



Price Reduction: \$2,950,000

For Sale | ±2.41 AC Yard with Office & Shop
7050 McComber St., Sacramento, CA

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Colliers

Property Overview



Highlights

- ±2.41 AC Parcel
- 6,500 SF Multi-Tenant Shop/Office Building
- Fully Fenced & Improved Parcel
- Access to Highway 99 via Florin Rd.
- Access to Highway 50 via Power Inn Rd.



Property Overview

Lease Abstract

Premises

Unit 1, $\pm 2,500$ SF of the $\pm 6,500$ SF main building and $\pm 26,600$ SF of yard.

Tenant

Chapman Equipment Solutions, Inc.

Lease Expiration

August 31, 2027

Rent Schedule

Through 8/31/2026: \$4,500/Mo, Industrial Gross*

9/1/2026 - 8/31/2027: \$4,750/Mo, Industrial Gross*

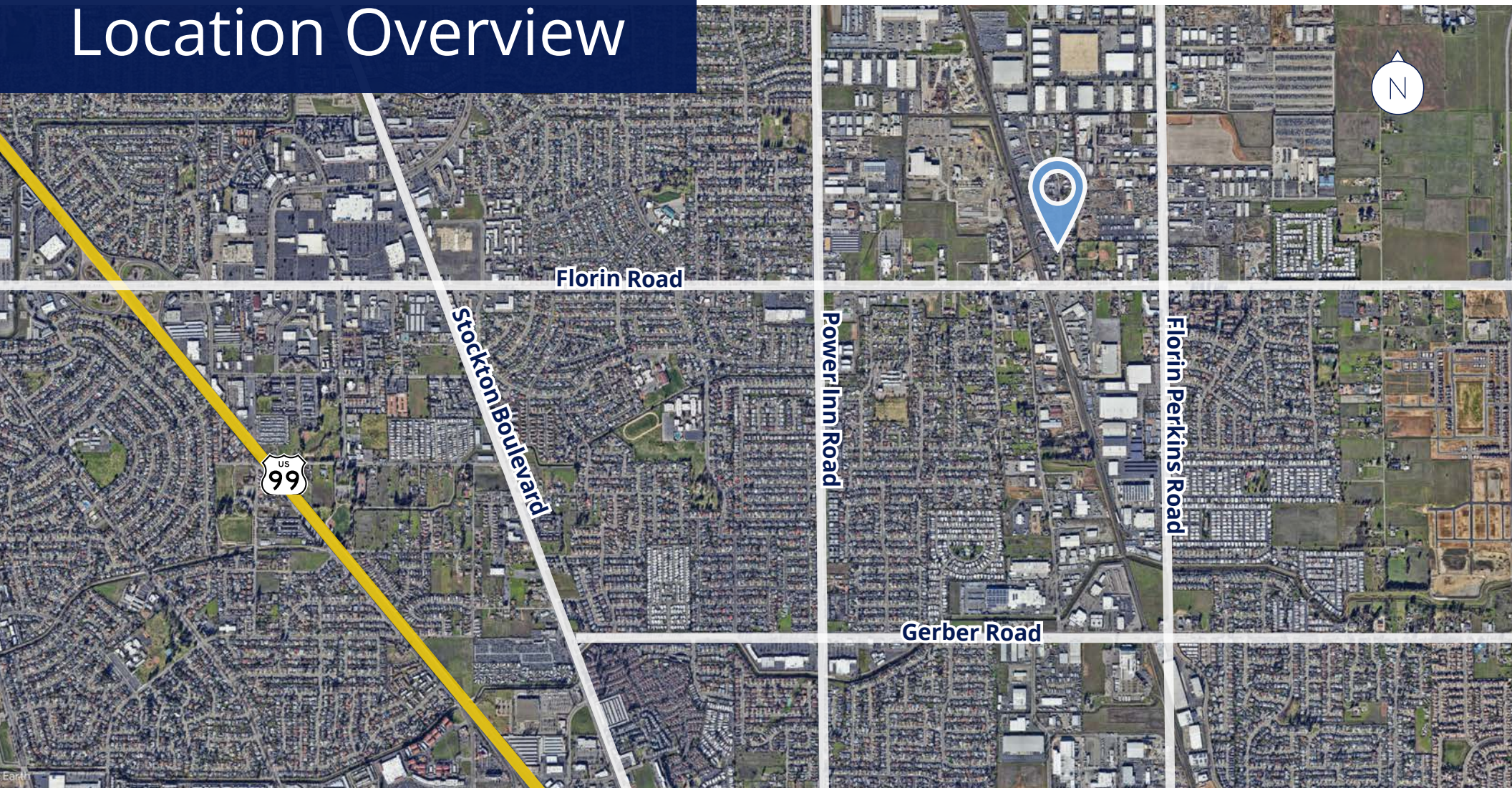
* In addition to Base Rent, Tenant pays \$100 per month for water & landscape maintenance as well as increases in Property Taxes, Insurance & CAM over a 2022 Base Year.



Property Photos



Location Overview



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