

Flex - Industrial Building in Loomis



FOR LEASE | 3,000 OR 6,000 SF PERFECT LOCATION

5945 Jetton Ln
Loomis, CA 95650

Lu Ann Henderson
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GQNorth
real estate

THE SPACE

Location

5945 Jetton Ln
Loomis, CA 95650

County

Placer

Cross Street

Swetzer Road

PROPERTY VIDEO

HIGHLIGHTS

- ✓ Flexible Layout: Divisible space from 3,000 SF or 6,000 SF.
- ✓ Features an 18- 22 foot clear ceiling height ideal for vertical product stacking.
- ✓ 4 drive-in bays. Two each unit. Small Yard space in back for each unit
- ✓ Zoning: ILT (Light Industrial) zoning for manufacturing or distribution.
- ✓ Parking: Allocates 16 standard vehicle spaces directly in front
- ✓ Constructed out of reinforced concrete for maximum structural longevity.
- ✓ Power: 3 Phase - 200 AMPS 240 V each suite
- ✓ Five private offices, Showroom Area, Built in furniture in some of the offices
- ✓ Floor Drains in the warehouse with tiled room are with drainage and commercial grade kitchen sink
- ✓ Kitchenette with refrigerator, Crown molding throughout the office spaces
- ✓ Completely sprinklered, Security Camera System, Water heater in each unit
- ✓ One of the warehouses is insulated Ample large picture windows

LU ANN HENDERSON

SENIOR VICE PRESIDENT

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Commercial Real Estate Sales And Leasing

 San Francisco (415) 982-9496

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POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,952	21,430	100,109

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$162,353	\$183,009	\$174,469

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,486	8,087	38,456

PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	6,000
LAND SF	13,504
LAND ACRES	0.31
YEAR BUILT	1996
ZONING TYPE	ILT - Light Industrial
SUPER FLAT FLOORS	Yes
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	16
CEILING HEIGHT	22'
GRADE LEVEL DOORS	4 - 2 Each Suite
FENCED YARD	No

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Industrial use
EAST	Flex Building
WEST	Residential

MECHANICAL

HVAC	Gas
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Amps: 400 Volts: 110-208 Phase: 3
LIGHTING	Fluorescent

TENANT INFORMATION

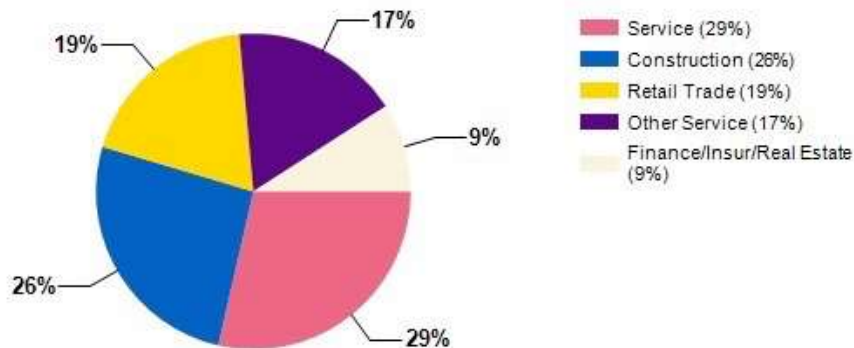
LEASE TYPE	NNN
PRICING	\$1.20 PSF
NEGOTIABLE	Yes



Loomis

- ✓ The property is located in the city of Loomis, known for its small-town charm and picturesque surroundings. Loomis is situated in Placer County, which is known for its thriving agricultural industry, including farms and vineyards. Nearby attractions include the historic downtown Loomis with its quaint shops and restaurants, as well as the iconic High Hand Nursery. The area offers a peaceful and scenic environment, with easy access to outdoor activities such as hiking and biking trails. Loomis is conveniently located near major highways, providing access to larger cities like Sacramento for additional amenities and business opportunities.

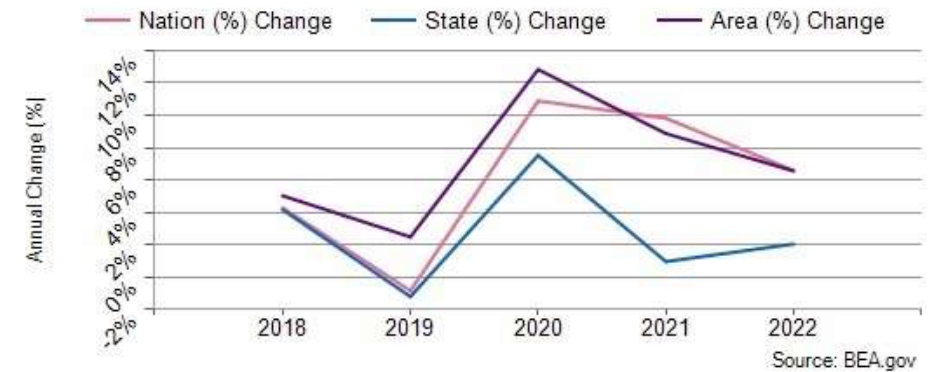
Major Industries by Employee Count



Largest Employers

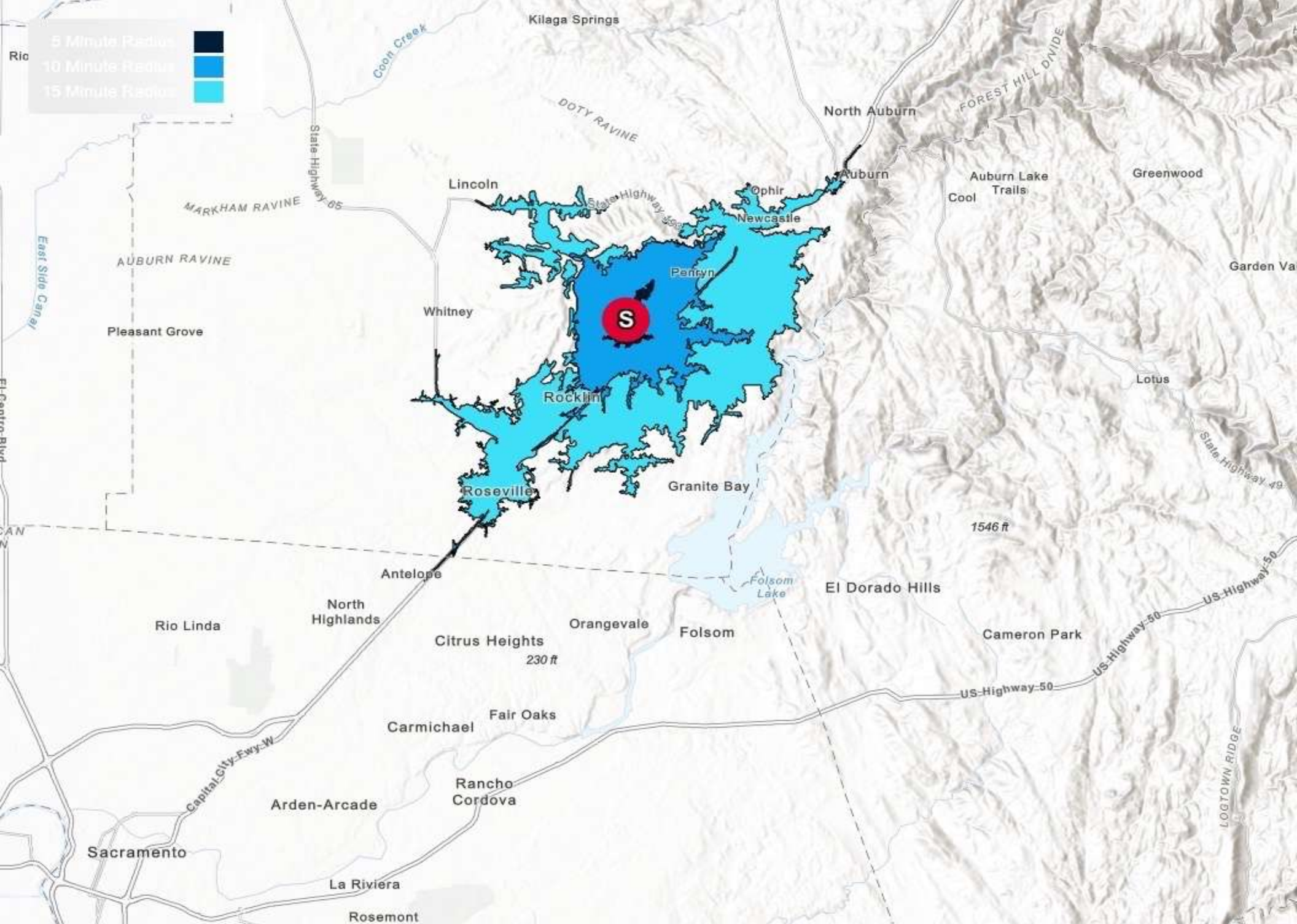
Kaiser Permanente	3,064
Hewlett-Packard	2,500
Placer County	2,400
Union Pacific Railroad	2,000
Sutter Health	1,983
Northstar at Tahoe	1,500
Thunder Valley Casino Resort	1,412
City of Roseville	1,282

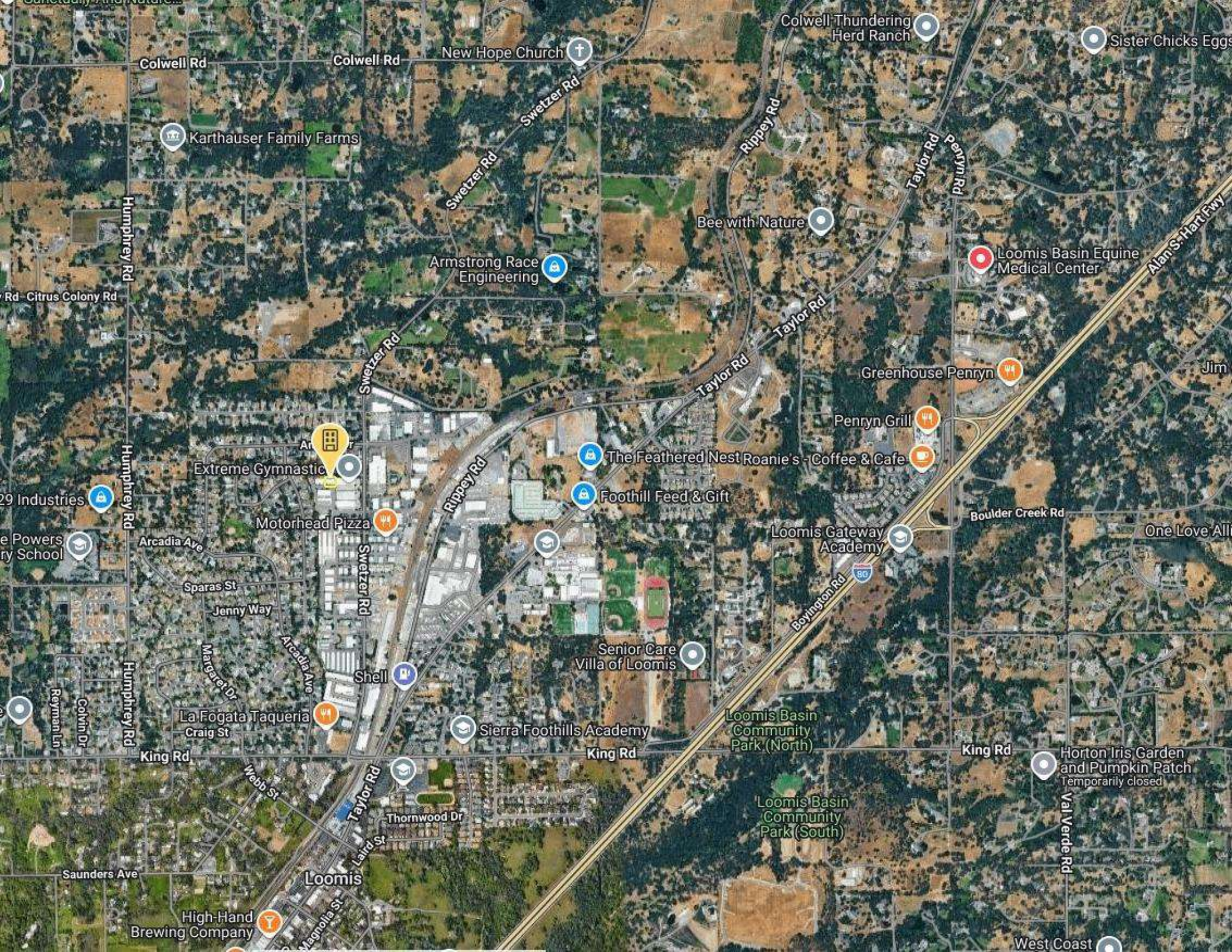
Placer County GDP Trend



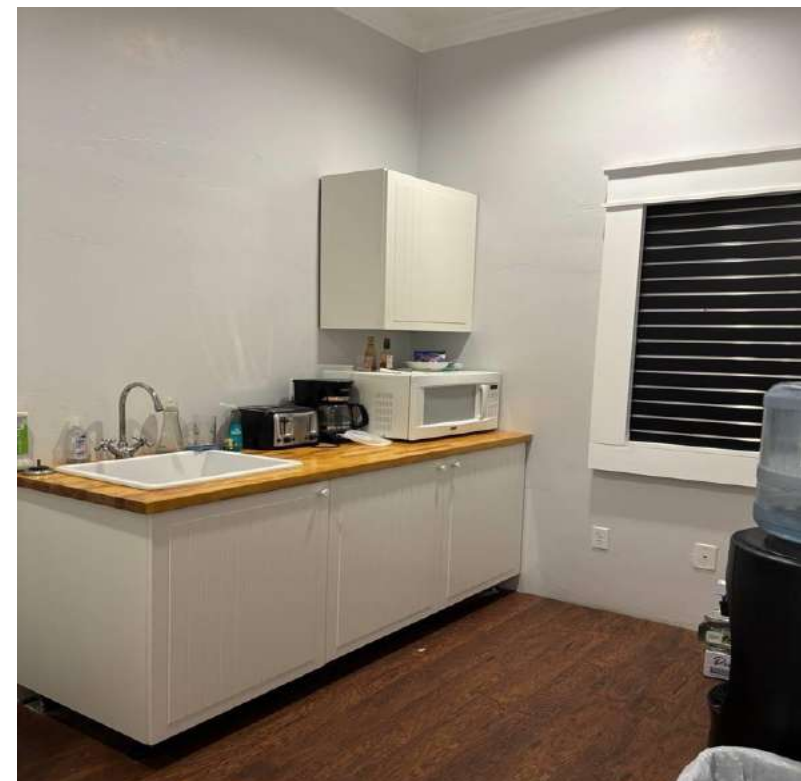


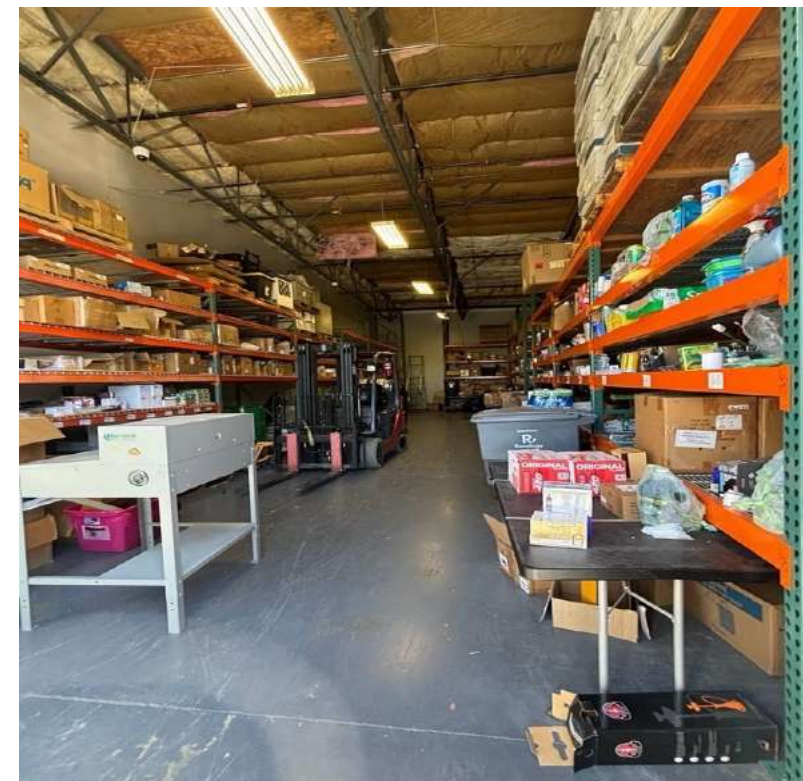
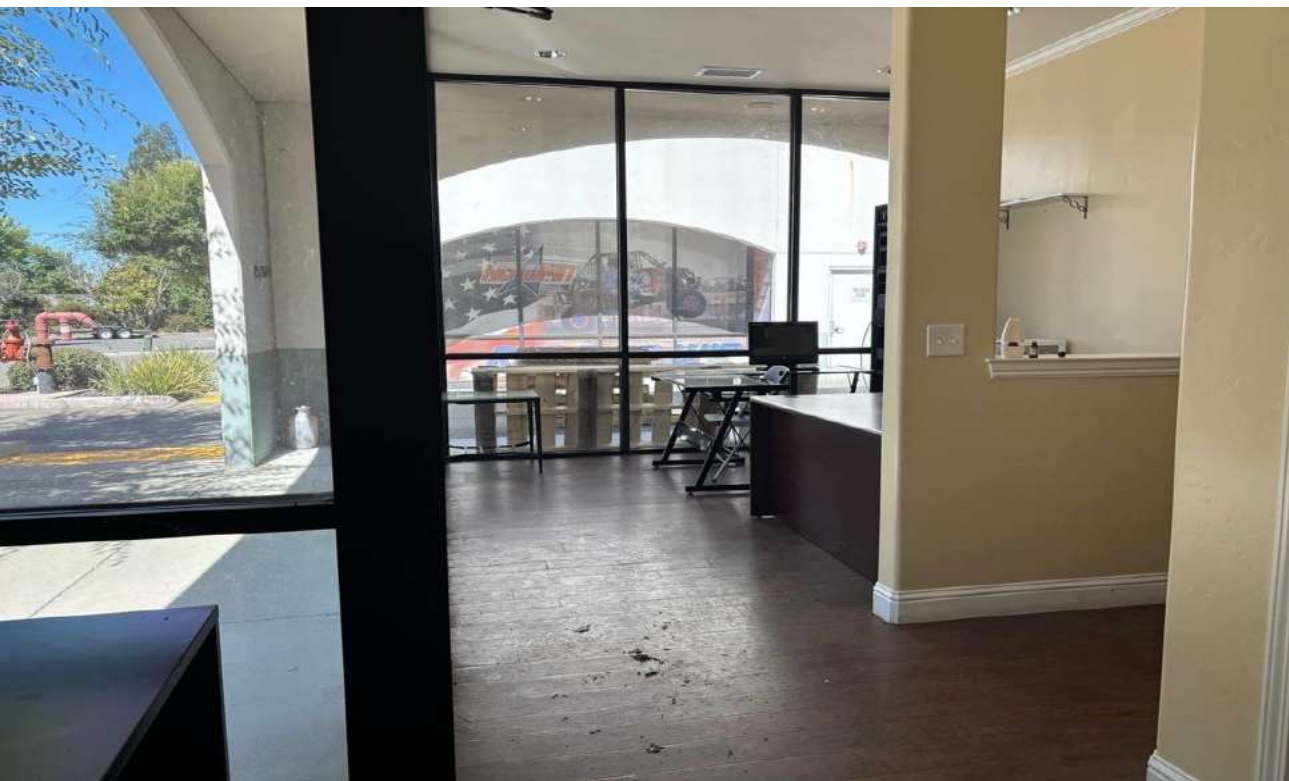
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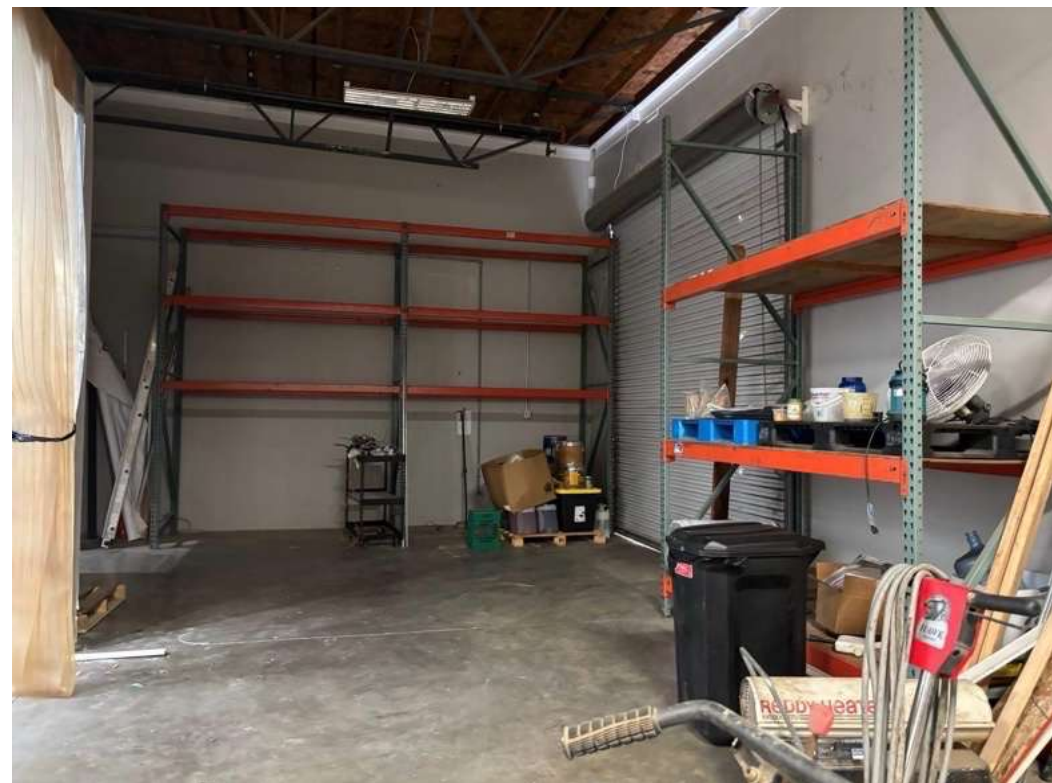


















Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.

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Exclusively Marketed by:



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