

# For Sale Industrial Warehouse

GATED AND PAVED ON 0.75 ACRES

**Lu Ann Henderson**  
GQ North Real Estate  
Senior Vice President  
(916) 798-8559  
Luann@GQNorth.com  
Lic: DRE# 01912126

**MatrixCRE AI**  
(415) 982-9496  
info@matrixcre.ai

OFFERING MEMORANDUM



2515 Q Street  
Rio Linda, CA 95673



# For Sale Industrial Warehouse

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*Exclusively Marketed by:*



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**GQ**North  
real estate



01

Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	2515 Q Street Rio Linda CA 95673
COUNTY	Rio Linda
MARKET	Rio Linda
NET RENTABLE AREA (SF)	5,200
POWER	120 V 200 Amp Phase Two
LAND SF	32,888
LAND AC	0.75
APN	208-0021-022-0000

## FINANCIAL SUMMARY

OFFERING PRICE	\$1,100,000
PRICE PSF	\$211.54

### Seller Financing Available

- Dive into this lucrative investment opportunity with seller financing available for qualified buyers, requiring only a \$500,000 down payment. Unlock the potential of this industrial property at 2515 Q Street with flexible terms and conditions tailored to suit your financial goals. Secure your future with this enticing offer, subject to credit approval and competitive interest rates.

### Perfect Owner User

- Endless possibilities of this industrial gem at 2515 Q Street, ideal for owner-users seeking spacious accommodations to fuel their business dreams. This property is perfect for owner user that is looking for ample years space. The property is perfectly situated to one side, which gives any buyer the maximum yard / storage space.



- Front counter and open reception station for a welcoming client entrance  
120 V 200 Amp Phase Two  
Spacious conference room with built-in countertops  
Two ADA-compliant restrooms / Warehouse equipped with an additional restroom and shower  
Private office with a large walk-in closet for storage  
Kitchen and small dining area for added convenience  
Gated and paved yard for enhanced security



02

Location

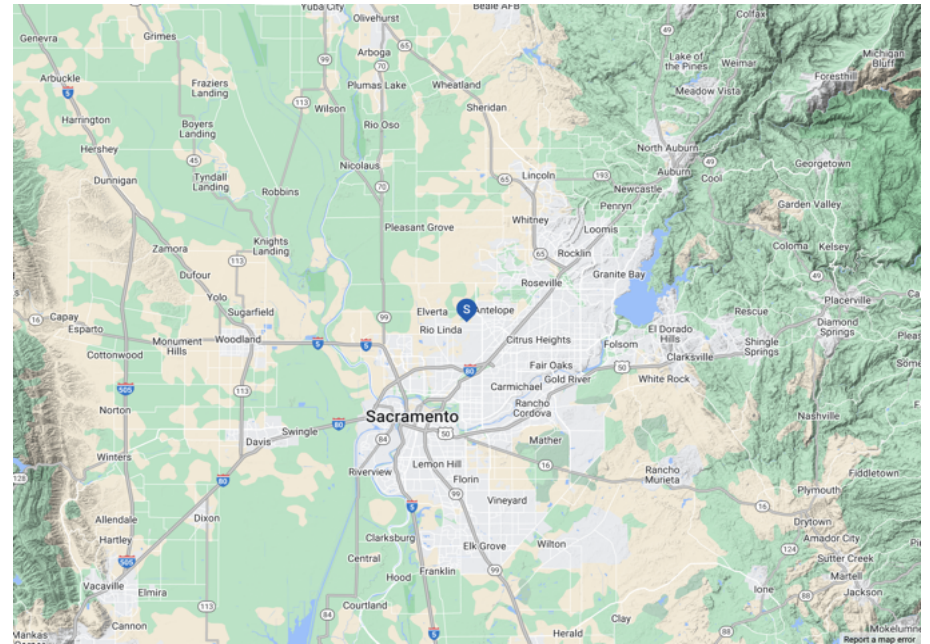
Location Summary

Drive Times (Heat Map)

# Rio Linda California

- Rio Linda is a census-designated place in Sacramento County, California, United States. It is part of the Sacramento metropolitan area. As of the 2010 census, the CDP population was 15,106, up from 10,466 at the time of the 2000 census. Renamed Rio Linda in 1913, it was known as "Dry Creek Station", a flag stop for the Northern Electric Railroad, renamed the Sacramento Northern Railway after joining the San Francisco–Sacramento system to improve service the Sacramento Valley. Two families settled in Rio Linda by 1912, three more arrived in 1913, and nine more in 1914. By 1918, approximately 50 families in the community, mostly of Scandinavian and German descent.

Regional Map



Locator Map







03

Property Description

- Property Features
- Aerial Map
- Parcel Map
- Property Images



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## PROPERTY FEATURES

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NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	5,200
POWER	120 V 200 Amp Phase Two
LAND SF	32,888
LAND AC	0.75
YEAR BUILT	1981
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LAND USE	Industrial
NUMBER OF PARKING SPACES	20
GRADE LEVEL DOORS	Three (3) grade-level
CEILING HEIGHT	Need to know
FENCED YARD	Yes Wrought iron
OFFICE SF	1,500
OFFICE TO WAREHOUSE RATIO	3,700

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## MECHANICAL

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CENTRAL AIR AND HEAT	Yes
WATER FAN COOLER	No
FIRE SPRINKLERS	No

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## CONSTRUCTION

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FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt and Gravel
ROOF	Wood
LANDSCAPING	Paved and Dirt

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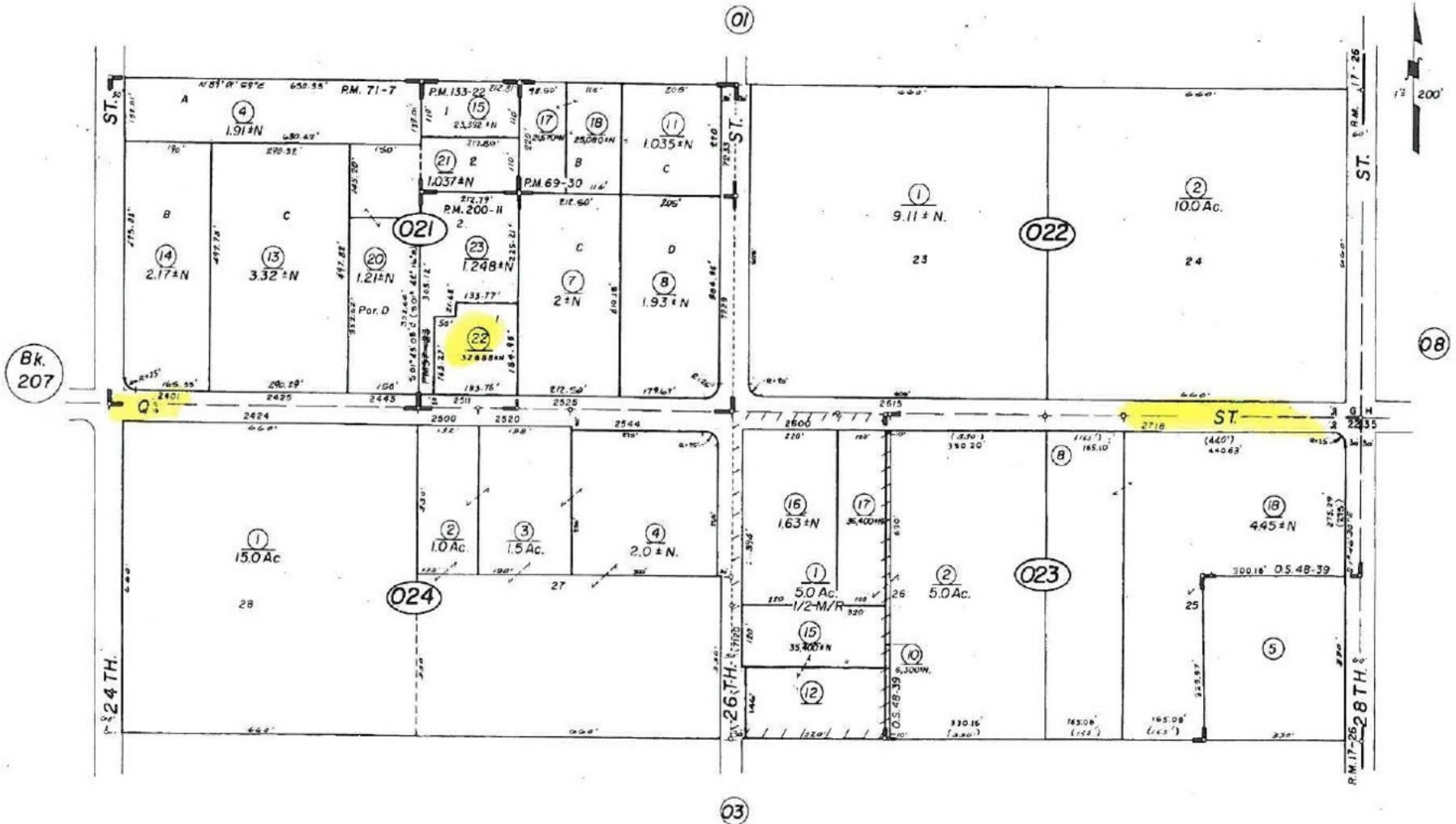
**Take an Instant Walkthrough**

<https://www.youtube.com/@matrixCREai>

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JUN 18 2007



Record of Survey, O.S. Bk. 48, Pg. 39(4-8-91)  
Rio Linda Sub. 7, R.M. Bk. 17, Pg. 26.

NOTE—Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 208—Pg. 02  
County of Sacramento, Calif.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.





04

Company Profile

Advisor Profile

FOR SALE INDUSTRIAL WAREHOUSE



**Lu Ann Henderson**  
Senior Vice President

Lu Ann is an exclusive listing agent based in California, serving the Sacramento, Bay Area, and Los Angeles markets. She has a diverse network of local and international investors. 85% of her boutique sales and leasing transactions involve dual agency, as she excels at securing buyers and tenants and achieving high closing rates. Lu Ann achieved top producer status in her company in 2016, 2017, and 2018. She was also recognized as the top producer by Costar/LoopNet for the second quarter of 2020. In March 2023, Lu Ann was honored as a top-performing broker in Crexi's annual Platinum Broker Awards. Her overall transaction volumes rank in the top 5% of brokers.

With significant experience brokering multimillion-dollar transactions, Lu Ann specializes in industrial, retail, mixed-use residential, office, land development, and specialty assets in California. Her expertise stems from two years as an intern for an investor with commercial assets worldwide, where she learned from experienced commercial investors and incorporated their strategies into her transactions.

Lu Ann sought to modernize brokerage methods. Despite lacking knowledge of building a WordPress website, she self-taught and envisioned leveraging technology for her clients and created HendersonCRE.com, eventually evolving into MatrixCRE.ai. Embracing versatile technology for efficient communication of her listings, she adopted texting and directly answering her phone for listing information and appointments, setting new standards in the industry. In 2017, her brokerage company won the Power Brokerage in Leasing Transaction award, and she was recognized as the top producer of the company.

Amid the COVID-19 pandemic in 2020, Lu Ann identified a continued demand for commercial space, especially from small businesses on the verge of closure. Showing compassion and entrepreneurial spirit, she launched a new YouTube channel, MatrixCREai, becoming the first local commercial agent to integrate texted walk-through videos and drone footage into property presentations. Her innovative approach streamlined the commercial real estate brokerage process, optimizing efficiency and client response.

Lu Ann's journey in commercial real estate began in 2005 when she obtained her Nevada Real Estate License. Joining the Blasco Development group, focused on various development–transnational projects and assisting the sellers with The Spanish Palm Apartments located at 5250 S. Rainbow Blvd., Las Vegas, NV. Additionally, she is facilitating the buyers with the sales of the condo conversions first two phases. Closing the 376-unit Apartment transaction for \$52.6 million.

In 2012, after obtaining her California Real Estate license, Lu Ann played a crucial role in the nine-month due diligence for AG-80, 277 acres at Larry Bell Dairy Farm, \$3.8 million. The AG-80, 277 acres, and the 12 residential properties at 11318 Franklin Blvd, Elk Grove, CA.

In 2015, the City of Sacramento established industrial-approved zoning for cannabis cultivation. Lu Ann was among the first commercial agents in the region to venture into this uncharted territory. Actively engaging in city ordinance meetings and ensuring compliance with new regulations, she became a successful entrepreneur and representing top investors in the industrial industry.

Despite facing attempts to tarnish her reputation in early 2020, Lu Ann relied on the support of loyal clients, colleagues, friends, and family, refusing to be affected by negative attempts. Her dedication to technology-driven client services earned her the recognition of Costar Power Broker in the Second Quarter of 2020, a testament to her resilience and success in the industry. As of 2023, she has facilitated over \$30 million in sales, most of which are dual agencies.

In 2023, Lu Ann created MatrixCRE.ai to support San Francisco, which has experienced a downturn due to significant tech companies and families leaving the area. Lu Ann, a California native, is committed to preserving San Francisco's historical memories and aiding in listing more challenging transactions. She is recognized for her role as a real estate advocate for the elderly and misinformed.

# For Sale Industrial Warehouse

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