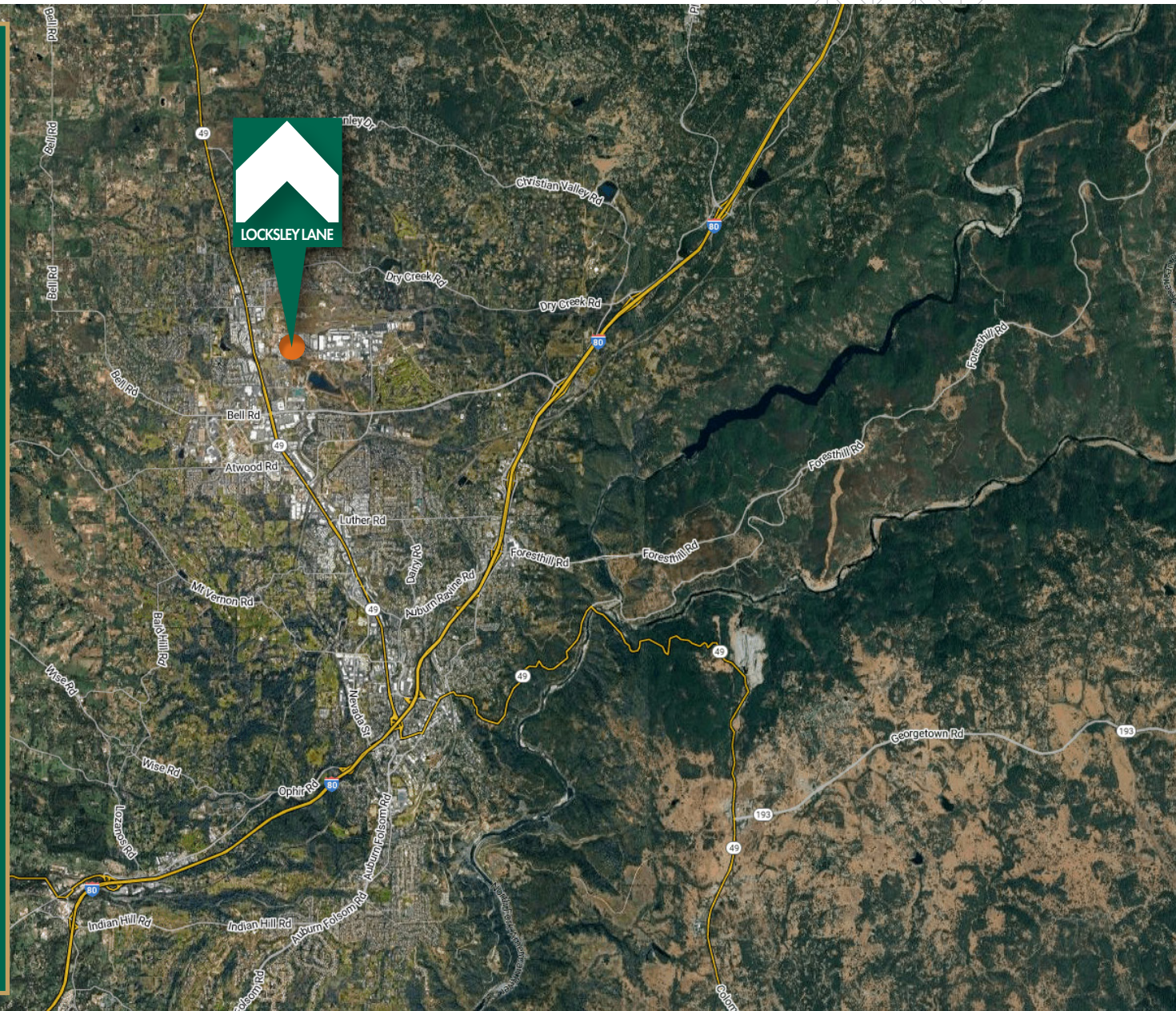
Auburn, CA is the perfect blend of fresh air, suburbs, hiking trails, great schools, night life, and a strong business community.

You can be deep in the foothills on an adventure in the morning and sitting with your friends at a world renowned brewery in the afternoon. Or you can work in the morning and then hit the links or the river for some fun and exercise.

Located at the crossroads of Interstate 80 and Highway 49, Auburn is the most accessible Gold Country town, providing year-round opportunities to stroll, dine and shop in charming Historic Old Town and Downtown, see Gold Rush history along the streets, or wine tasting along the award-winning Placer County Wine Trail.

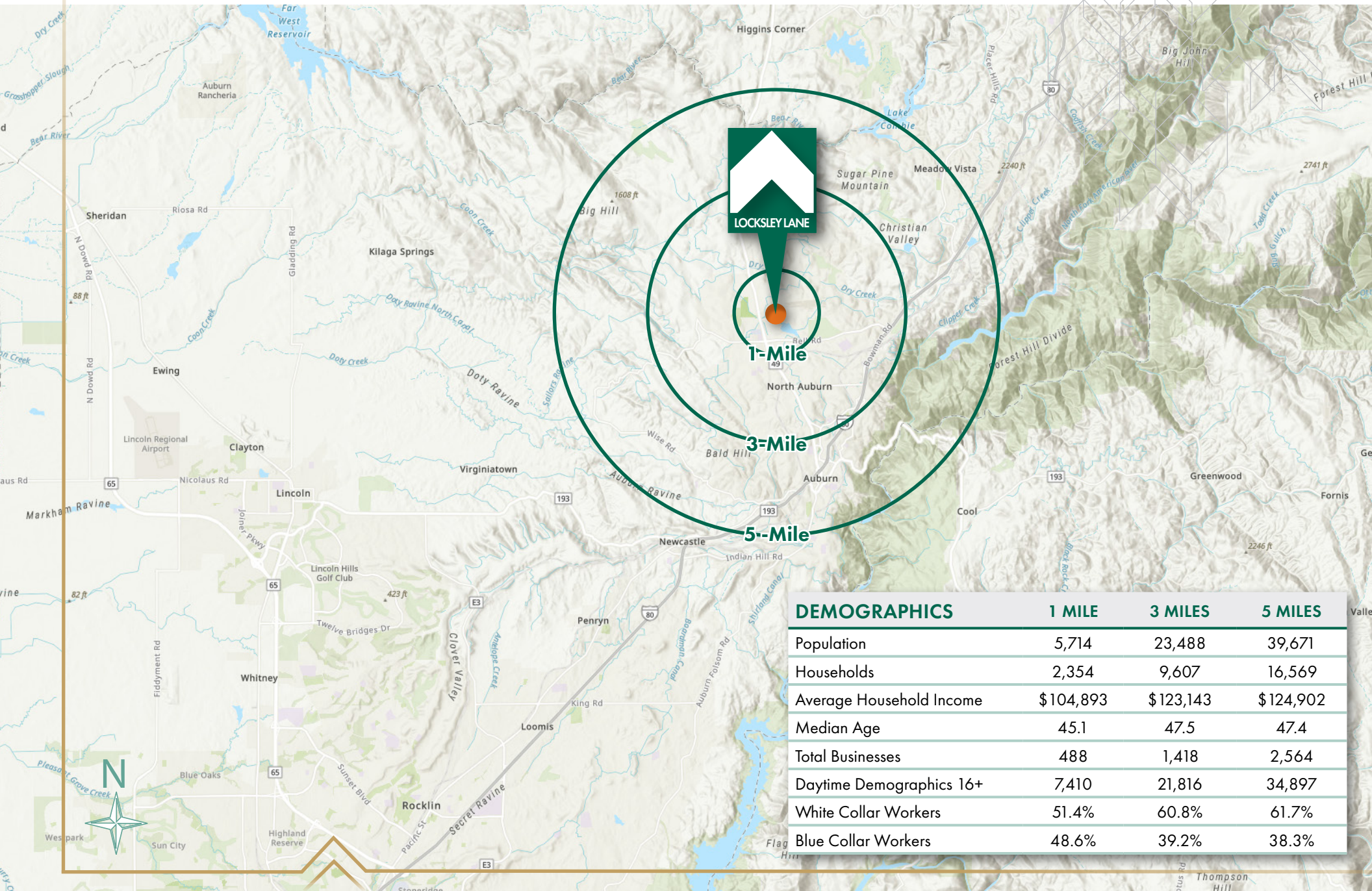
The greater Auburn area consists of four business districts - Old Town, Downtown, Highway 49 corridor and the Auburn Airport Business Park. The Auburn Municipal Airport and business park provides an opportunity for manufacturers, aviation-related industries and other businesses to thrive.

Auburn is the seat of the Placer County government, has high performing schools and affordable housing for families and seniors.



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DEMOGRAPHIC REPORT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,714	23,488	39,671
Households	2,354	9,607	16,569
Average Household Income	\$104,893	\$123,143	\$124,902
Median Age	45.1	47.5	47.4
Total Businesses	488	1,418	2,564
Daytime Demographics 16+	7,410	21,816	34,897
White Collar Workers	51.4%	60.8%	61.7%
Blue Collar Workers	48.6%	39.2%	38.3%

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

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ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

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