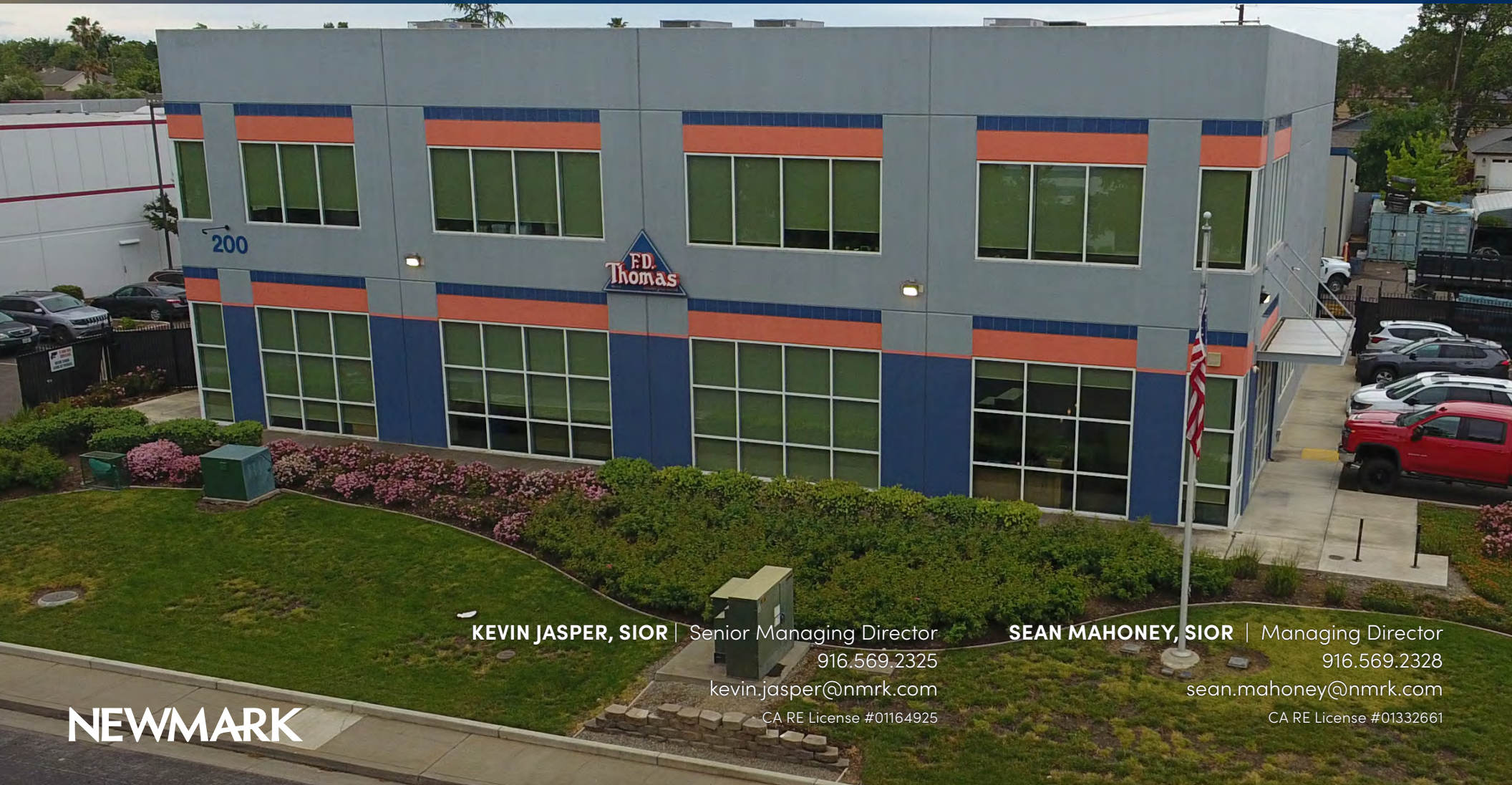


200 HARRIS AVENUE

100% LEASED SINGLE-TENANT  
LONG-TERM INVESTMENT OFFERING

±15,731 SF INDUSTRIAL PROPERTY AVAILABLE FOR SALE



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NEWMARK



# 200

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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

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



# 200

# HARRIS AVENUE

## 100% LEASED SINGLE-TENANT LONG-TERM INVESTMENT OFFERING ±15,731 SF INDUSTRIAL PROPERTY AVAILABLE FOR SALE

### 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

<b>Property SF:</b>	15,731 Total
<b>Office SF:</b>	10,000
<b>Warehouse SF:</b>	5,731
<b>Monthly Rent:</b>	\$18,293 per month, NN. Landlord pays property taxes, but all other operating expenses are covered by Tenant.
<b>Increases:</b>	2.5% every other year; next bump in 2026
<b>Lease Expiration:</b>	December 29, 2029
<b>Option to Renew:</b>	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

<b>RENT SCHEDULE</b>			
<b>Months</b>	<b>Monthly Base Rent</b>	<b>Annual Base Rent</b>	<b>Monthly Base Rent PSF</b>
July 1, 2024 - June 30, 2025	\$18,293.18	\$219,518.10	\$1.16
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

<b>Building Rent*</b>	<b>\$219,518</b>
<b>Expenses</b>	
Property Taxes (Post Sale):	<u>\$41,156</u>
All Other Expenses Covered by Tenant	
<b>Net Operating Income</b>	<b>\$178,362</b>
<b>Capitalization Rate</b>	<b>5.1%</b>
<b>Purchase Price</b>	<b>\$3,500,000</b>
<b>Price Per Square Foot</b>	<b>\$222.49</b>

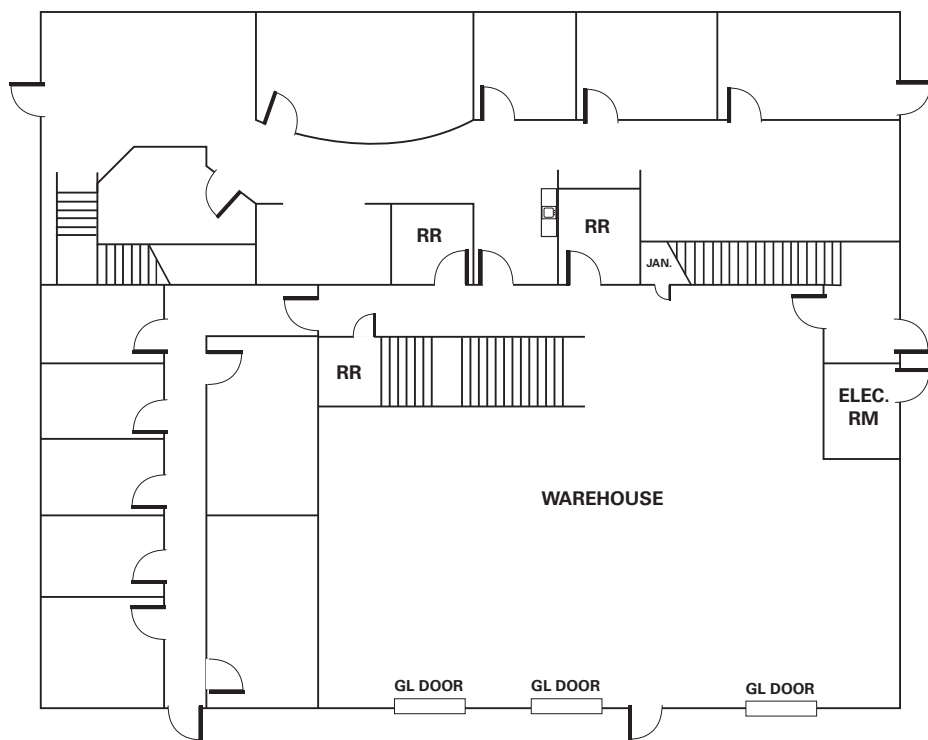
\*Actual Building Rent is calculated for the 12 months trailing July 1, 2024

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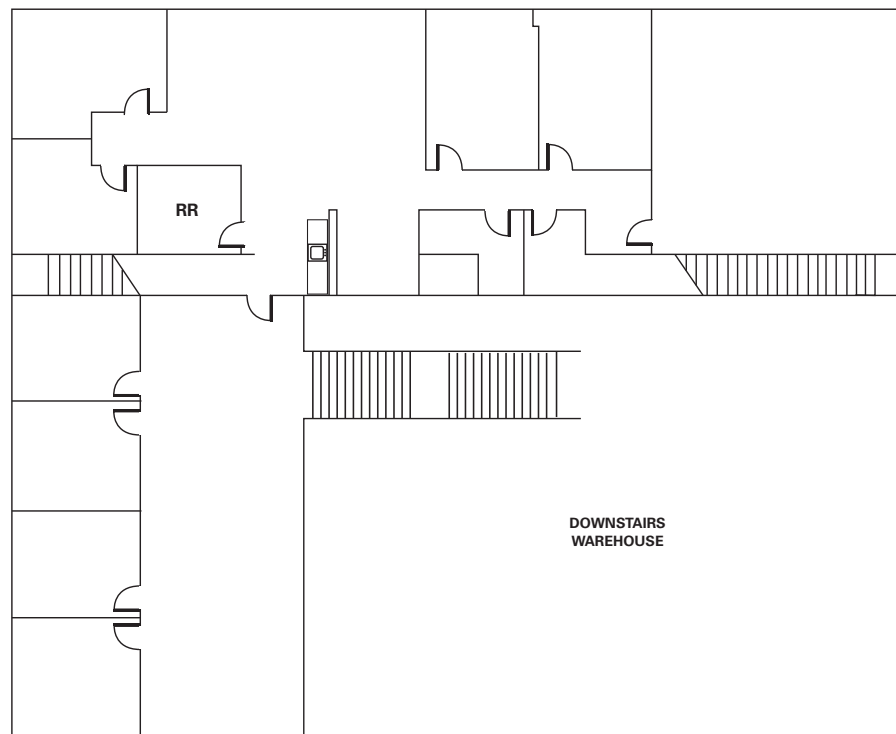
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FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

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SITE PLAN



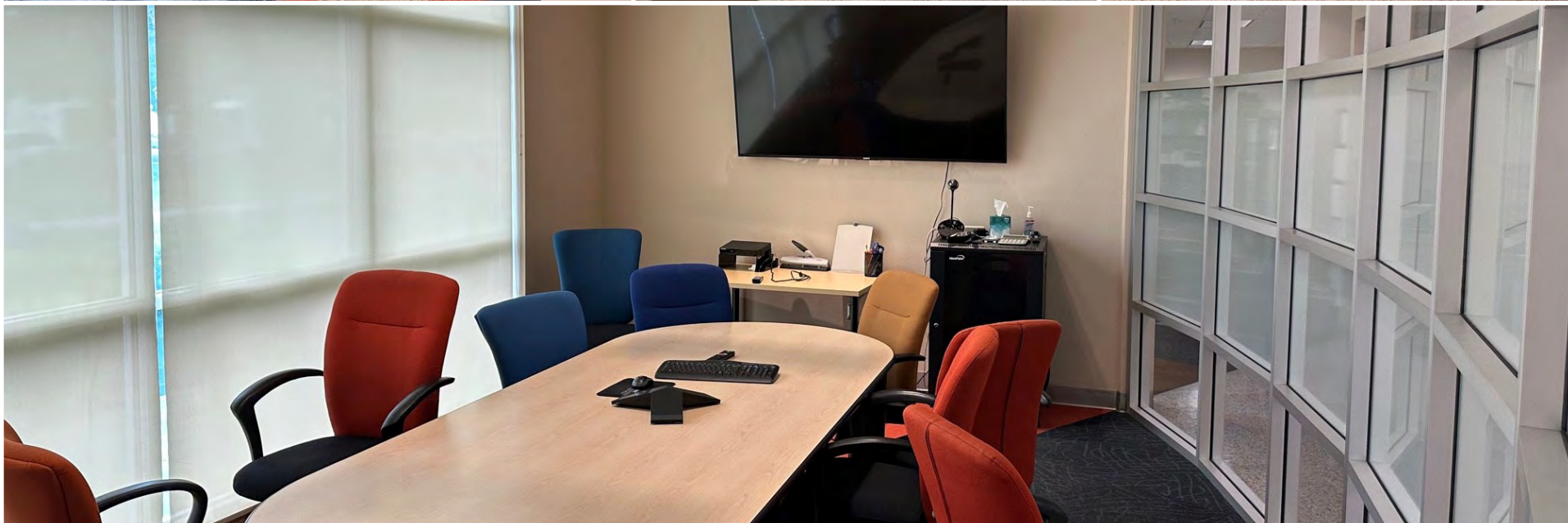


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INTERIOR PHOTOS





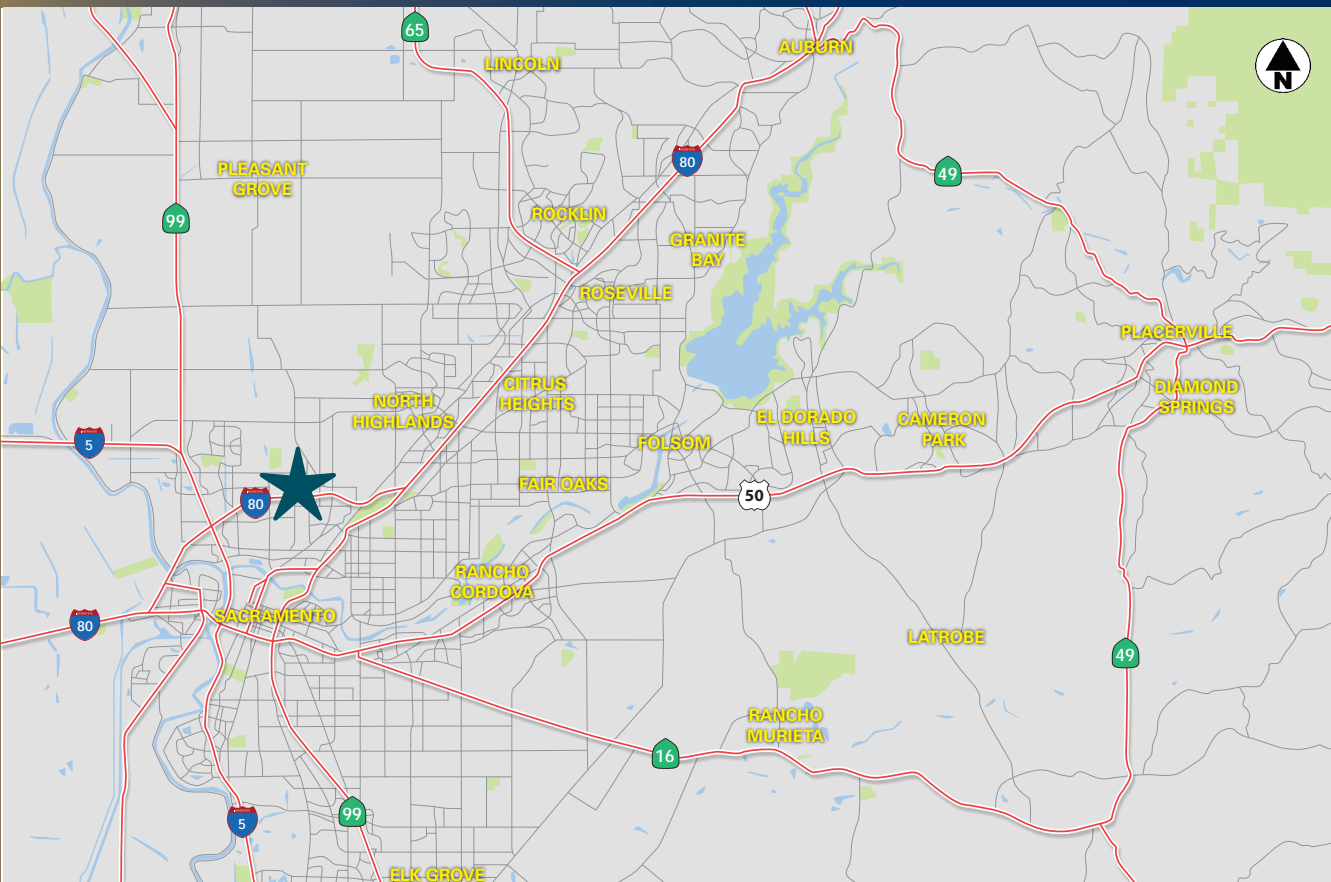
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EXTERIOR PHOTOS





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