

**FOR  
OR SALE  
LEASE**

**9745 BUSINESS PARK DR,  
SACRAMENTO, CA**

**RARE OWNER-USER WAREHOUSE  
IN PRIME LOCATION**

**3-D Tour  
Click Here** 

**DAVE CARLSEN**  
916.212.2127  
DAVE@ROMECPRE.COM  
DRE: 01977101

**ELLIS THOMAS**  
707.712.6916  
ELLIS@ROMECPRE.COM  
DRE: 02207868

**ROME**  
REAL ESTATE GROUP

# INDUSTRIAL WAREHOUSE

PROPERTY TYPE	SIZE	ASKING PRICE
OWNER USER WAREHOUSE	+/- 20,800 SF	\$3,980,000.00 (\$191.35 PSF)

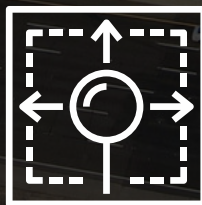
## HIGHLIGHTS

- **Secure Entry:** New automatic gate with private access.
- **Truck-Accessible:** Eight 12' x 14' roll-up doors with easy truck access from a spacious parking area.
- **Durable Surface:** Graveled with 6-inch compaction.
- **Flexible Layout:** Up to 80% warehouse space after demolition.
- **Multi-Tenant Potential:** Five storefronts, easily dividable for leasing.
- **Upgraded Yard:** Approximately 3,000 SF fenced yard.
- **Robust Power:** 1,200 amp, 3-phase power.
- **Utility Savings:** Installed solar power.
- **Ample Space:** 18' clear height.
- **Insulated Warehouse:** Fully insulated for energy efficiency.
- **Versatile Zoning:** Office Industrial Mixed-Use.



ABUNDANT PARKING

80 SPACES



+/- 20,800 SQ.FT

BUILDING SIZE

+/- 70,567 SQ.FT

LOT SIZE



OIMU

PROPERTY ZONING

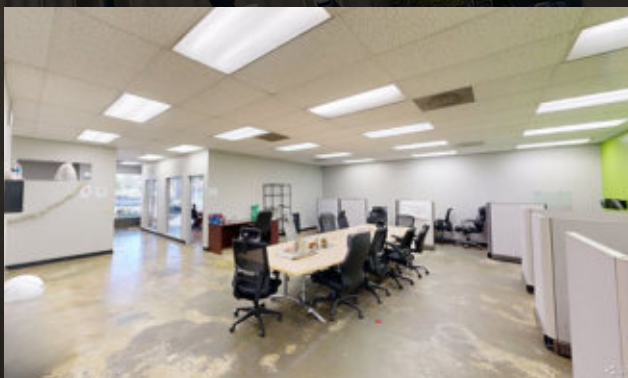
OFFICE  
INDUSTRIAL  
MIXED-USE

SACRAMENTO COUNTY



COMMERCIAL / WAREHOUSE

068-0160-121-0000



## RECENT BUILDING UPGRADES:

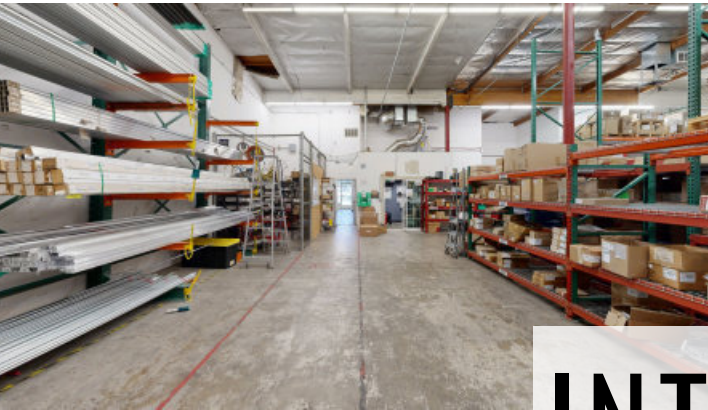


- Roughly 3,000 SF of fenced yard space
- Brand new automatic gate and private access
  - Graveled with 6-inch compaction
- New \$150,000 solar power system saves \$1,000 a month in utilities.
- Class A industrial office finishes with polished concrete floor, granite counter tops, beautifully designed restrooms, and best-in-class breakrooms. This is a high-quality office buildout in a durable warehouse.
- Optional fitness & workout facility as an employee amenity.
- Custom-designed executive office with private restroom and shower facility.

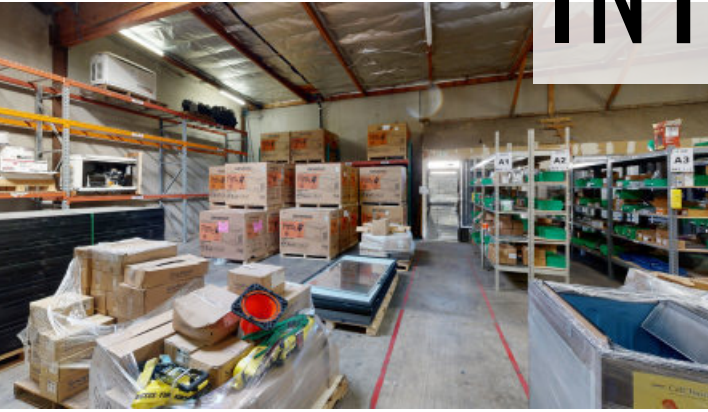


# EXTERIOR PICTURES



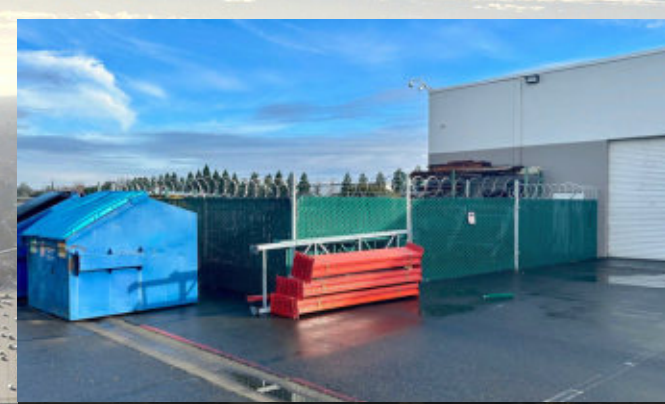


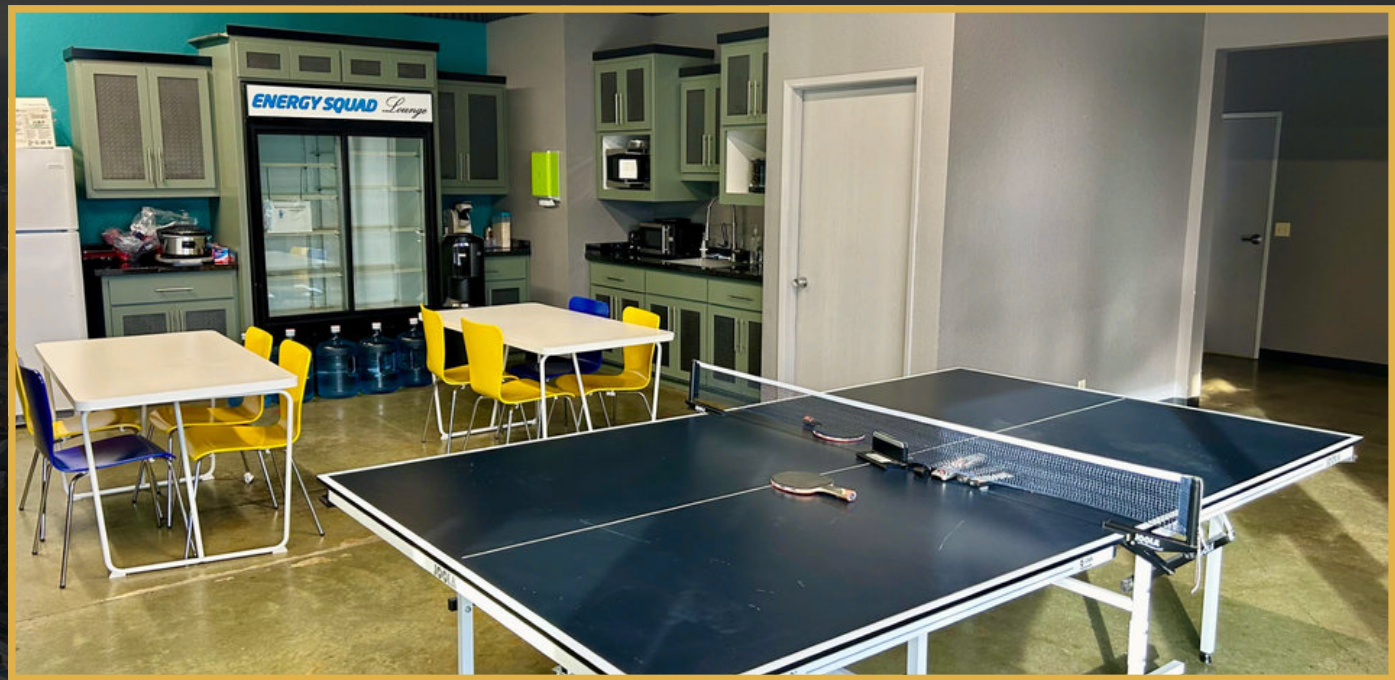
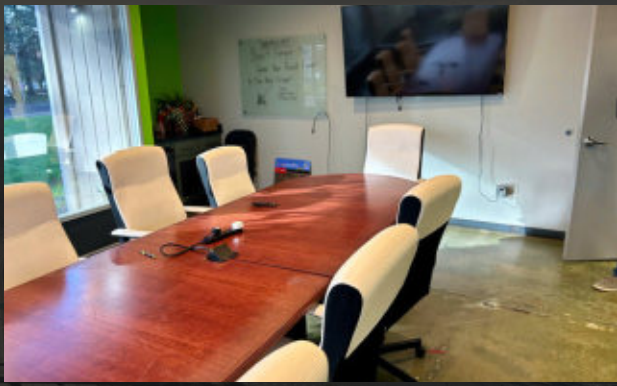
# INTERIOR PICTURES



# INCLUDES BONUS FENCED YARD

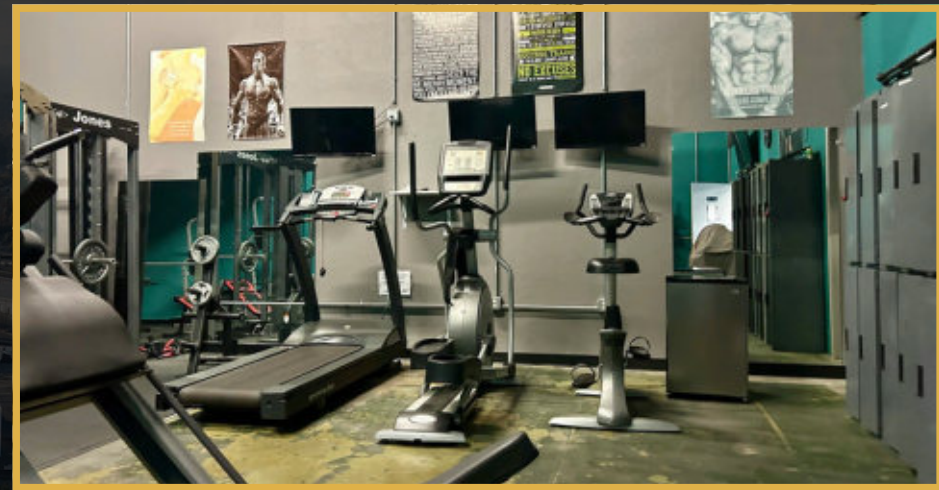
- Roughly 3,000 SF of fenced and secure yard for extra outdoor storage.
- Two gates for easy access and razor wire for security.
- Store extra materials, vehicles, or even personal RVs on site





## **TURN-KEY & MOVE IN READY**

- Furniture is included in the sale price so it's truly turn key.
- High-end office finishes with great existing build-out, lots of natural light, and polished concrete flooring.
- Beautiful conference rooms, private offices, bullpens, break rooms, reception, and restrooms.



## FULLY BUILT OUT GYM

- Don't forget about the commercially sized and fully outfitted gym as an employee amenity.
- Includes a separate shower and lockers so there's no excuse not to work out.
- All fitness equipment is negotiable to be included in the sale.



# BEST IN CLASS EXECUTIVE OFFICE

- Treat yourself to a newly remodeled executive office including an en suite private restroom and shower.
- Work hard and work out hard without leaving your building.



# UNPARALLELLED LAYOUT FLEXIBILITY



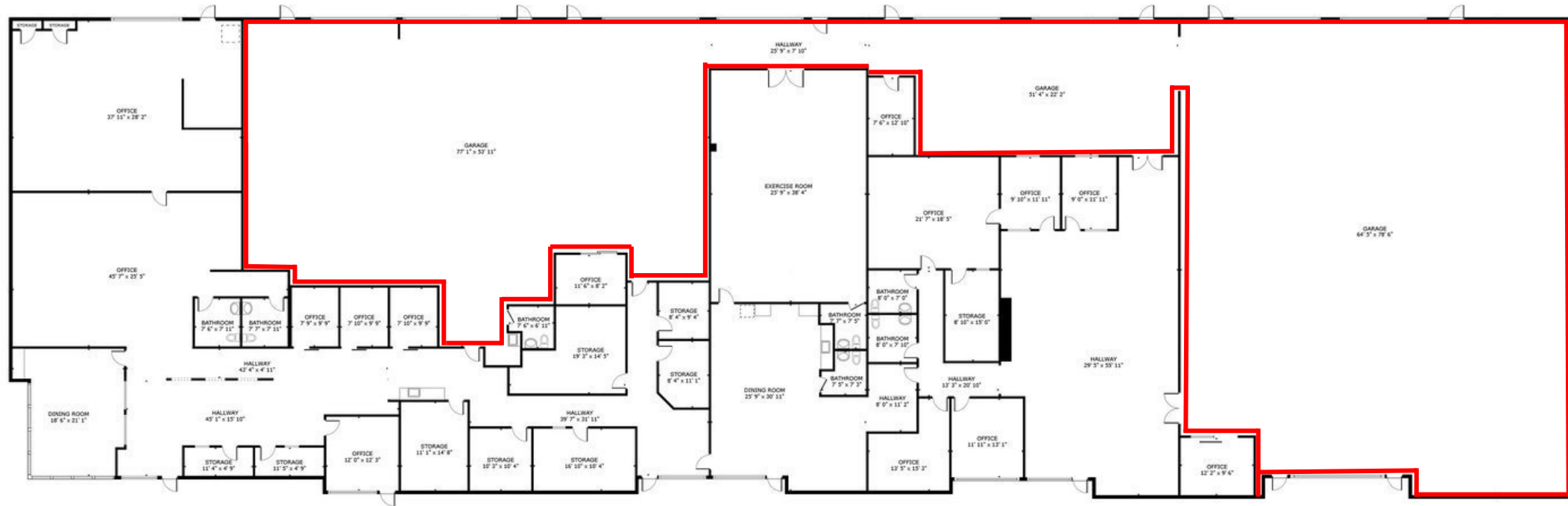
- Current layout is roughly 45% warehouse & 55% office which can easily be demolished to create as much warehouse space as needed(See Next Pages for As-Built vs Option A vs Option B).
- Office buildout is expensive to put in but cheap to take out so it offers a buyer unlimited options for their perfect layout.
- 8 roll up doors and 5 store front office entrances means you can lease out all the space you don't need. The building was designed multi-tenant so all the possible suites are already separately metered. This gives an owner-user incredible flexibility in that they can occupy what they need now, lease what they don't need, but have plenty of room to grow over time.



# PROPERTY FLOOR PLAN - AS BUILT

**3-D Tour**  
**Click Here** 

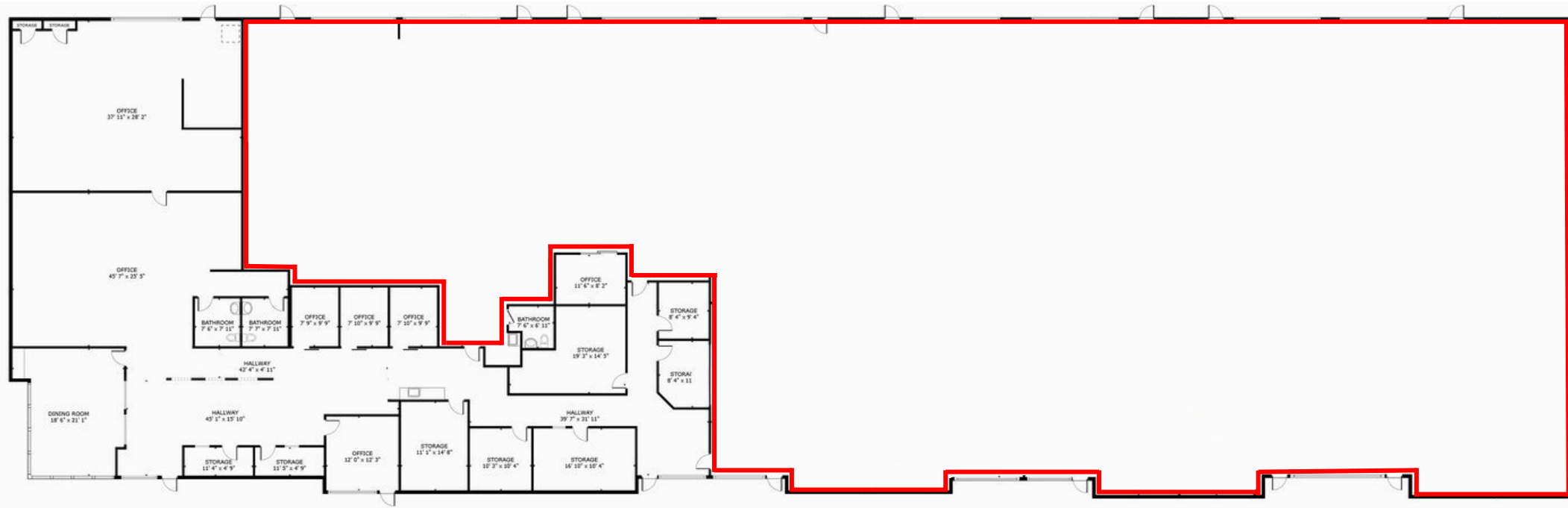
 **APPROX. 9,422 SF (45%) WAREHOUSE**



# PROPOSED FLOOR PLAN - B

**3-D Tour**  
**Click Here** 

**■ APPROX. 14,560 SF (70%) WAREHOUSE**

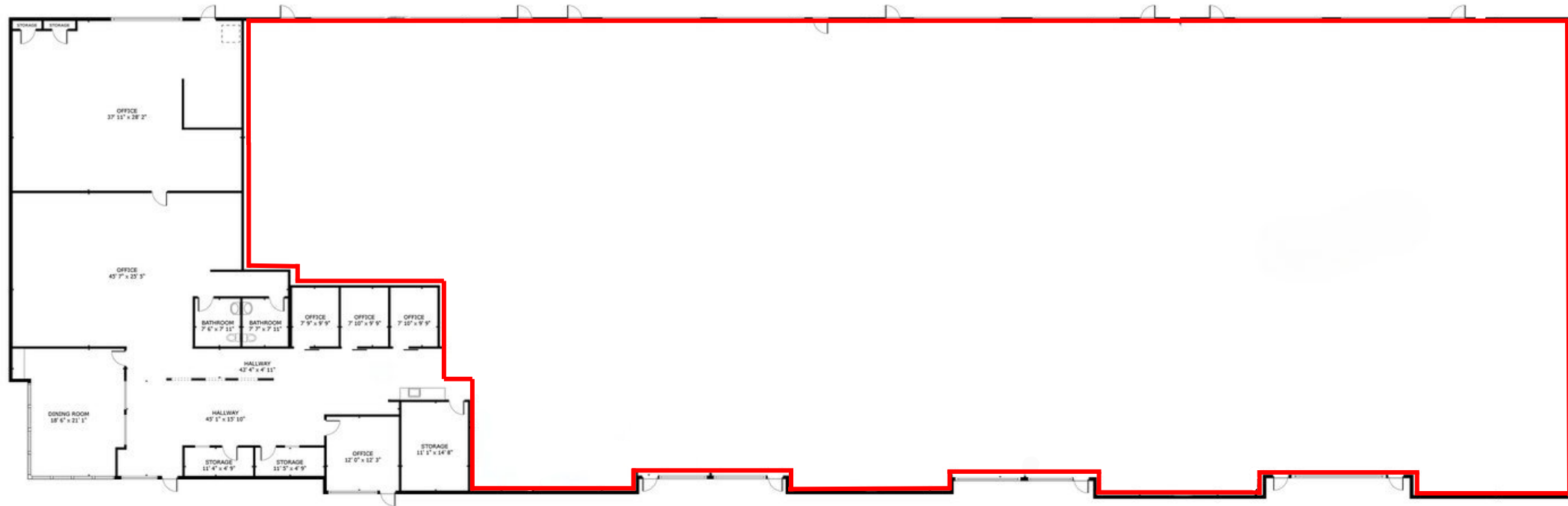


***NOTE: THIS LAYOUT REPRESENTS A POTENTIAL WAREHOUSE EXPANSION.  
SEE THE FIRST "AS-BUILT" PLAN FOR THE CURRENT WAREHOUSE.***

# PROPOSED FLOOR PLAN - C

**3-D Tour**  
**Click Here** 

 **APPROX. 16,640 SF (80%) WAREHOUSE**



**NOTE: THIS LAYOUT REPRESENTS A POTENTIAL WAREHOUSE EXPANSION.  
SEE THE FIRST "AS-BUILT" PLAN FOR THE CURRENT WAREHOUSE.**

Folsom Blvd

**BIAGGIO**  
TILE & STONE

**PRO WRAPS** COMMERCIAL GRAPHIC UPFITTER

**MouldingBase**

BASEBOARDS / CROWN MOULDING / CASING

**J.J. PFISTER** DISTILLING

HAND CRAFTED SPIRITS

SACRAMENTO CALIFORNIA

FAMILY OWNED

**ProServ** **G2G**

PEST MANAGEMENT ELITE SOFTBALL TRAINING

Business Park Dr

**COUNTYWIDE MECHANICAL**

A MODIGENT COMPANY

**C.P.M. LABS**

**COMSONICS**

**LICAP**

**FL FLOORING LIQUIDATORS**



**Window World**

Bradshaw Rd

**PROPERTY LOCATION**



Over 45 years

**MARSH'S CARPET**

**Wholesale Woodfloor Warehouse**

**Leaf & Filter**

**PRIMETIME COLORS**

**PALM**

DESIGN + SURFACES™

**MANDARINS**

**B N G O**



# IMMEDIATE VICINITY AERIAL



**COSTCO**  
WHOLESALE

**WinCo**  
FOODS

**Viva**  
SUPERMARKET

**target**

**ROSS**  
DRESS FOR LESS

**planet fitness**

**SAFeway**

**Walmart**

Arden Fair Mall

**KAISER PERMANENTE**

**24 HOUR FITNESS**

**K1 SPEED**

**ADALBERTO'S**  
MEXICAN FOOD

**BURGER KING**

**KOREAN BBQ**

**McDonald's**

**GROCERY OUTLET**  
bargain market

**Shell**

**FOOD 4 LESS**

**PROPERTY  
LOCATION**

**SACRAMENTO  
STATE**

**American River**

Mather Airport



**Raley's**

**Carl's Jr.**

**99c ONLY STORES**

**Starbucks**

**Jack in the box**

# DEMOGRAPHIC SUMMARY REPORT

9745 BUSINESS PARK DR SACRAMENTO, CA 95827



## POPULATION

2023 ESTIMATE

1-MILE RADIUS 15,307  
3-MILE RADIUS 110,184  
5-MILE RADIUS 244,829

## POPULATION

2028 PROJECTION

1-MILE RADIUS 15,630  
3-MILE RADIUS 112,934  
5-MILE RADIUS 251,494



## HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS \$85,906.00  
3-MILE RADIUS \$101,966.00  
5-MILE RADIUS \$91,685.00

## HOUSEHOLD INCOME

2023 MEDIAN

1-MILE RADIUS \$68,305.00  
3-MILE RADIUS \$77,582.00  
5-MILE RADIUS \$68,941.00



## POPULATION

2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	9,782	75,146	170,976
BLACK	1,927	11,362	23,985
HISPANIC ORIGIN	3,302	22,128	48,911
AM. INDIAN & ALASKAN	224	1,653	3,649
ASIAN	1,750	12,518	26,281
HAWAIIAN/PACIFIC ISLAND	200	1,173	2,355
OTHER	1,424	8,333	17,583



# REACH OUT

TO LEARN MORE ABOUT  
THIS WAREHOUSE!



*Dave Carlsen*

**VICE PRESIDENT**

916-212-2127

dave@romecre.com

DRE: 01977101



916.212.2127

916.712.6916



dave@romecre.com

ellis@romecre.com



@romeregroup



*Ellis Thomas*

**BROKER ASSOCIATE**

707-712-6916

ellis@romecre.com

DRE: 02207868



2901 K Street, Suite 306, Sacramento, CA 95816

101 Parkshore Drive, Suite 100, Folsom, CA 95630

