

3920 Security Park Dr

Rancho Cordova, CA 95742

± 40,984 SF Heavy Industrial Warehouse

±6.96 Acres of Land

FOR SALE



3400 Douglas Blvd, Suite 190,
Roseville, CA 95661

Greg Redman

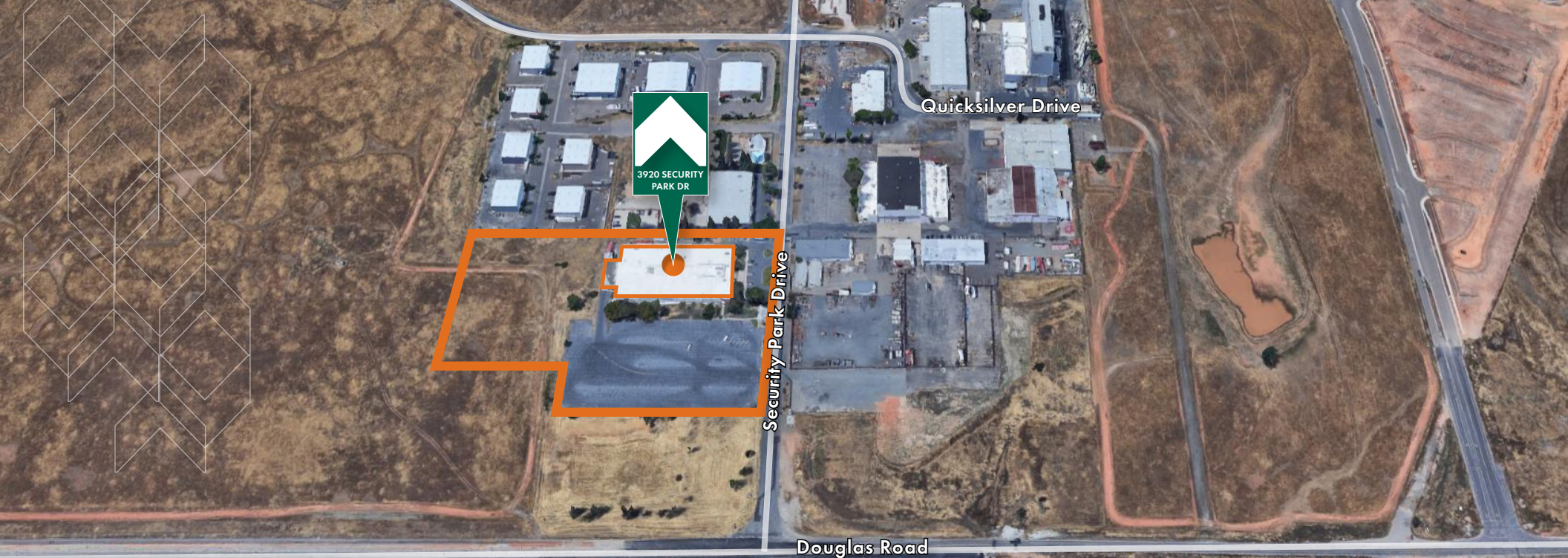
Vice President

916.677.8172

gredman@tricommercial.com

LIC: #00984344





SUMMARY OF DETAILS

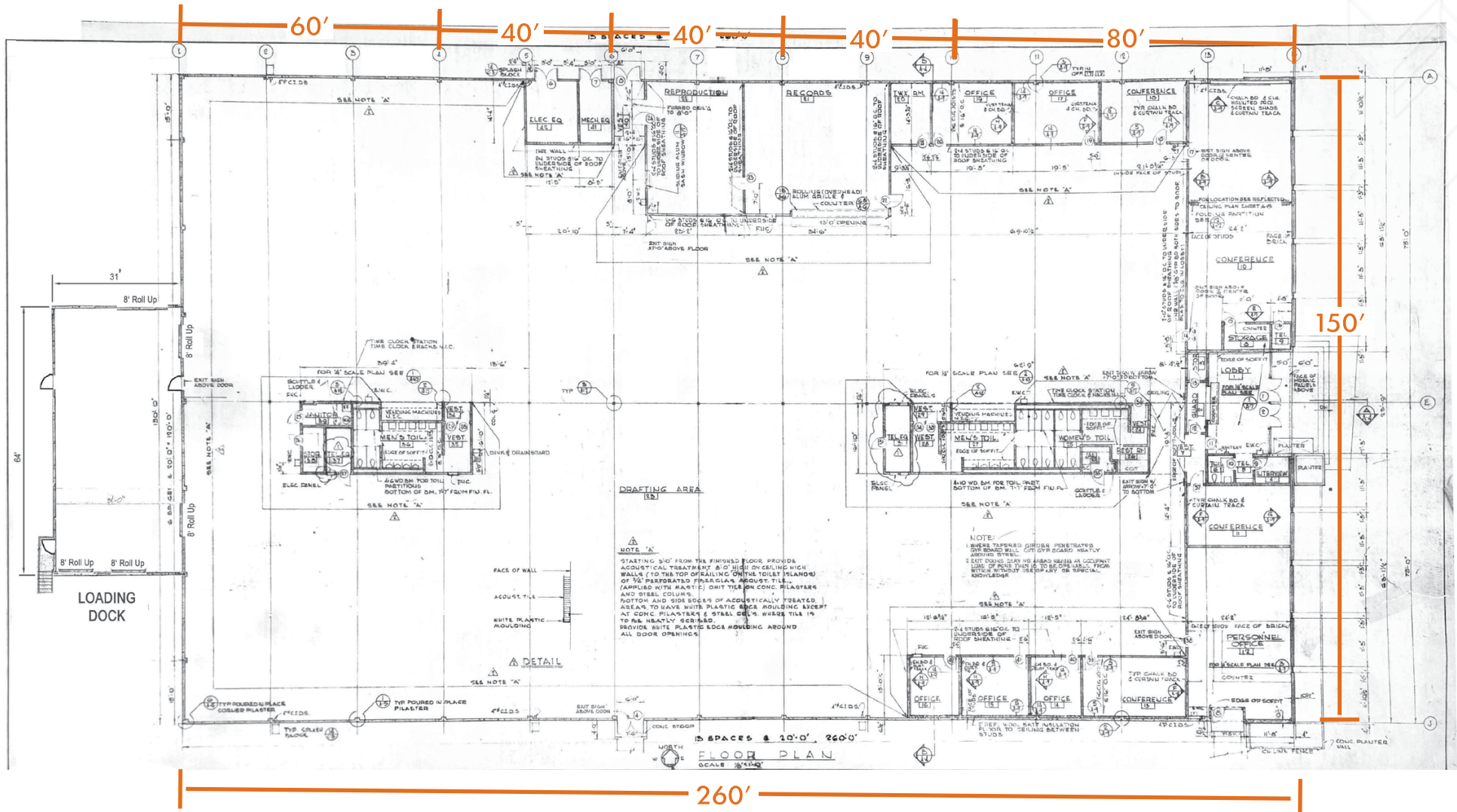
Address:	3920 Security Park Dr, Rancho Cordova, CA 95742
Total Bldg SF:	±40,984 Square Feet, Divisible to ±6,000 Square Feet
APN:	072-0370-066
Zoning:	M-2 - Heavy Industrial
Year Built:	1982
Power:	800 amp 480 v
Clear Height:	Currently 10 feet to drop ceiling if removed it would be approximately 16 feet in the center and 13 feet on the sides
Dock Door:	Two (2) Roll Up Doors
Grade Level Doors:	One (1) Roll Up Doors
Sale Price:	\$6,500,000.00

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Rare 40,984 square foot heavy industrial warehouse with office on a large 6.9 Acre parcel with approximately 2 acres of paved parking in the Sunrise industrial sub-market. Also available for lease, this building can be divisible to ±6,000 SF for a tenant. Automotive and body shop uses are allowed.

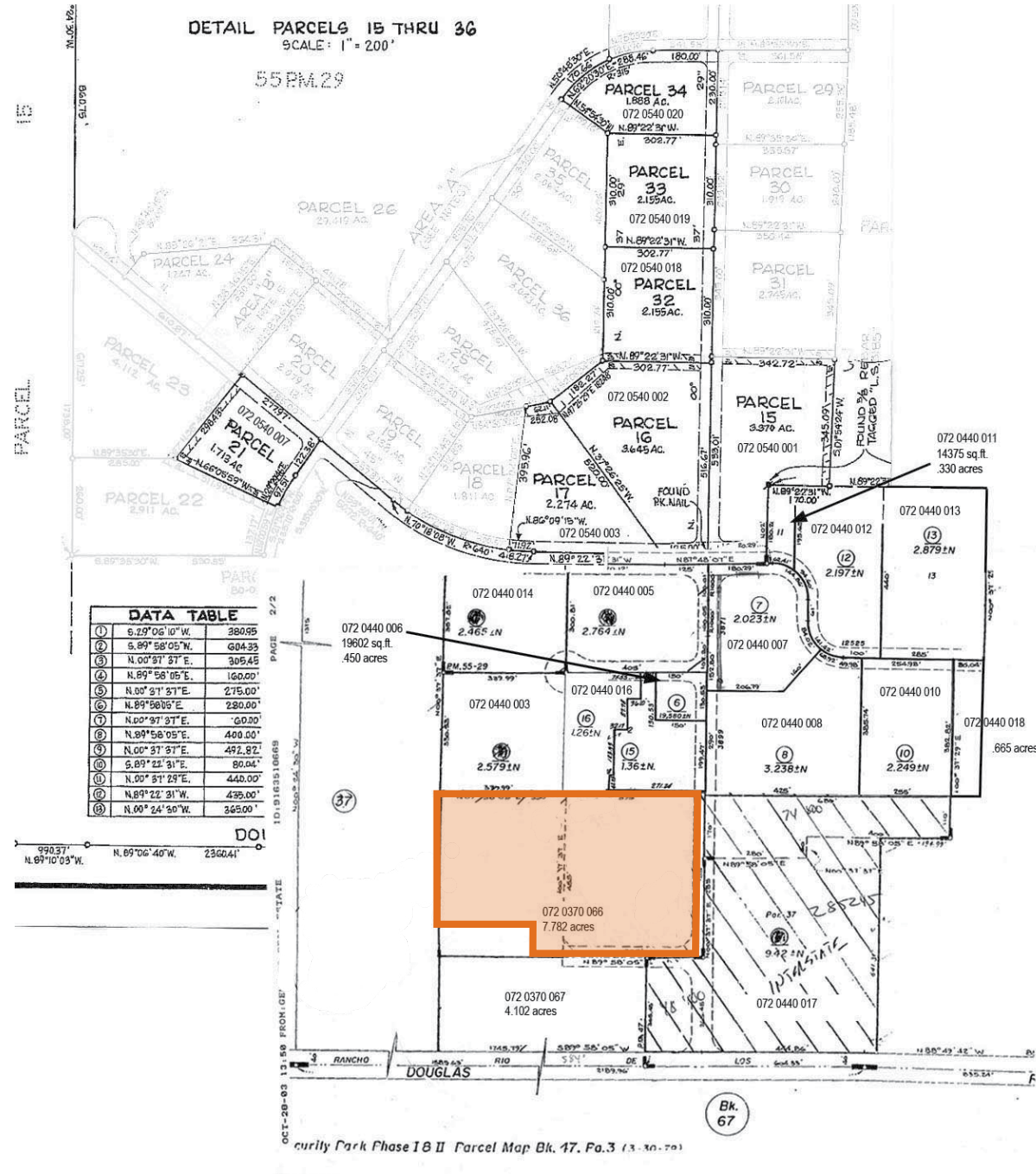




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Parcel Map



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SBA Purchase Scenario

Building Purchase Price	\$6,500,000
50% Five Star Bank	\$3,250,000
40% SBA 504 Loan	\$2,600,000
10% Down Payment From Buyer	\$650,000

For all lending questions and to get qualified, please contact:

Jen Matulich
SVP Business Development Officer
Phone: 916-591-7450
E-Mail: jmatulich@fivestarkbank.com



Loan Structure Example

	Loan	Rate	Term	Amortization	Payment
Five Star Bank	\$3,250,000	6.25%	10 Year	25 Year	\$21,439.25
SBA 504	\$2,600,000	5.76%	25 Year	25 Year	\$16,372.48
Total Financing	\$5,850,000	6.03% (Blended)	-	-	\$37,811.73

* Assumptions

- SBA Rate as of September 2024
- Five Star Bank Rate as of September 2024, Based on 5 year UST

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FIND YOUR GOLDEN HOUR IN RANCHO CORDOVA, A REGION RIFE FOR MEMORABLE EXPERIENCES.

In the heart of sun-soaked Gold Country, with exploration waiting in every direction, you will find the perfect backdrop for your business.

Rancho Cordova, CA is an emerging urban center with a small-town feel, with excellent access to Highway 50 and located 12 miles from Downtown Sacramento. Rancho Cordova offers a wide variety of event centers, museums, banquet halls, and a close proximity to wineries, along with an award-winning Barrel District where you can sip delicious craft brews and spirits. With a thriving and diverse foodie scene, your workforce will have a variety of restaurants and eateries that are ready to welcome your group. Being one of the largest employment centers in the region Rancho Cordova is committed to supporting and expanding its business community.

Avg. Drive Time to Work
± 22 Min (3 Mile Radius)

Avg. Household Income
\$114,939 (3 Mile Radius)

Businesses in the Area
3,602 (3 Mile Radius)

Workforce Population (16ys old +)
35,103 (3 Mile Radius)

Approx. Work from Home
19.2% (3 Mile Radius)



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	26,913	171,950	421,756
Households	9,007	60,086	157,627
Average Household Income	\$76,452	\$77,370	\$84,254
Median Age	33.7	34.3	35.4
Total Businesses	412	6,177	18,687
Daytime Demographics 16+	12,055	134,348	381,188
White Collar Workers	54.7%	54.9%	59.1%
Blue Collar Workers	45.3%	45.1%	40.9%

Mather Air Force Base



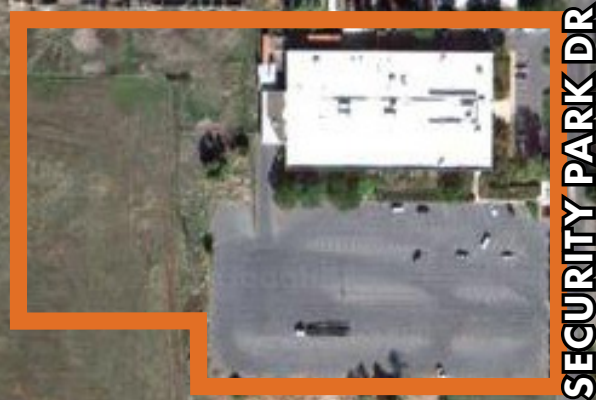
3920 SECURITY PARK DR

3920 Security Park Dr

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FOR SALE



DOUGLAS ROAD

ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.



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