

# ±9,615 SF STAND ALONE INDUSTRIAL BUILDING

6101 ENTERPRISE DRIVE, DIAMOND SPRINGS, CA



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## 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)

*Just Reduced*

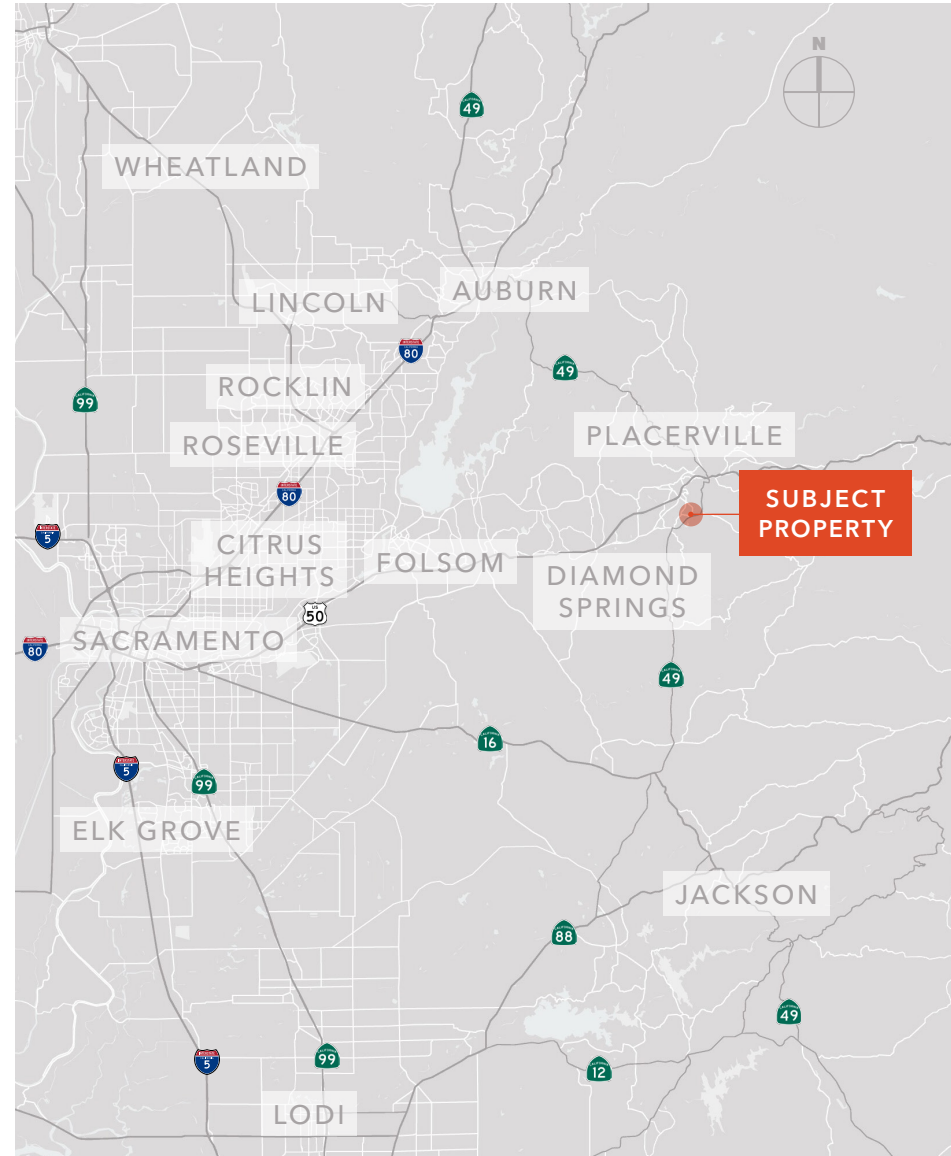
*\$1,650,000*

*~~\$1,795,000~~*

ASKING PRICE

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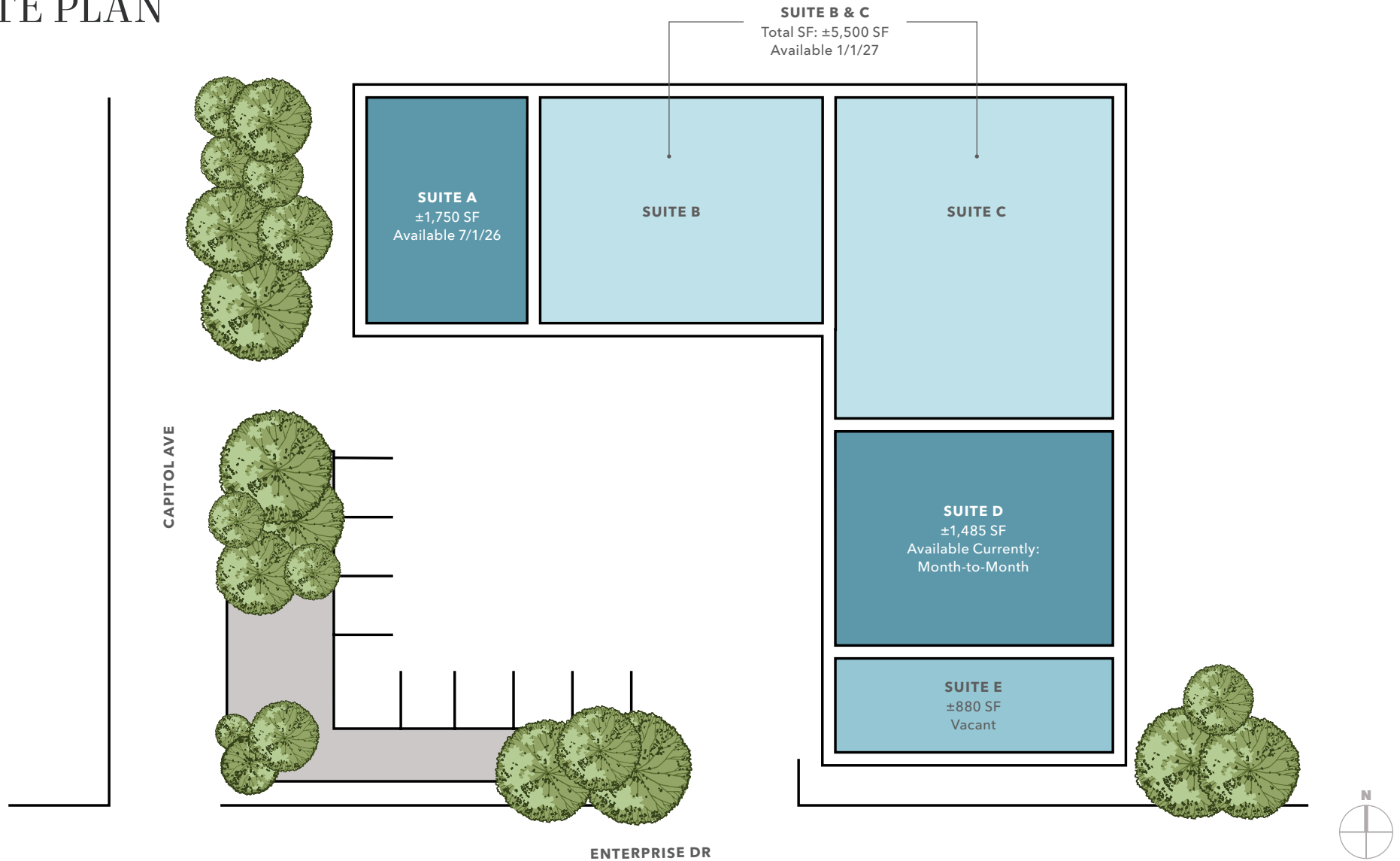


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# SITE PLAN





# 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	1/1/2027	No	\$4,950 (8 Months): 1/1/26 - 8/31/26 \$5,048 (4 Months): 9/1/26 - 12/31/26
D	±1,485	MTM	No	\$1,050
E	±880 (Office)	Vacant	No	

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

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