

100% LEASED SINGLE-TENANT LONG-TERM INVESTMENT OFFERING

200 HARRIS
AVENUE

±15,731 SF INDUSTRIAL PROPERTY AVAILABLE FOR SALE



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NEWMARK

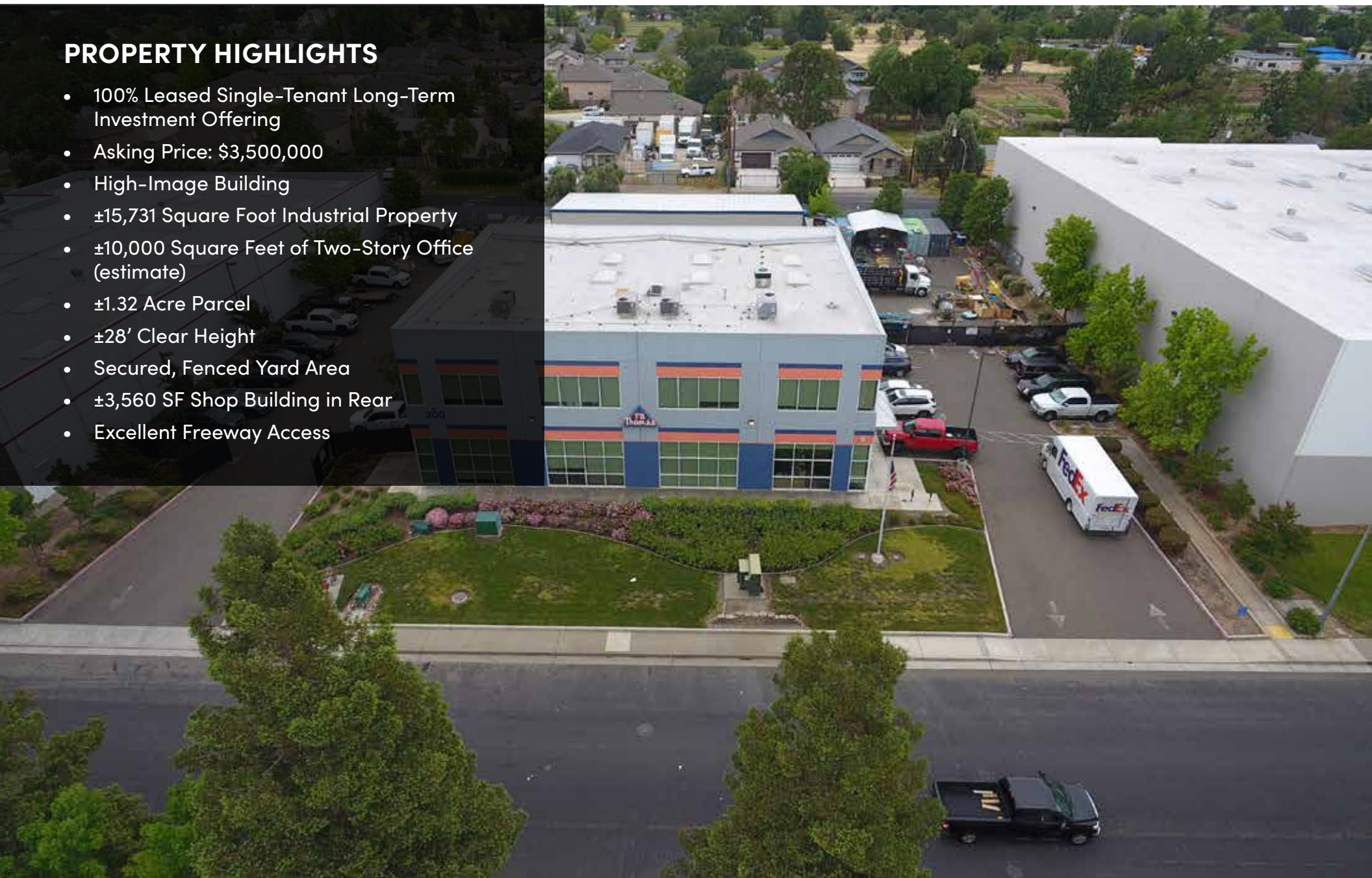
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PROPERTY HIGHLIGHTS

- 100% Leased Single-Tenant Long-Term Investment Offering
- Asking Price: \$3,500,000
- High-Image Building
- ±15,731 Square Foot Industrial Property
- ±10,000 Square Feet of Two-Story Office (estimate)
- ±1.32 Acre Parcel
- ±28' Clear Height
- Secured, Fenced Yard Area
- ±3,560 SF Shop Building in Rear
- Excellent Freeway Access



PROPERTY DETAILS

Property Description:	A freestanding 12,171 SF concrete tilt-up industrial building with two (2) story office space totaling 10,000 SF, as well as a freestanding 3,560 SF metal building on a 1.32 acre parcel.
Construction:	Concrete tilt-up and metal buildings
Year Built:	2011
Tenant:	F.D. Thomas, Inc., a wholly owned subsidiary of ASRC Industrial Services, an Alaskan company
Clear Height:	28'
Grade Level Doors:	5
Power:	Per tag, 400 amps, 208-volt, 3-phase electrical service
Roof:	Built up wood roof system
Lighting:	LED and metal halide throughout
Air Conditioning/HVAC:	Office spaces are fully conditioned
Fire Sprinklers:	Per Calc Plate, 0.2 gallons per minute over 1,500 SF
Flood Zone:	Zone X – the subject property is not located in a special flood zone hazard area.
Seismic Zone:	The subject property is not in a seismic Special Studies Zone as defined by the Alquist-Priolo Earthquake Fault Zone Act.
Zoning:	M-1S PUD (City of Sacramento)
APN:	250-0025-035
Original Developer:	CDT, LLC



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TENANT PROFILE



200 Harris Avenue is 100% leased to F. D. Thomas, Inc., a wholly owned subsidiary of Artic Slope Regional Corporation (ASRC). F. D. Thomas was founded in 1979 and sold to ASRC in 2018. ASRC is a for-profit corporation that is owned and represents the business interests of approximately 13,000 Native Americans. ASRC reported revenues of almost \$4.0 Billion in 2021 throughout its six (6) primary lines of business. ASRC recently celebrated its 50th anniversary in 2022 and is the largest locally owned and operated company in Alaska. ASRC was ranked 141st on Forbes' annual ranking of America's largest private companies at the end of 2022.

LEASE INFORMATION

Property SF:	15,731 Total
Office SF:	10,000
Warehouse SF:	5,731
Monthly Rent:	\$18,293 per month, NN. Landlord pays property taxes, but all other operating expenses are covered by Tenant.
Increases:	2.5% every other year; next bump in 2026
Lease Expiration:	December 29, 2029
Option to Renew:	One (1), ten (10) year fixed option at 2.5% increases every other year. Should Tenant <u>not</u> exercise the Option to renew, Tenant to pay a balloon payment of \$234,000 for unamortized Tenant Improvements (TI's).



FINANCIAL INFORMATION

RENT SCHEDULE

Months	Monthly Base Rent	Annual Base Rent	Monthly Base Rent PSF
July 1, 2025 - June 30, 2026	\$18,293.18	\$219,518.16	\$1.16
July 1, 2026 - June 30, 2027	\$18,750.51	\$225,006.11	\$1.19
July 1, 2027 - June 30, 2028	\$18,750.51	\$225,006.12	\$1.19
July 1, 2028 - June 30, 2029	\$19,219.27	\$230,631.27	\$1.22
July 1, 2029 - June 30, 2030	\$19,219.27	\$230,631.24	\$1.22

Building Rent* **\$219,518**

Expenses

Property Taxes (Post Sale): \$41,156

All Other Expenses Covered by Tenant

Net Operating Income **\$178,362**

Capitalization Rate **5.1%**

Purchase Price **\$3,500,000**

Price Per Square Foot **\$222.49**

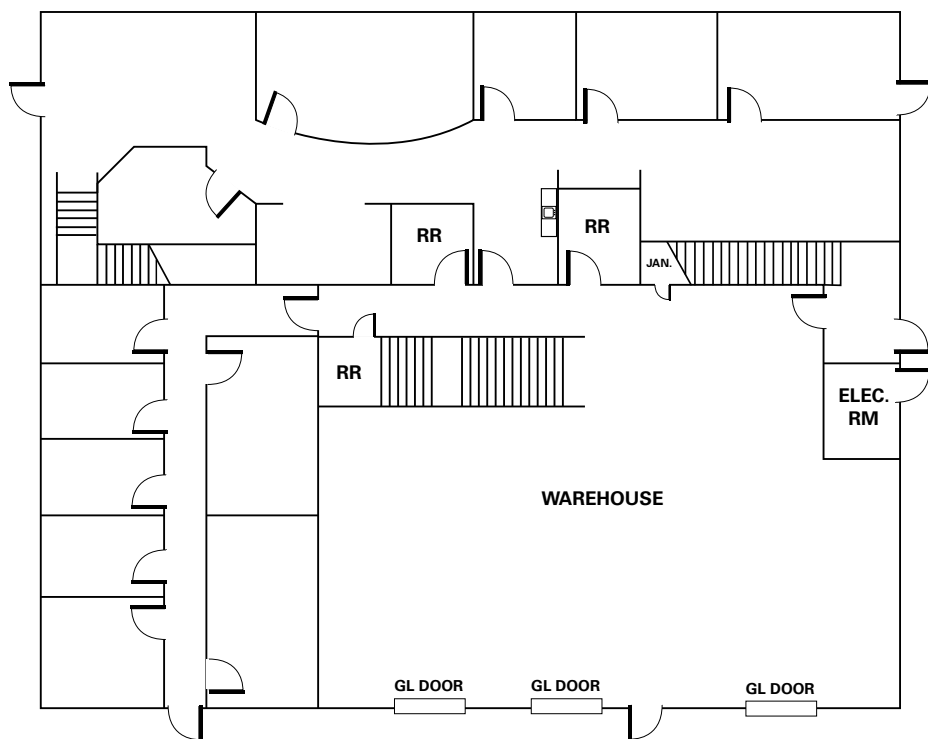
**Actual Building Rent is calculated for the 12 months trailing July 1, 2025*

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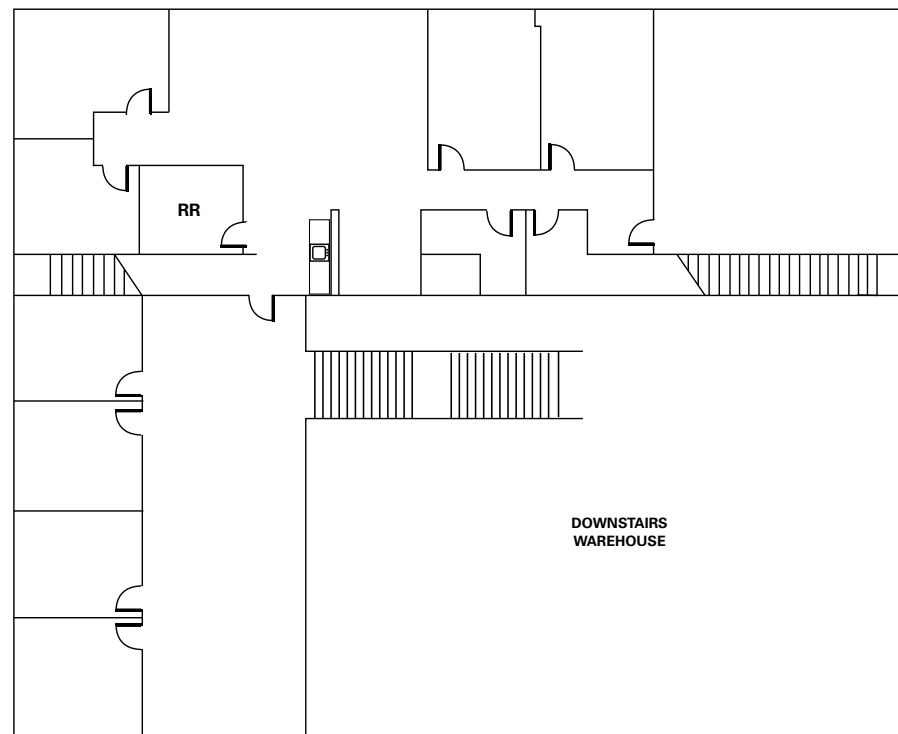
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FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

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SITE PLAN

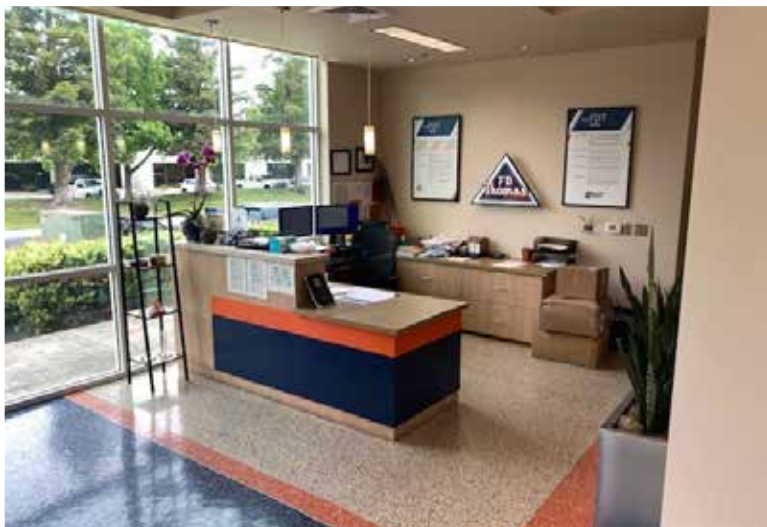


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INTERIOR PHOTOS



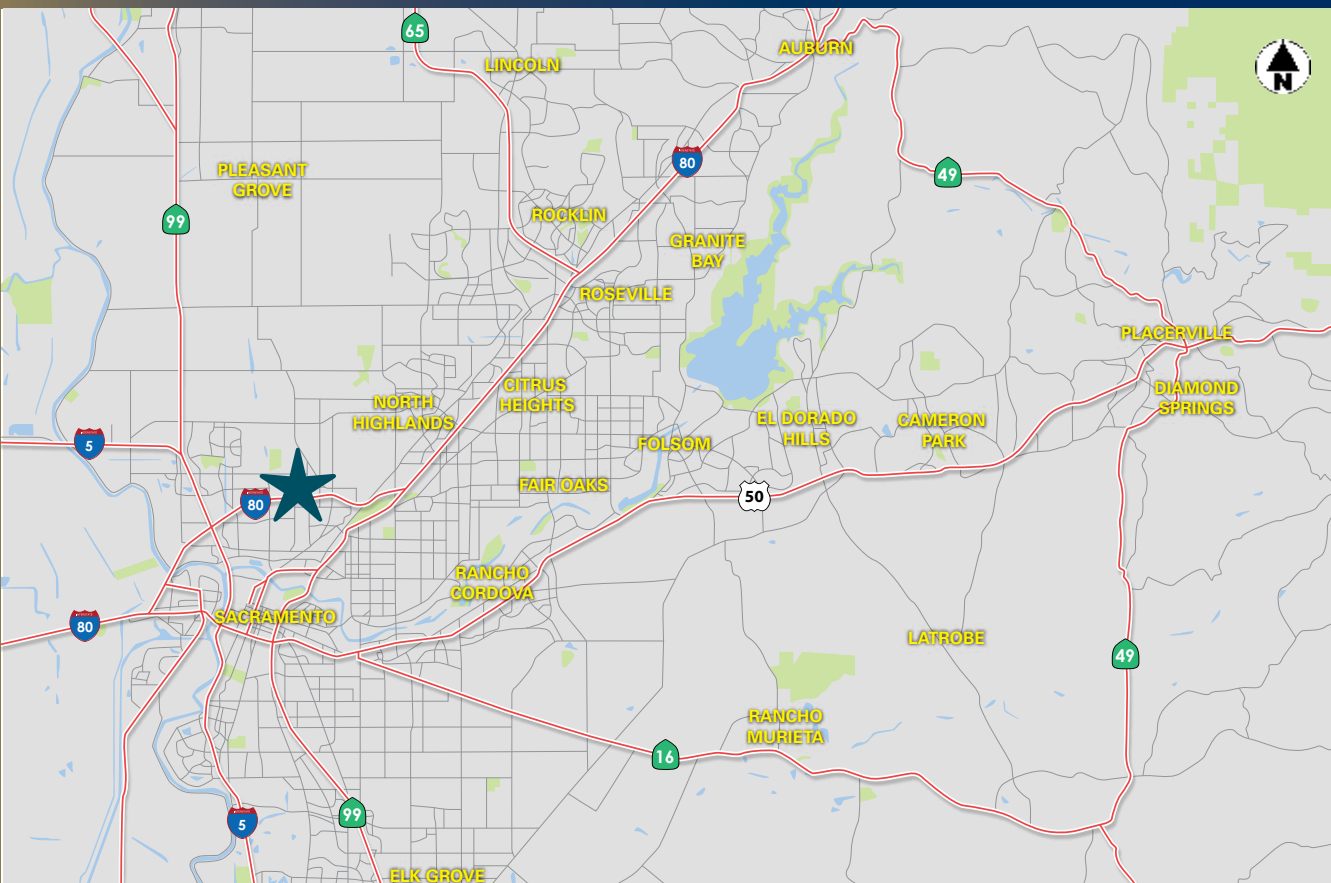
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EXTERIOR PHOTOS





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