

**FOR
OR SALE
LEASE**

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

RARE WAREHOUSE IN PRIME LOCATION

3-D Tour
Click Here 

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ROME
REAL ESTATE GROUP

INDUSTRIAL WAREHOUSE

SALES PRICE

\$3,980,000.00

(\$191.35 PSF)

FOR LEASE:

WAREHOUSE:

+/- 4,000 - 20,800 SF (\$1.00 PSF, NNN)

FENCED YARD:

+/- 3,000 SF (\$0.20 PSF, FSG)

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



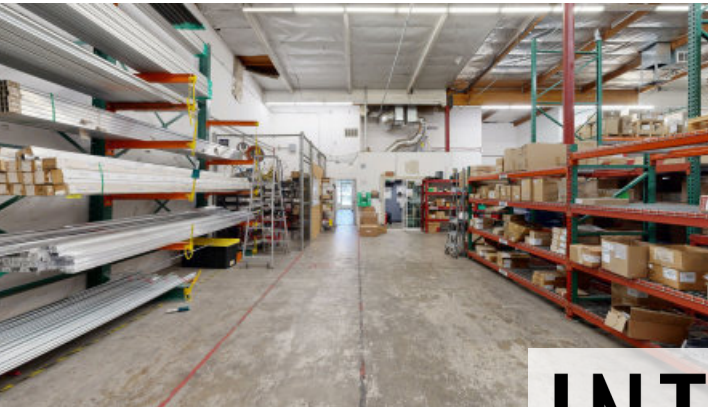
COMMERCIAL / WAREHOUSE

068-0160-121-0000

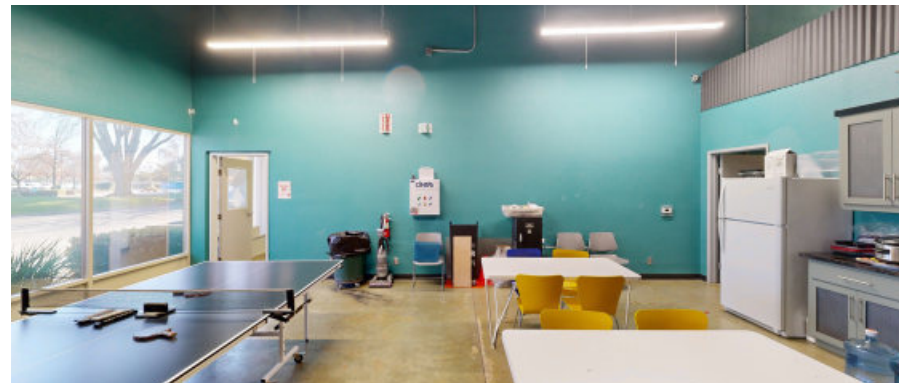
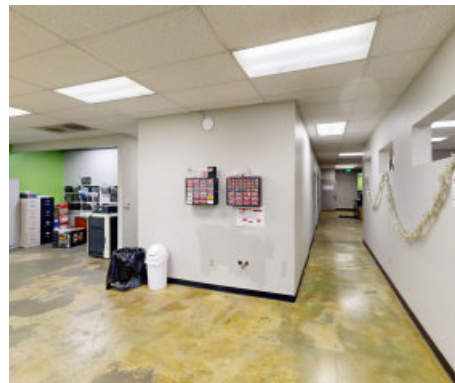
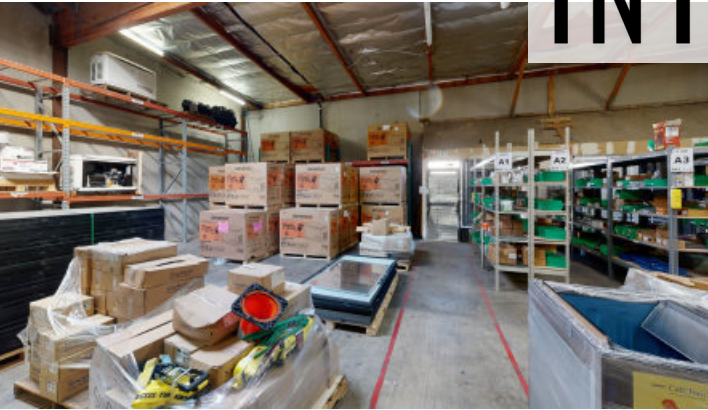


EXTERIOR PICTURES





INTERIOR PICTURES



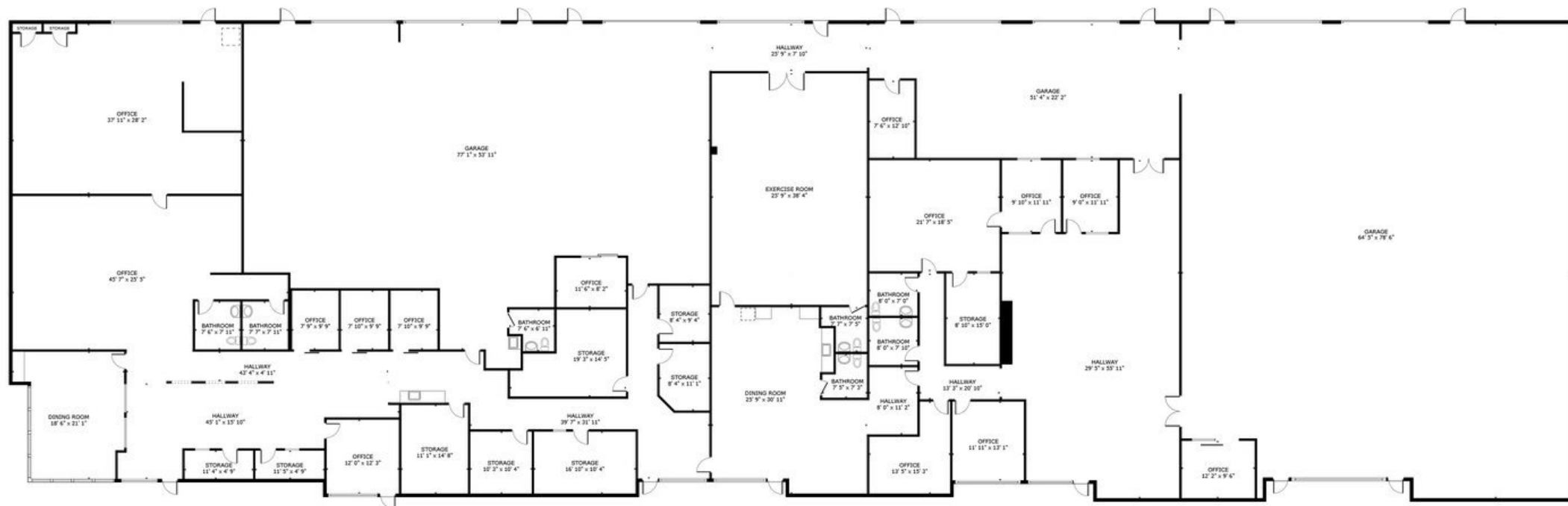
PROPERTY FLOOR PLAN - AS BUILT

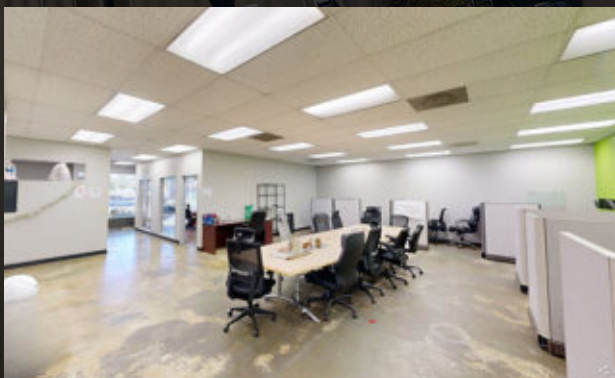
3-D Tour
Click Here 

DIVISIBLE DOWN TO:

- +/- 4,000 SF SUITE
- +/- 5,000 SF SUITE
- +/- 9,000 SF SUITE

BUILDING SUITES ARE SEPARATELY METERED WITH FIVE STORE FRONTS FOR MAXIMUM FLEXIBILITY.





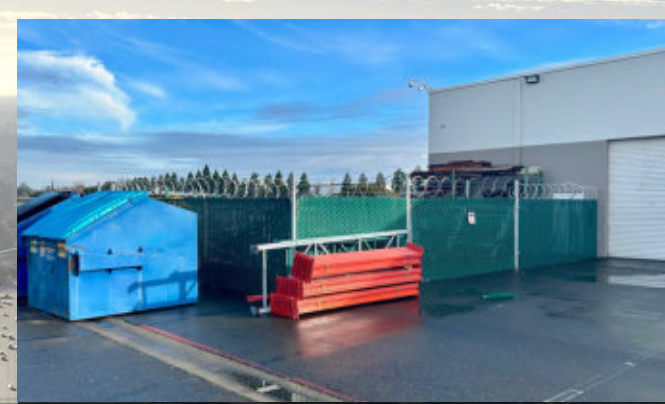
RECENT BUILDING UPGRADES:

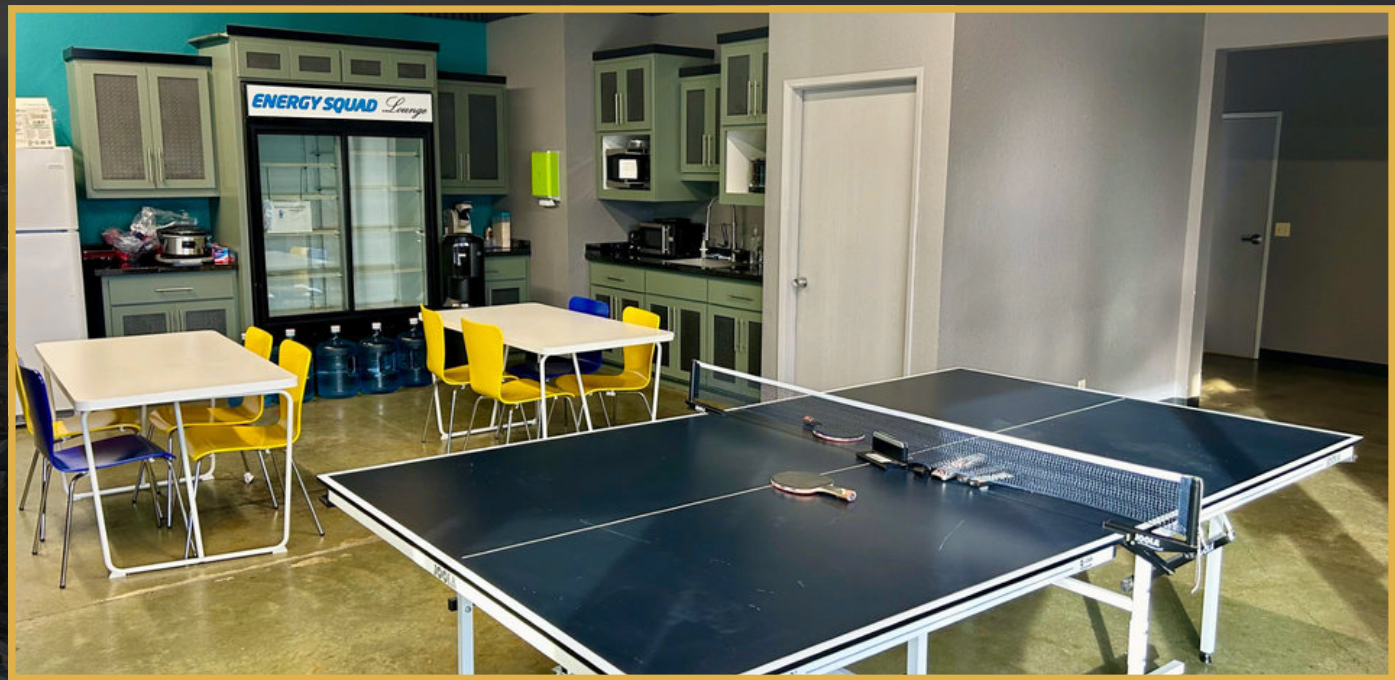
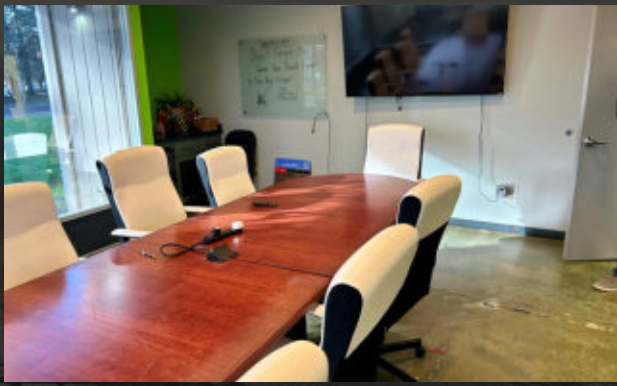


- Roughly 3,000 SF of fenced yard space
- Brand new automatic gate and private access
 - Graveled with 6-inch compaction
- New \$150,000 solar power system saves \$1,000 a month in utilities.
- Class A industrial office finishes with polished concrete floor, granite counter tops, beautifully designed 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.

INCLUDES BONUS FENCED YARD

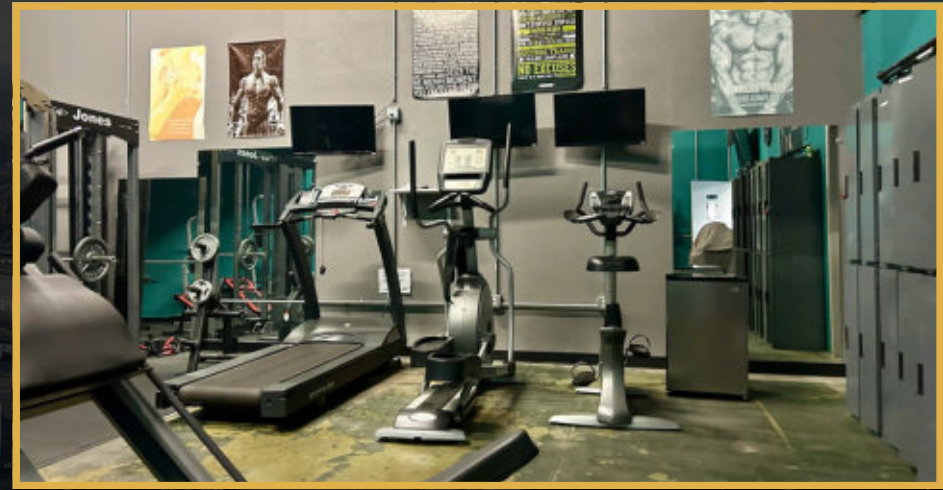
- Roughly 3,000 SF of fenced and secure yard for extra outdoor storage.
- Two gates for easy access and razor wire for security.
- Store extra materials, vehicles, or even personal RVs on site





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.



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

LIeAP

FL FLOORING LIQUIDATORS

Window World



Bradshaw Rd

PROPERTY LOCATION



Over 45 years
 MARCH'S CARPET

Wholesale Woodfloor Warehouse
 Leaf & Filter
PRIMETIME COLORS

PALM DESIGN + SURFACES

MANDARIN'S
 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

McDonald's

GROCERY OUTLET
bargain market

Shell

FOOD 4 LESS



PROPERTY
LOCATION

SACRAMENTO
STATE

American River



Raley's

Carl's Jr.

99c ONLY STORES

Starbucks

Jack in the Box

Mather Airport

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

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