

FOR SALE

9721 Kent Street | Elk Grove, CA 95624

**Premier Owner User Industrial
Opportunity in Elk Grove**

±15,400 SF Freestanding
Industrial Building with Secured
Yard on ±1.05 Acres
\$4,980,000



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THE **PAUL D FRANK** Team



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PROPERTY OVERVIEW

9721 Kent Street presents a rare opportunity to acquire a high quality, freestanding industrial asset in the highly sought after Elk Grove industrial submarket. Constructed in 2008, this +/-15,400 square foot concrete tilt up building sits on +/-1.05 acres and offers a functional and efficient layout ideal for owner users seeking a long term operational facility.

The property features approximately +/-5,200 square feet of office buildout complemented by +/-10,200 square feet of warehouse space, all of which is fully insulated and conditioned, a significant upgrade compared to typical industrial product in the market. The building has been exceptionally maintained, with clear pride of ownership evident throughout.

The site is secured and gated, featuring a fully paved yard area that supports a variety of operational needs including storage, staging, and logistics. With five grade level roll up doors, 17 foot clear height, and robust power at 800 amps, 277 480 volt, 3 phase, the property is well suited for a wide range of industrial users.

The property is zoned Multi Purpose (MP) per the City of Elk Grove, a flexible designation allowing for light industrial, warehousing, contractor services, office, and other compatible commercial uses. This zoning provides long term adaptability for a variety of business operations.

Located within one of the Sacramento region's most desirable industrial corridors, the property benefits from strong demand fundamentals, limited supply of comparable product, and excellent access to Highway 99 and Interstate 5.

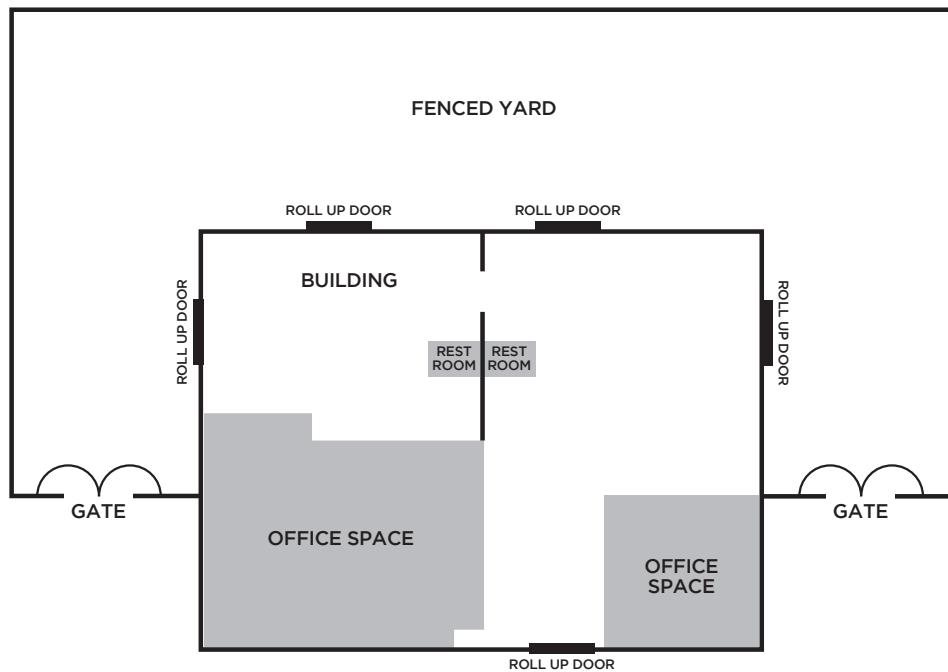
PROPERTY HIGHLIGHTS

- Offering Price: \$4,980,000
- +/-15,400 total square feet on a +/- 1.05 acre parcel
- +/-5,200 SF office space
- Secured and gated site with fully paved yard area
- Rare freestanding industrial building in Elk Grove
- Ideal owner user opportunity
- Concrete Tilt Up Construction
- Year Built: 2008
- 17' Clear Height
- Five (5) GL Roll Up Doors
- Fully Sprinklered
- 100% Conditioned and Insulated Warehouse
- Heavy Power: 800 amps, 277 480 volt, 3 phase
- Monument and Building Signage Opportunities
- Located in a high demand, low vacancy industrial submarket
- APN: 134-1060-001

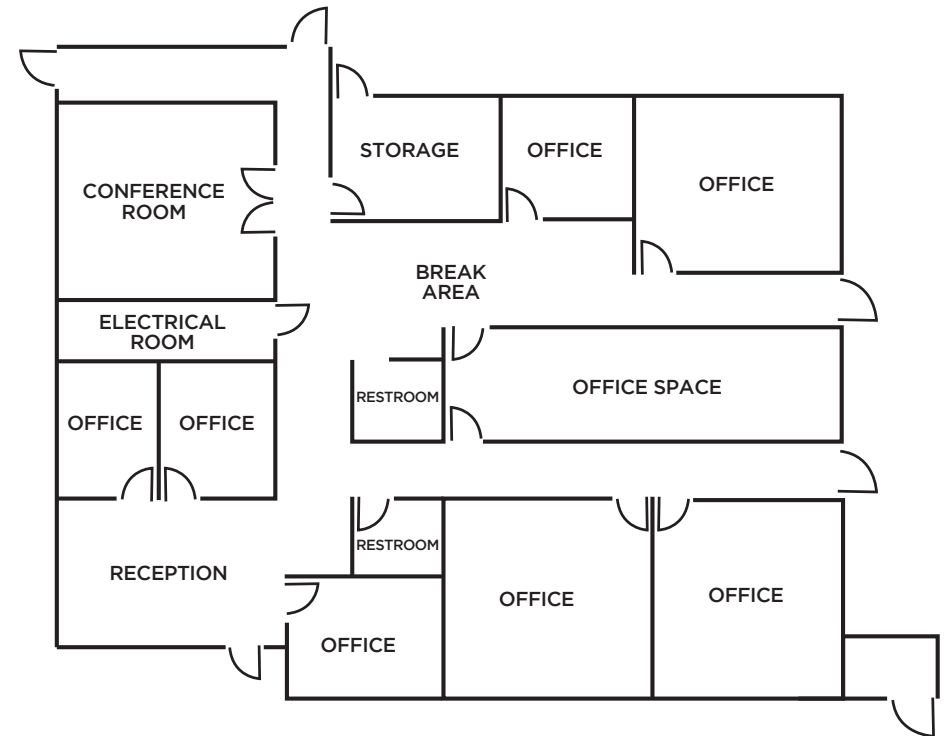
ZONING: MULTI PURPOSE (MP) – CITY OF ELK GROVE

The subject property is zoned Multi Purpose (MP), one of Elk Grove's most flexible and business friendly zoning designations. This zoning allows for a wide range of industrial, office, and service commercial uses including warehousing, light manufacturing, contractor operations, and office intensive users. The flexibility of the zoning allows for long term adaptability and supports a variety of operational needs.

SITE PLAN



OFFICE FLOOR PLAN



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SURROUNDING AREA MAP



LOCATION OVERVIEW

Elk Grove Industrial Submarket

Elk Grove has rapidly emerged as one of the most desirable industrial submarkets within the greater Sacramento region. Driven by strong population growth, a business friendly environment, and continued economic expansion, the area has seen increasing demand from both owner users and investors seeking functional industrial space.

Strategically located just south of Sacramento, Elk Grove provides immediate access to Highway 99 and Interstate 5, allowing for efficient regional connectivity throughout Northern California. This accessibility supports logistics, distribution, light manufacturing, and service based operations.

The submarket is characterized by limited availability of newer construction freestanding industrial buildings, particularly those offering yard space and modern power infrastructure. Assets that combine these features are rarely available and highly sought after.

Elk Grove continues to benefit from strong demographics, access to a growing labor pool, and ongoing development, positioning it as a prime location for businesses looking to establish or expand their operations.



FOR MORE INFORMATION

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