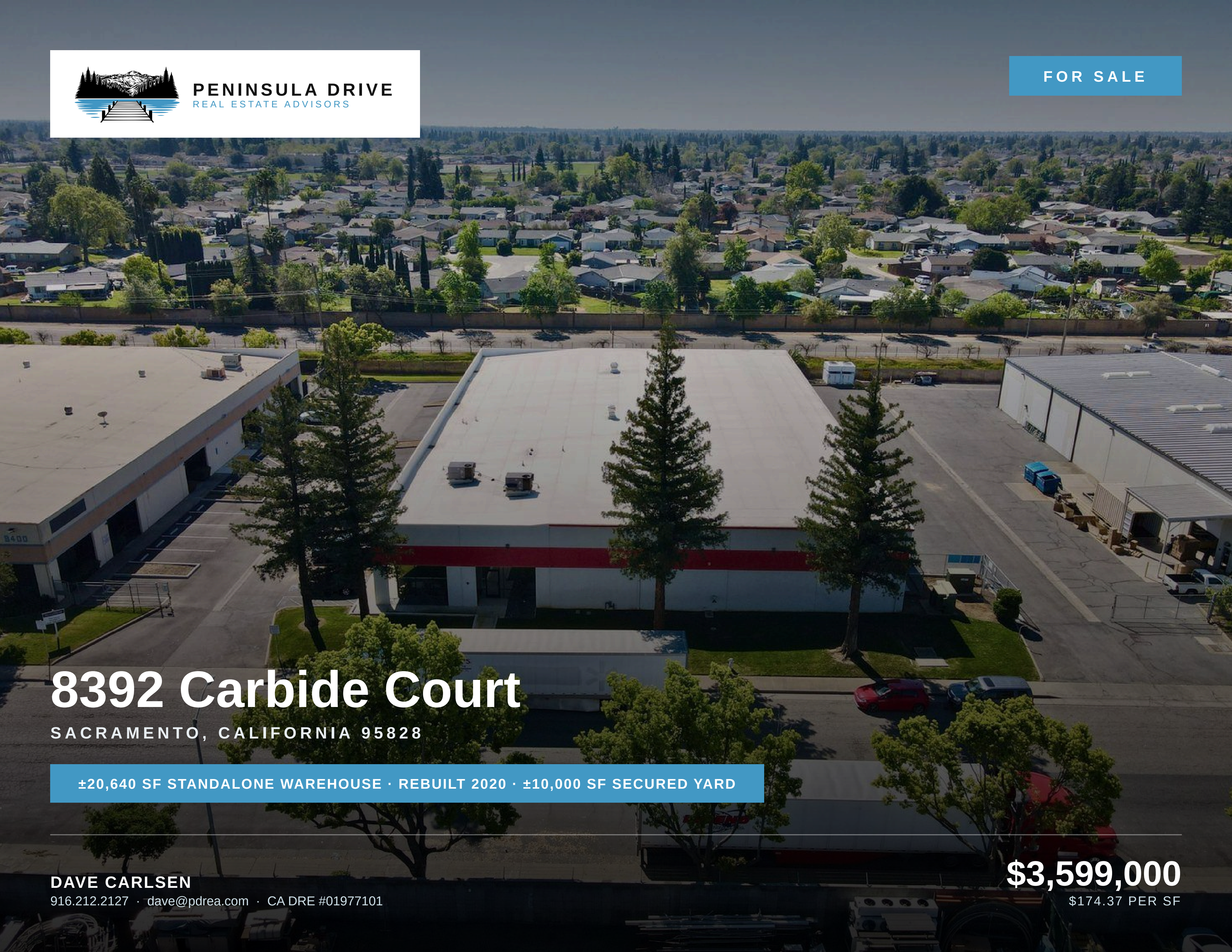


PENINSULA DRIVE
REAL ESTATE ADVISORS

FOR SALE

8392 Carbide Court

SACRAMENTO, CALIFORNIA 95828

±20,640 SF STANDALONE WAREHOUSE · REBUILT 2020 · ±10,000 SF SECURED YARD

DAVE CARLSEN
916.212.2127 · dave@pdrea.com · CA DRE #01977101

$3,599,000
$174.37 PER SF

THE OFFERING

FOR SALE	SIZE	SALE PRICE	NOTES
Entire Building	±20,640 SF on a ±50,965 SF Lot	**$3,599,000** $174.37 PSF	Concrete tilt-up building taken through a comprehensive renovation in 2020. Heavy three-phase service, six drive-in doors, restrooms dedicated to the warehouse floor, a purpose-built office suite, and a gated yard on all four sides. Occupancy available on 60 days' notice.

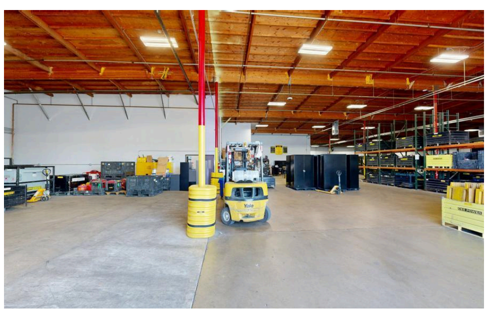
- **Rebuilt in 2020, Ready to Occupy.** ±20,640 SF of concrete tilt-up on ±1.17 acres, taken through a comprehensive renovation. Repainted end to end, with a purpose-built office suite and restrooms dedicated to the warehouse floor.
- **Heavy Power Already In Place.** 1,000 amps at 277/480V, three-phase, on fully replaced distribution. Capacity for fabrication, machining, or equipment-intensive work with no service upgrade and no utility interconnection wait.
- **Six Drive-In Doors.** Five at 12'×14' plus one oversized 18'×14', spread around the perimeter. Load and stage from several points at once instead of queuing at a single opening.
- **±4,340 SF Purpose-Built Office.** Conference room, private offices, server room, full kitchen, and break area — finished to a standard most industrial buildings this size do not carry. Suits a headquarters or showroom.
- **±10,000 SF Secured Yard.** Gated and paved, wrapping all four sides. Room for trailer parking, equipment storage, material staging, or a service fleet — uncommon in standalone product at this size.
- **New Roof, HVAC and Fire Protection.** R-30 energy-efficient roof system and updated HVAC installed during the renovation, plus a sprinklered warehouse. Little deferred maintenance to absorb after closing.
- **±16'–18' Clear.** Height for pallet racking, a mezzanine addition, or taller equipment and inventory than a typical older infill building will take.
- **M-1 Zoning, Highway 99 Corridor.** Sacramento County light industrial permits warehouse, distribution, manufacturing, and contractor operations. Power Inn Road and Stockton Boulevard both feed directly to Highway 99.

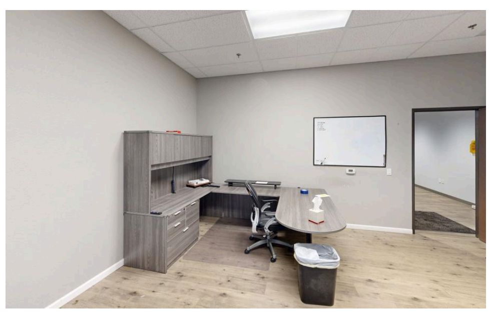
341,225
POPULATION WITHIN 3 MILES

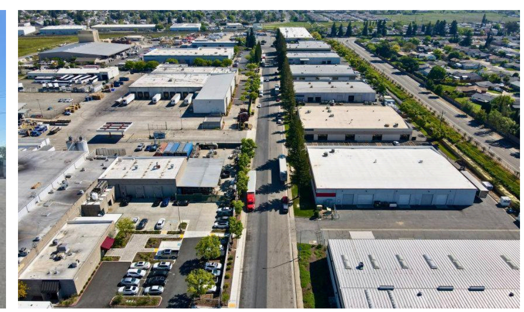
$93,915
AVG. HOUSEHOLD INCOME WITHIN 1 MILE

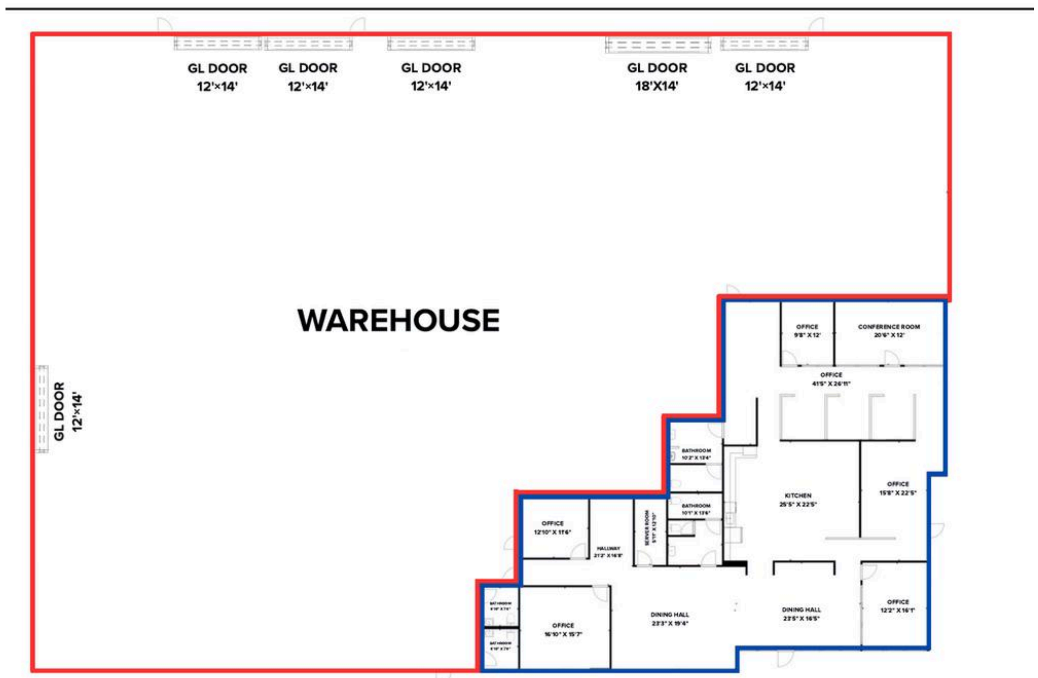
15
MARKED PARKING SPACES

M-1
LIGHT INDUSTRIAL SACRAMENTO COUNTY









PROPERTY

Parcel Number	115-0031-043
Land Area	±1.17 acres / ±50,965 SF
Zoning	M-1 Light Industrial, Sacramento County
Net Rentable Area	±20,640 SF
Office Area	±4,340 SF; office suite built out 2020
Yard	±10,000 SF fenced and paved
Year Built	1987; comprehensive renovation 2020

BUILDING SYSTEMS

Foundation	Concrete tilt-up
Roof	R-30 energy-efficient system, installed 2020
Loading	Six drive-in doors — five 12'×14', one 18'×14'
Clear Height	±16'–18'
Power	1,000 amps, 277/480V three-phase; distribution fully replaced
Sprinklers	Yes
Additional	Interior repainted throughout; restrooms dedicated to the warehouse floor

SBA 504 · AS LITTLE AS 10% DOWN

FIXED OCCUPANCY COST. GROWING EQUITY.

A lease payment is an expense that rises every year. A mortgage payment is fixed, and a growing share of it comes back to you as principal. With an SBA 504 loan at roughly 10% down, here is what ownership of this building looks like from day one.

YOUR INVESTMENT

$359,900

10% down on $3,599,000

SBA 504 financing is designed for owner-occupants who use at least 51% of the building — well within reach for a single business occupying this space.

MONTHLY DEBT SERVICE

$21,873

≈ $1.06 / SF / month

Estimated on 90% financing amortized over 25 years. Fixed — it does not escalate with the market, and it does not reset at renewal.

EQUITY IN YEAR ONE

$52,980

≈ $4,415 / month of principal

Roughly one-fifth of every payment reduces your loan balance in the first year alone, and that share grows every month thereafter.

YEAR 1

You occupy a building configured for your business, with **1,000-amp service and a secured yard** already in place — no build-out delay, no utility upgrade.

YEAR 11

At a customary 3% annual escalation, market rent would have **passed your fixed mortgage payment** — and would keep climbing while yours stays flat.

YEAR 10

Approximately **$728,000 of principal retired**, before any appreciation — equity you built instead of handing to a landlord.

EVERY YEAR

Roughly **$73,800 of annual depreciation** available to your business, with cost segregation able to accelerate it further.

Be your own landlord

Control your space, your costs, and your timeline. No renewal negotiations, no relocation risk, and full latitude to modify the yard, the power, or the office to fit how your business actually runs.

Build equity, not rent receipts

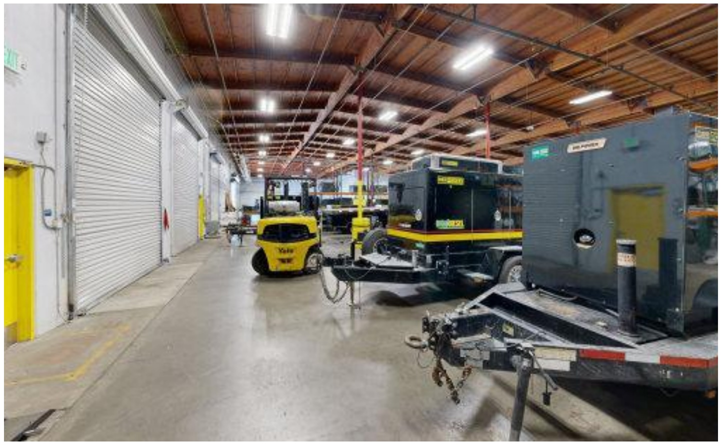
Every payment retires principal on an asset you own. Ten years of leasing leaves you with cancelled checks; ten years of ownership leaves you with roughly $728,000 of paid-down debt and a building.

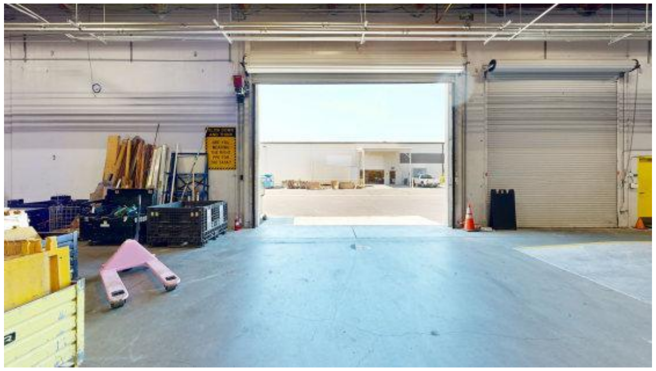
Tax advantages

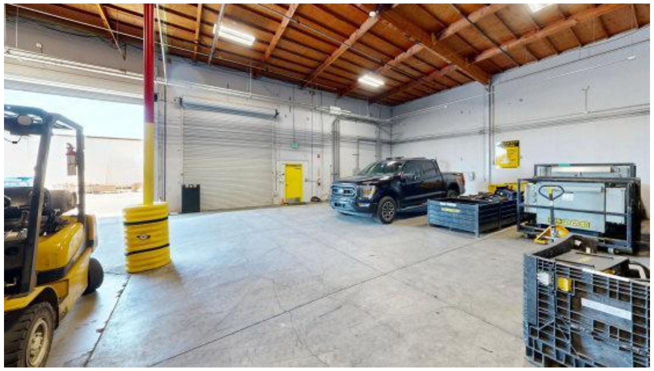
Depreciation, mortgage interest, and the ownership benefits of holding real estate — with cost segregation available to front-load deductions into the early years of ownership.

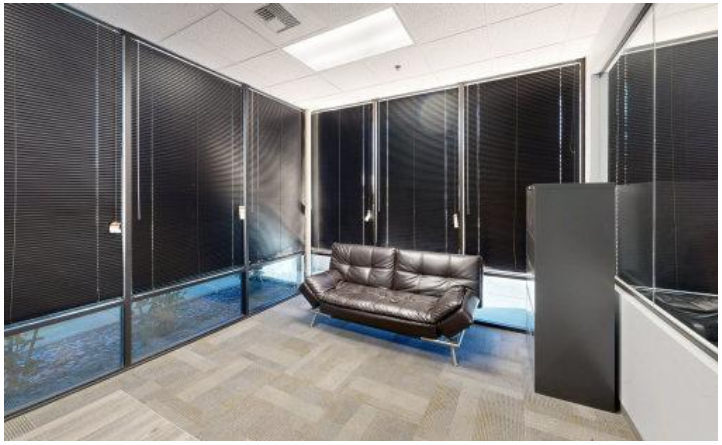
Estimates only, for illustration. Assumes a $3,599,000 purchase price, 90% financing, a blended 6.5% rate, and 25-year amortization. Actual SBA 504 structures combine a bank first trust deed and a CDC debenture at differing rates and terms. Depreciation shown is straight-line on estimated improved value over 39 years. Buyer should confirm all figures with its own lender and tax advisor.

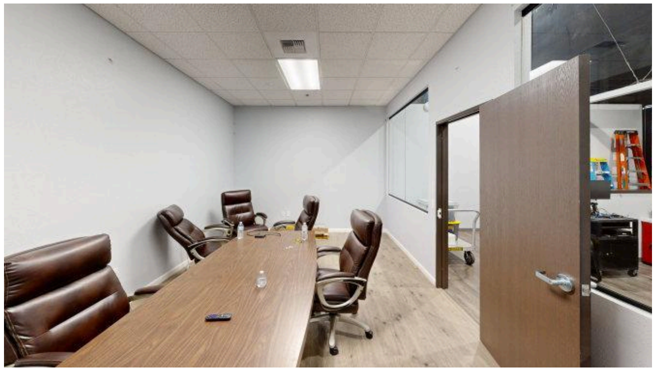
Dave Carlsen · 916.212.2127 · CA DRE #01977101

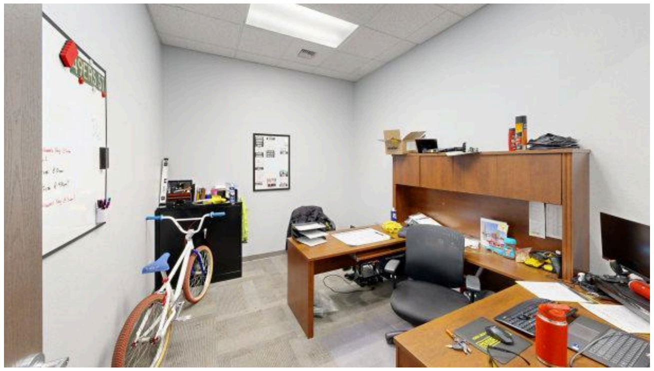










EXTERIOR & SITE

FENCED & PAVED YARD

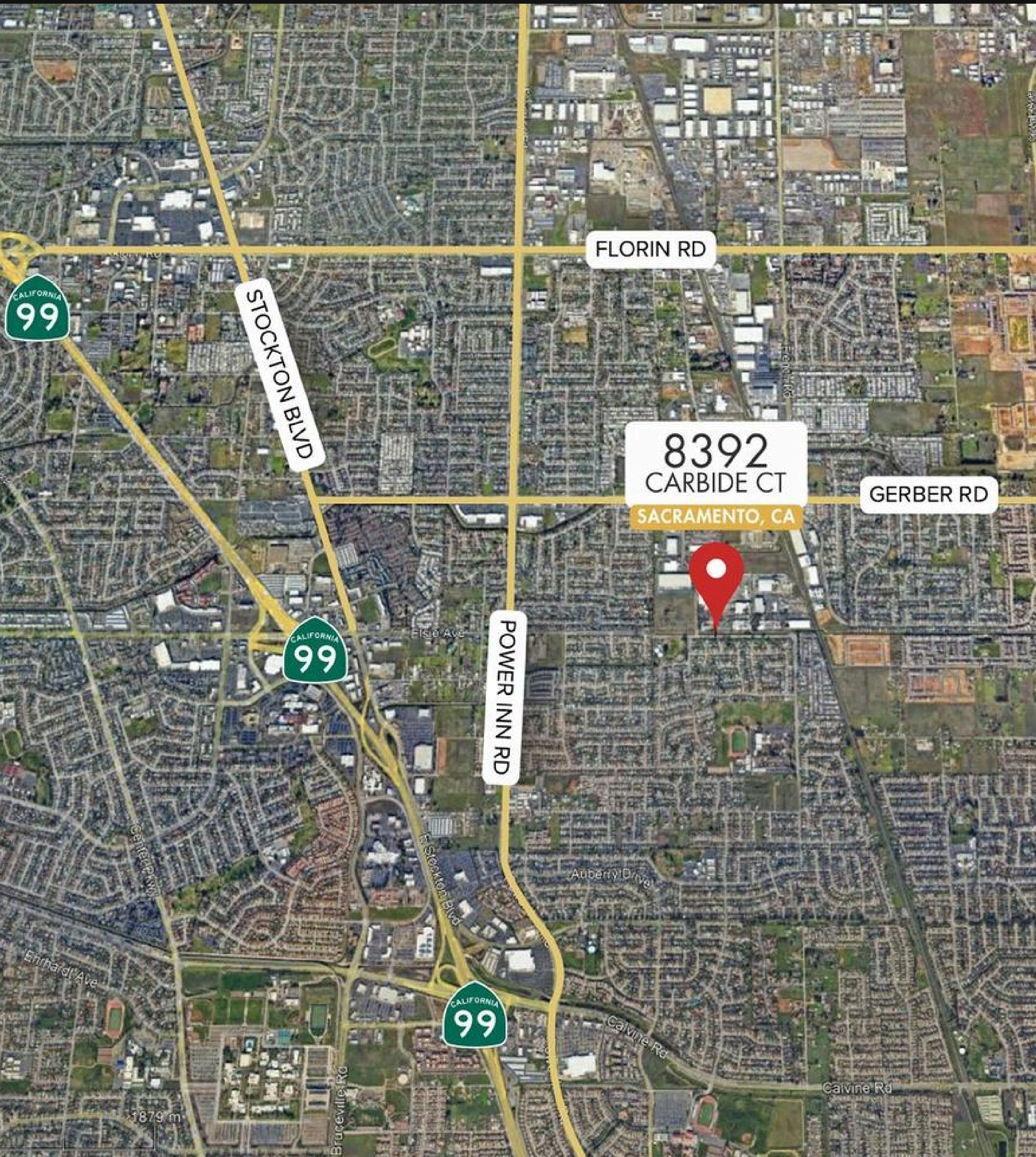
±10,000 SF · CIRCULATION ON ALL FOUR SIDES

Circulation on four sides
Enter at one end, travel the full perimeter, exit at the other. No backing a loaded trailer out of a dead end.

Asphalt across the yard
Surfaced to carry forklifts, box trucks, and loaded flatbeds without rutting or standing water.

Gated and fenced
Controlled vehicle entry through chain-link with barbed wire on every side. Sized for full-length flatbeds and heavy equipment.

Already working this way
The building's occupant stages trailers and equipment in the yard today — a fair preview of how the site performs day to day.



SACRAMENTO COUNTY · 95828

CENTRAL TO THE REGION

15 MIN DOWNTOWN SACRAMENTO via Hwy 99 / Power Inn Rd	**12** MIN ELK GROVE via Hwy 99

Highway access

Power Inn Road and Stockton Boulevard both run to Highway 99, putting regional distribution and the I-5 corridor within easy reach.

Industrial positioning

A settled infill industrial pocket rather than a retail strip. Neighbors are operating businesses, and the cost basis reflects that.

Functional site

Standalone building, gated yard on four sides, marked on-site parking, and drive-in access at six points.

Owner-user appeal

Configured for contractors, fabricators, fleet operators, service companies, and light manufacturing.

PRICED BELOW COMPARABLE SALES

Selected industrial sales in the Power Inn, Florin Perkins, and Mather corridors. At **$174.37 per square foot**, 8392 Carbide Court is offered roughly **12% below the average of these sales** — and unlike most of them, it carries a full 2020 renovation, 1,000-amp three-phase service, and a fenced, paved perimeter yard.

#	PROPERTY	SIZE	SOLD	PRICE	$ / SF
1	8449 Specialty Cir	9,800 SF	Jun 2025	$2,300,000	$234.69
2	8844 Elder Creek Rd	10,000 SF	Apr 2025	$2,335,000	$233.50
3	6939 Power Inn Rd	12,000 SF	Jun 2026	$2,800,000	$233.33
4	9189 Jackson Rd	14,000 SF	Apr 2025	$2,800,000	$200.00
5	Reese Road Industrial Park · 7406 Reese Rd	11,800 SF	—	$2,219,500	$188.09
6	Florin Depot · 8521 Younger Creek Dr	21,600 SF	—	$4,000,000	$185.19
7	4100 Florin Perkins Rd	18,800 SF	Apr 2025	$3,400,000	$180.85
8	9210 Beatty Dr	13,993 SF	Mar 2026	$2,480,000	$177.23
9	3500 Power Inn Rd	14,518 SF	Nov 2025	$2,525,000	$173.92
10	Bldg 5 · 6488 Florin Perkins Rd	12,750 SF	—	$2,167,500	$170.00
	Average of selected sales	**13,926 SF**		**$2,702,700**	**$197.68**
★	**8392 CARBIDE CT — SUBJECT**	**20,640 SF**	**Available**	**$3,599,000**	**$174.37**

$23.31
PER SF BELOW THE SELECTED AVERAGE

On ±20,640 SF, that discount is roughly $481,000 against the average of these ten sales.

Better condition than the set

Most comparables are 1960s to 1980s vintage with original systems. 8392 Carbide was taken down to a full renovation in 2020 — roof, HVAC, electrical distribution, doors, and office.

Features the set does not have

1,000-amp three-phase service, a fenced and paved yard wrapping the full perimeter, and six grade-level doors — a combination that rarely comes to market standalone.

Selected comparable sales. Source: CoStar Group, retrieved August 2026. This is a curated selection of market transactions presented for marketing purposes and is not an appraisal or a complete survey of all sales in the submarket. Buyer should conduct its own investigation and valuation.

EXCLUSIVE COOPERATING BROKER INCENTIVE

COOPERATING BROKER CLOSING BONUS

8392 Carbide Ct., Sacramento, CA 95828 · Listed by Peninsula Drive Real Estate Advisors · David Carlsen, CA DRE #01977101

1. **The Bonus.**
   Seller will pay a bonus of Ten Thousand Dollars ($10,000.00), over and above the cooperating broker compensation stated in the listing, to the cooperating brokerage that satisfies every condition set out below.

2. **What Must Happen.**
   All three of the following: (a) the cooperating broker holds an active California real estate broker license, or is a licensed salesperson compensated through their responsible broker, and is the procuring cause of the buyer; (b) Seller signs a written purchase agreement with that buyer, which Seller may accept or decline in its sole and absolute discretion; and (c) that transaction closes escrow, with the purchase price funded and title recorded.

3. **Nothing Is Owed Until Closing.**
   No bonus accrues unless and until a Seller-accepted transaction actually closes. Nothing is owed on an offer Seller rejects or counters, on a transaction that fails to close for any reason, on a listing that is withdrawn, cancelled, or expires, or on an escrow terminated before closing. Seller may accept, reject, counter, or decline to respond to any offer, with or without reason, and nothing here obligates Seller to sell the Property.

4. **How It Is Paid.**
   If earned, the bonus is paid through escrow at closing and only to the licensed cooperating brokerage. It will not be paid to any unlicensed person or entity.

5. **Open to All Cooperating Brokers.**
   The same terms are available to every licensed cooperating broker who procures a buyer for the Property. Disclosing this bonus to your client, and obtaining any consent required by law or by your agency and fiduciary duties, is your responsibility. The bonus does not apply where the buyer is unrepresented or is represented by Seller or by Seller's listing broker.

6. **Compensation Is Negotiable.**
   Real estate compensation, including this bonus, is not set by law. Seller sets it individually. This offer does not limit Seller's discretion over price, terms, or whether to accept any offer.

7. **Deadline.**
   This offer applies only to transactions that close escrow on or before October 31, 2026.

$10,000
CLOSING BONUS

Paid to the cooperating brokerage through escrow at close.

OFFER EXPIRES
OCTOBER 31, 2026

Real estate compensation is not fixed by law and is set by Seller individually. This summary is offered for convenience; Seller reserves the right to state the controlling terms in writing at the time of contract.

FOR SALE · 8392 CARBIDE CT, SACRAMENTO, CA 95828

Contact Us

For a tour, a copy of the survey and permit file, or the full due diligence package, get in touch.

Dave Carlsen

VICE PRESIDENT

916.212.2127
dave@pdrea.com
CA DRE #01977101

OFFERING
$3,599,000 · $174.37 / SF
±20,640 SF on ±1.17 acres

OFFICES
101 Parkshore Drive, Suite 100, Folsom, CA 95630
2901 K Street, Suite 306, Sacramento, CA 95816

ONLINE
pdrea.com
@romecregroup