



B & C

1126 Sibley St, Folsom, CA 95630

RE/MAX GOLD



JoAnn Shapiro

RE/MAX Commercial

3620 Fair Oaks Blvd, Suite 300, Sacramento, CA 95864

joann.shapiro@norcalgold.com

(916) 609-2836



B & C

\$9.96 /SF/YR

Light industrial space with a total of 4 Drive-Through Roll-up doors for the 9600 sf space consisting of Unit B and Unit C. Unit B has Large room off entry can be used for displays/showroom or work space. Additional offices off adjacent hallway. Very nice improvements made recently to include new carpet, laminated wood look flooring and new paint. Several windows/slider in improved office space that is conditioned. Warehouse with workspace area, large sink, break area and private restroom. Unit C has large open warehouse area with private restroom.

HARD TO FIND LIGHT INDUSTRIAL SPACE LOCATED AT THE CORNER OF SIBLEY ST. AND GLENN DR.
BUILDING AND MONUMENT SIGNAGE
** EASY ACCESS TO HWY 50 FROM PRAIRIE CITY OR FOLSOM BLVD**
** 2 DRIVE-THROUGH ROLL-UP DOORS IN UNIT B AND UNIT C. GATED ENTRY
**CEILING HEIGHT APPROX. 16' TO 18' WITH SPRINKLERS
**HISTORIC FOLSOM AND CENTRAL BUSINESS DISTRICT...



Rental Rate: \$9.96 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 9,600 SF

Year Built: 1977

Rental Rate Mo: \$0.83 /SF/MO

1st Floor Ste B

Space Available	4,800 SF
Rental Rate	\$9.96 /SF/YR
Contiguous Area	9,600 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Light industrial space with 2 Drive-Through Roll-up doors. Large room off entry can be used for displays/showroom or work space. Additional offices off adjacent hallway. Very nice improvements made recently to include new carpet, laminated wood look flooring and new painted. Several windows/slider in improved office space that is conditioned. Warehouse with workspace area, large sink, break area and private restroom. This type of space is rarely available and does not last long.

1

1st Floor Ste C

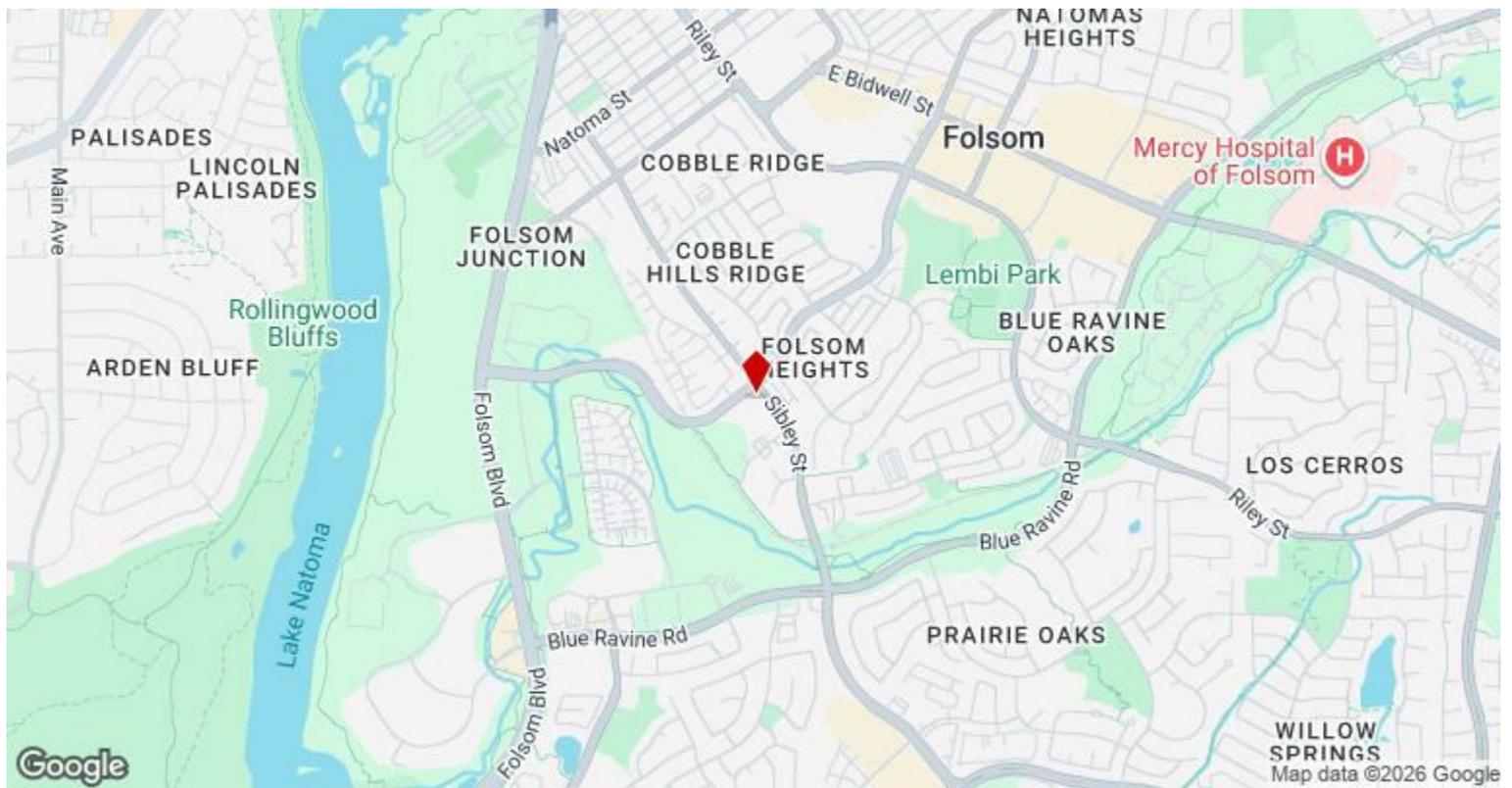
Space Available	4,800 SF
Rental Rate	\$9.96 /SF/YR
Contiguous Area	9,600 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Open warehouse space, newly painted with one private restroom..

2

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Baseball Performance Academy	-	April 2022
Folsom Autotech	-	
McCarty Marine	-	
Norcal Spas	-	May 2029
O'Reilly Auto Parts	-	



1126 Sibley St, Folsom, CA 95630

Light industrial space with a total of 4 Drive-Through Roll-up doors for the 9600 sf space consisting of Unit B and Unit C. Unit B has Large room off entry can be used for displays/showroom or work space. Additional offices off adjacent hallway. Very nice improvements made recently to include new carpet, laminated wood look flooring and new paint. Several windows/slider in improved office space that is conditioned. Warehouse with workspace area, large sink, break area and private restroom. Unit C has large open warehouse area with private restroom.

HARD TO FIND LIGHT INDUSTRIAL SPACE LOCATED AT THE CORNER OF SIBLEY ST. AND GLENN DR.

****BUILDING AND MONUMENT SIGNAGE****

**** EASY ACCESS TO HWY 50 FROM PRAIRIE CITY OR FOLSOM BLVD****

**** 2 DRIVE-THROUGH ROLL-UP DOORS IN UNIT B AND UNIT C. GATED ENTRY**

****CEILING HEIGHT APPROX. 16' TO 18' WITH SPRINKLERS**

****HISTORIC FOLSOM AND CENTRAL BUSINESS DISTRICT IN IMMEDIATE AREA****

****WALKING DISTANCE TO RESTAURANTS AND SHOPPING****

This light industrial complex has many long term tenants to include: Caliber Collision, Folsom Auto Tech, Poker Depot and Folsom

Signs. Possible uses to include but not be limited to: Construction Office, Tile/Flooring Showroom, Paint and Supply, Solar Supply, Landscape Contractor, Silk Screening/Embroidery and many other uses allowable in a light industrial complex. Not looking to add more automotive repair or sporting related uses requiring abundant parking. THERE ARE TWO (2) SPACES AVAILABLE UNIT B AND C CONSISTING OF APPROX. 4800 SF EACH. LEASE FOR \$4000 PER MONTH EACH UNIT OR CAN LEASE BOTH SPACES TOTALING APPROX. 9600 SF.

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo

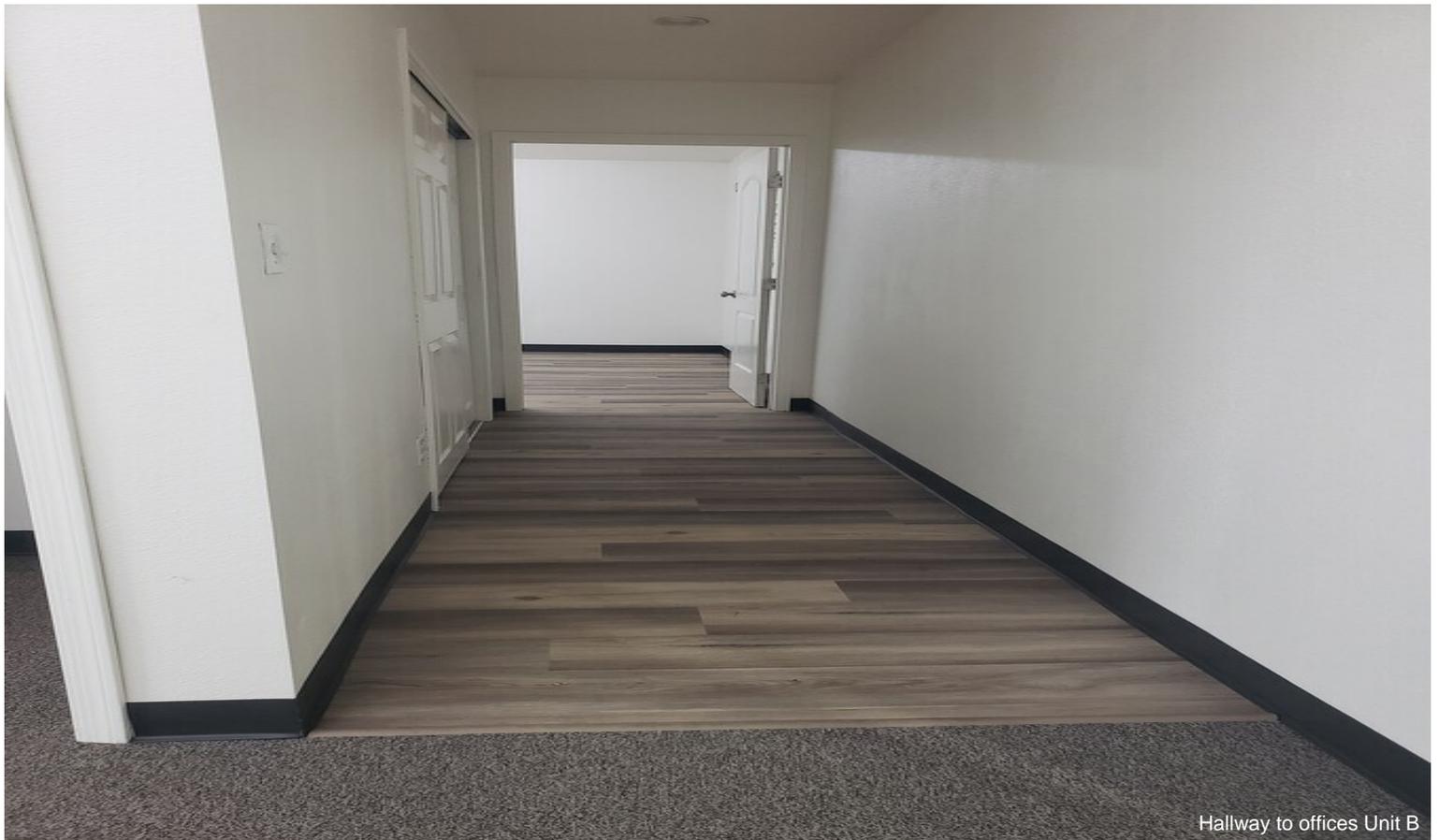


Monument Sign

Property Photos



Main entry Unit B



Hallway to offices Unit B

Property Photos



Unit B open area/showroom



Interior Photo

Property Photos

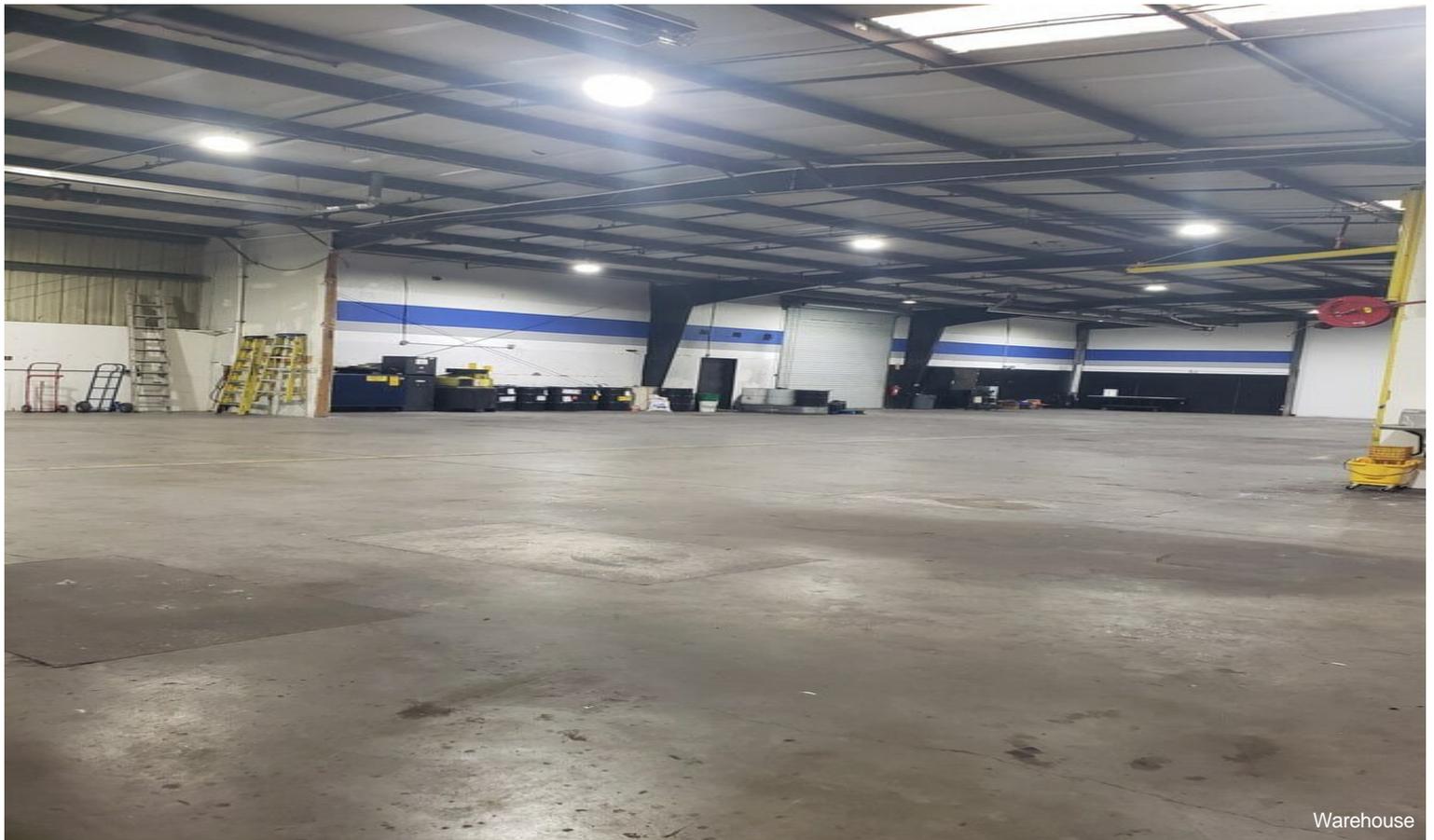


Unit B Private office

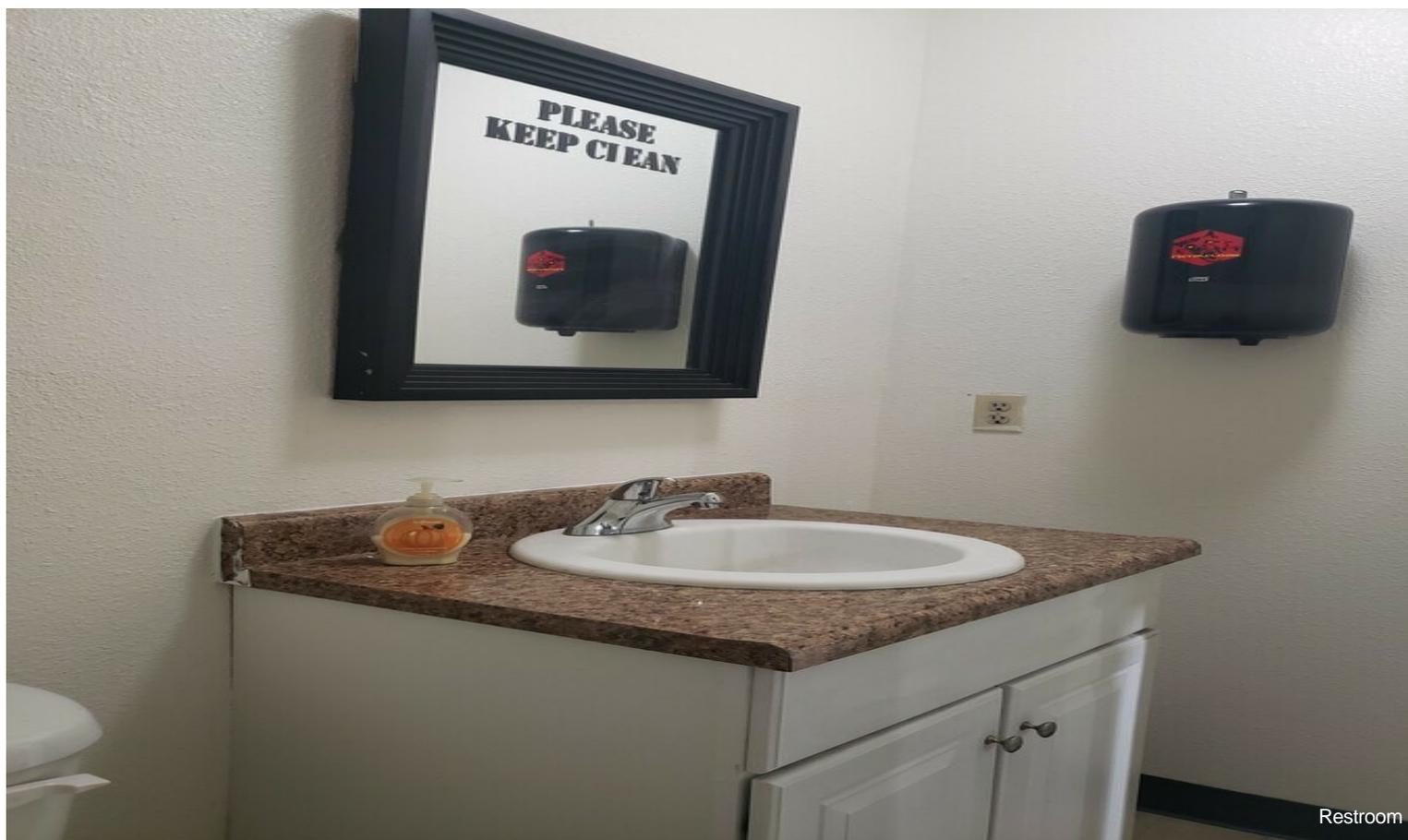


Warehouse area

Property Photos



Property Photos



Property Photos



Sink in Unit B