

6101 ENTERPRISE DR

*±1,750 - 9,615 SF Stand Alone Industrial
Building for Sale or Lease*

DIAMOND SPRINGS, CA 95619



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

KIDDER.COM

PROPERTY HIGHLIGHTS

Built in 1988

Zoned IL (industrial light)

APN #329-341-017-000

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

±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)

Offered At:

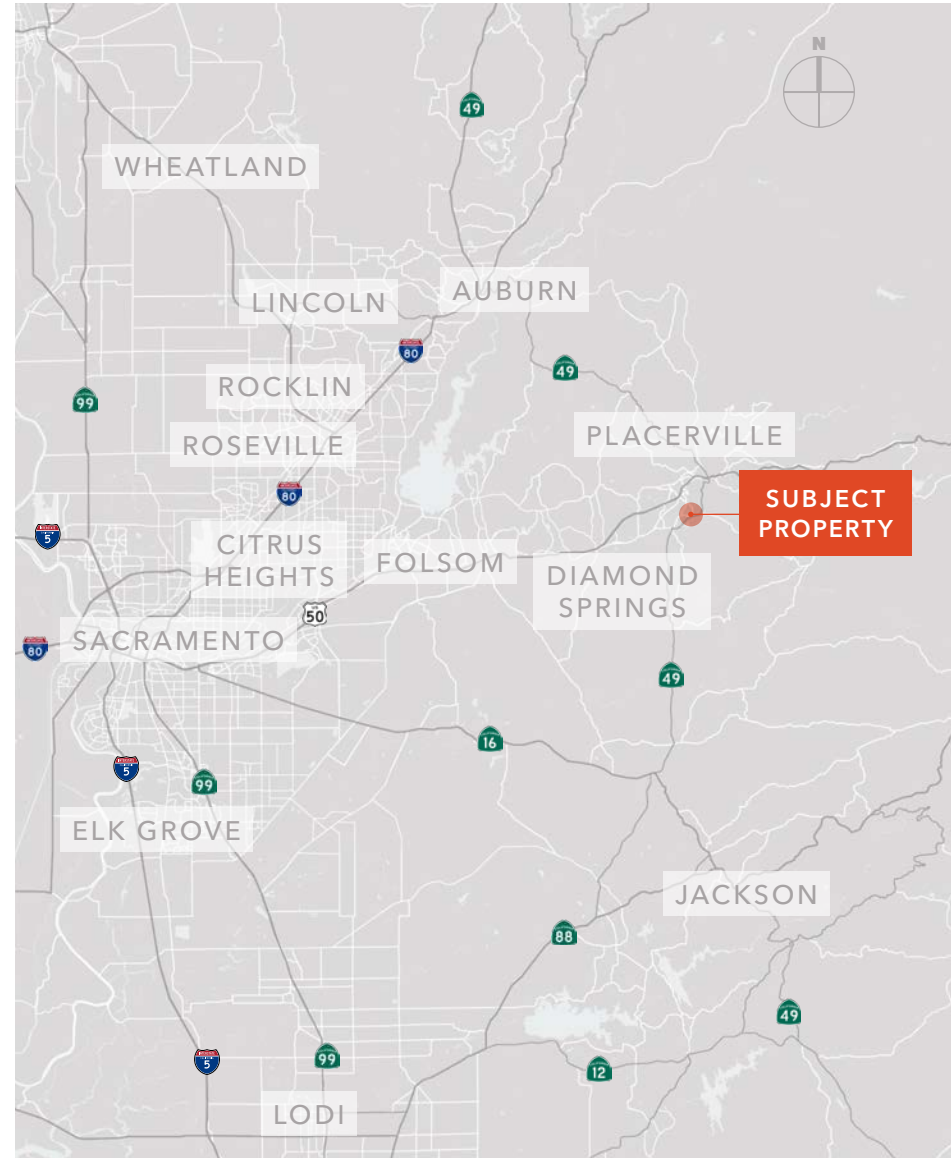
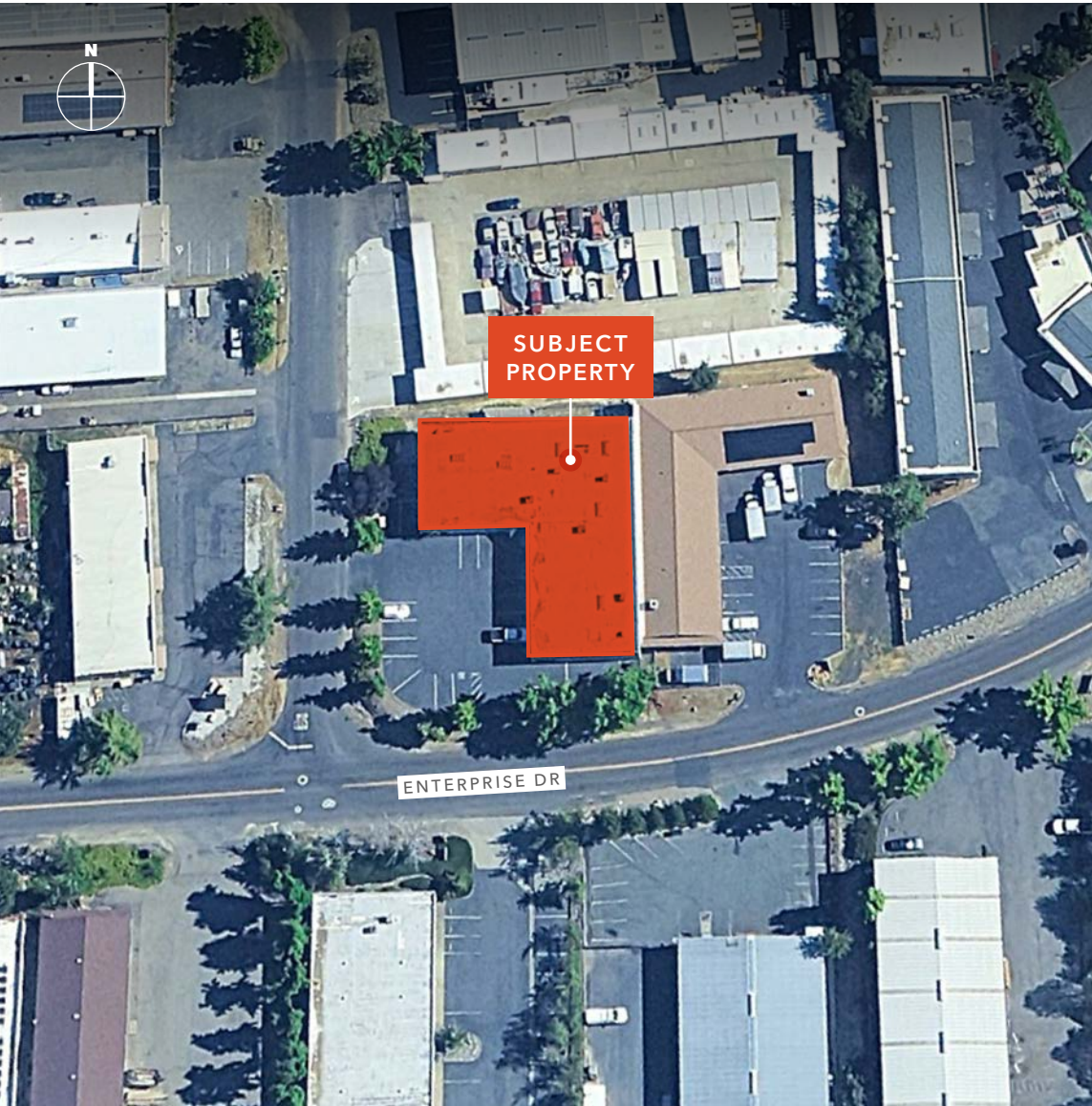
\$1,650,000

ASKING PRICE

Offered Lease Rate:

\$0.95 PSF

MOD GROSS
(TENANT PAYS UTILITIES & JANITORIAL)

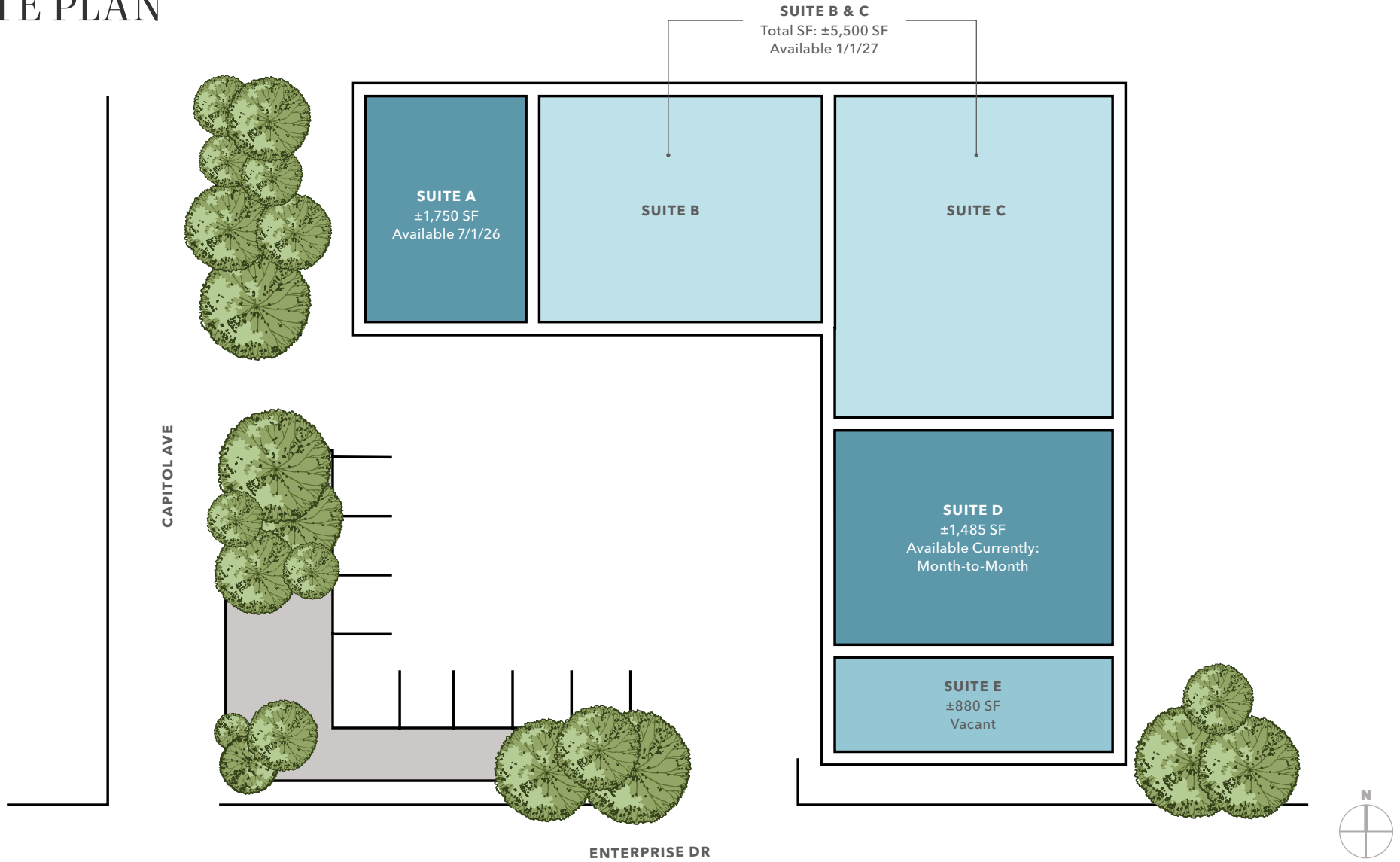


[KIDDER.COM](https://www.kidder.com)

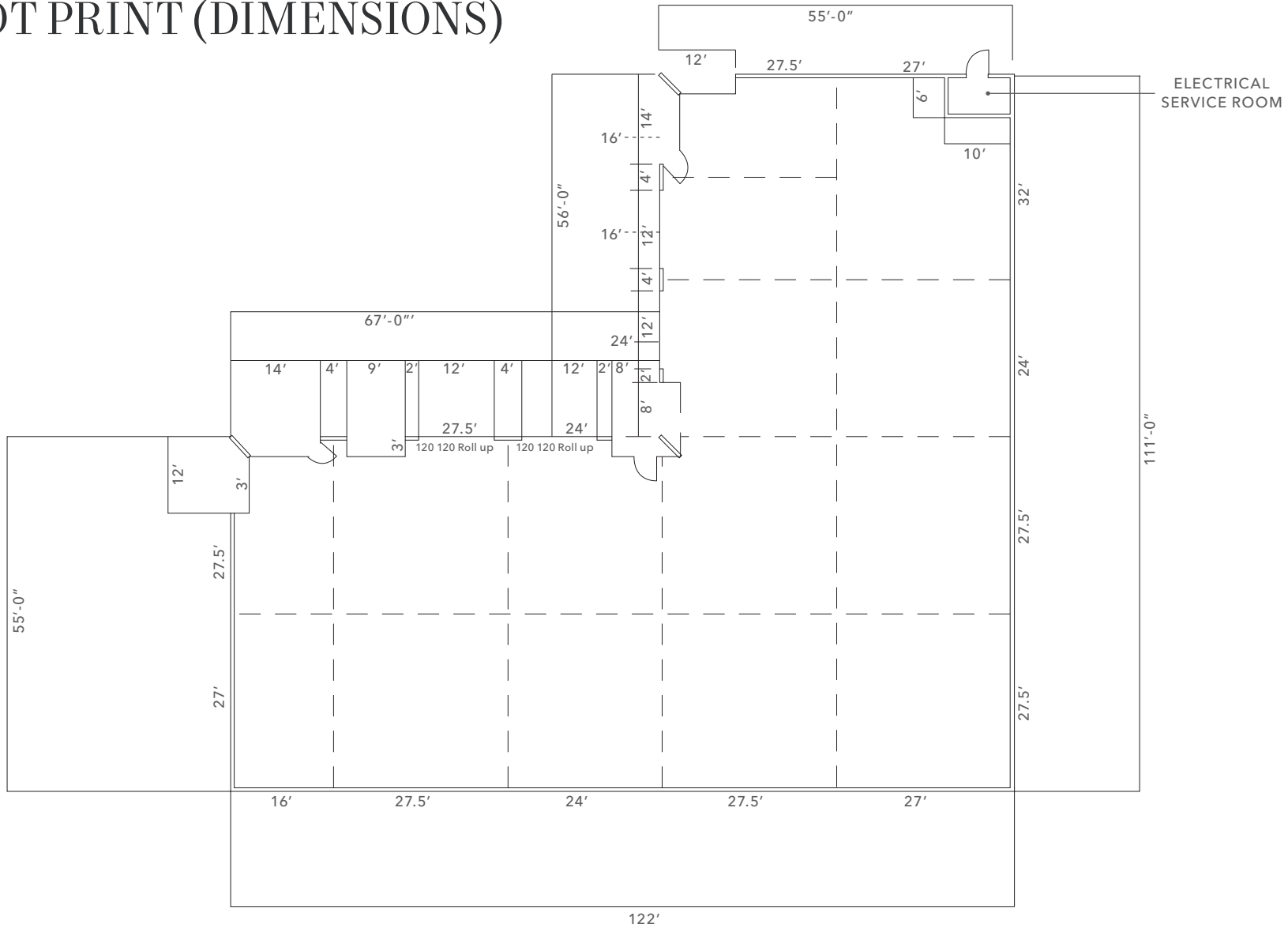
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, 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



FOOT PRINT (DIMENSIONS)



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.



RENT ROLL

TENANT/SUITE	SF	TERM EXP-RES	OPTION
A	±1,750	6/30/2026	No
B & C	±5,500	1/1/2027	No
D	±1,485	MTM	No
E	±880 (Office)	Vacant	No

EXPENSES (2025)

Taxes	\$19,386 (Based on \$1,795,000 purchase price)
Insurance	\$6,126.00
Cams	\$2,171.00

IMPROVEMENTS

New Roof	±\$90,000; Installed 2023
Parking Area	Reseal & Striping; 2023

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.