

# FLORIN TOWNE CENTRE

## INDUSTRIAL

5901 FLORIN RD

SACRAMENTO, CA

FOR SALE OR LEASE

20,000 SF - 117,334 SF AVAILABLE

# ETHAN CONRAD

PROPERTIES INC.

LEASES SIGNED!



**NOW REMODELED!**

FOR MORE INFORMATION CONTACT:

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**VIEW VIRTUAL TOUR**

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO, CA, 95834 | 916.779.1000

www.ethanconradprop.com

**FEATURES:**

- Five (5) 8'x8' dock high doors with truck ramp
- 13'-3" clear height, 25' column spacing
- Access to three (3) freight elevators
- Below ground warehouse facility. Could be used as climate controlled storage based on being very temperate and having HVAC ducting
- Five (5) single-use restrooms and two (2) multi-use restrooms

**PROPERTY DETAILS:**

Former Sears Box at the Florin Towne Centre in Sacramento, CA. The property is on Florin Road, located right off Highway 99, providing exceptional visibility and access. Large storage warehouse with dock access at below market rents.

The Walmart located directly next to the subject property reportedly has the highest sales of any Walmart in the Greater Sacramento four county area and is the 95th percentile of all Walmart's nationally!"

EVGateway EV charging stations on-site.

**LEASE RATES:**

Suite 10: 20,000 SF - 79,491 SF \$0.28 - \$0.31 PSF, NNN

NNN costs are approximately \$0.09 PSF.

**PURCHASE PRICE:**

Lower Level: \$5,691,000.00 (\$48.50 PSF)

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Total Population (est):	23,432	188,911	395,161
2025 Average HH Income:	\$81,311	\$91,099	\$112,499
Traffic Count @ Florin Rd:	35,527, 65th Street: 15,127		

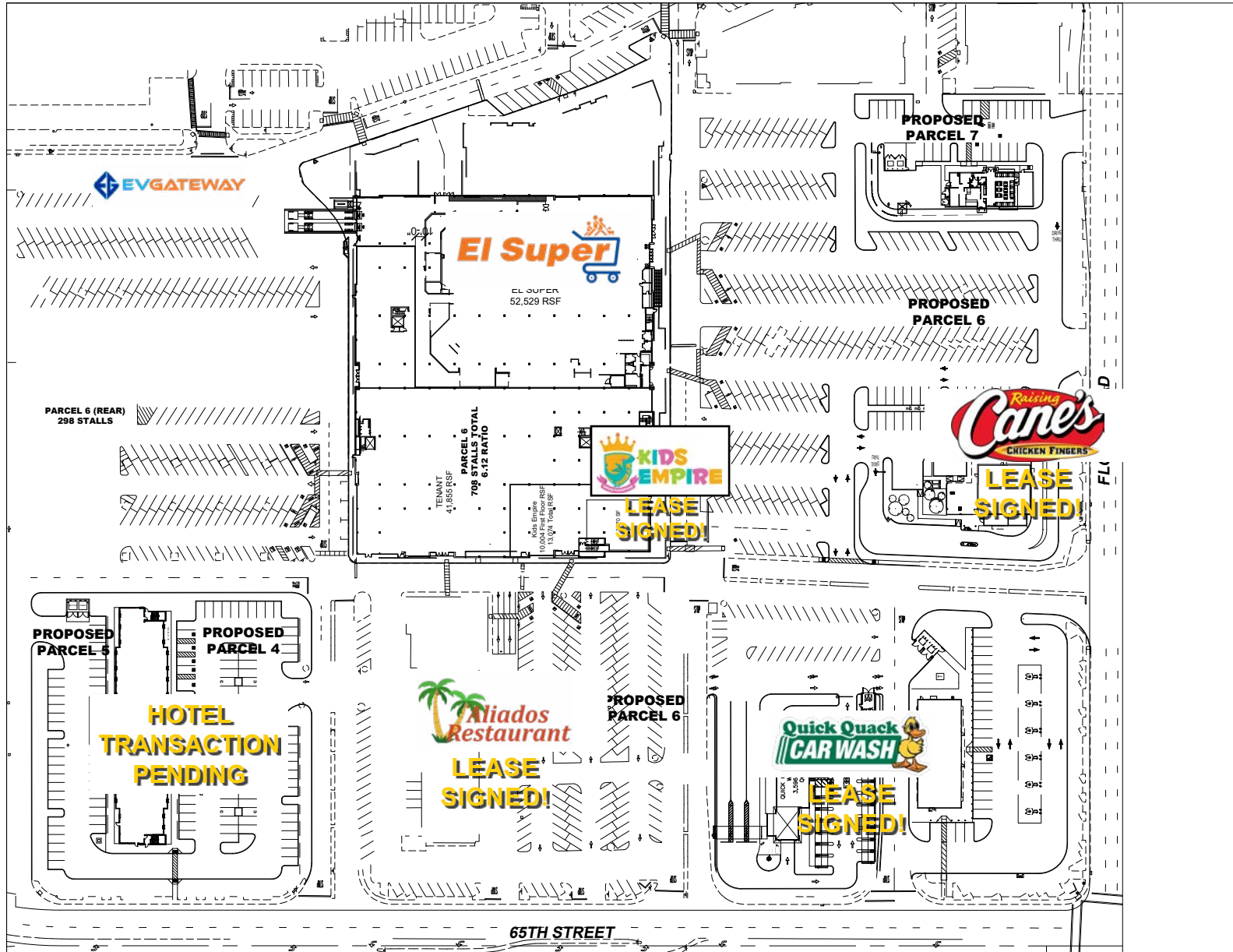


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SITE PLAN



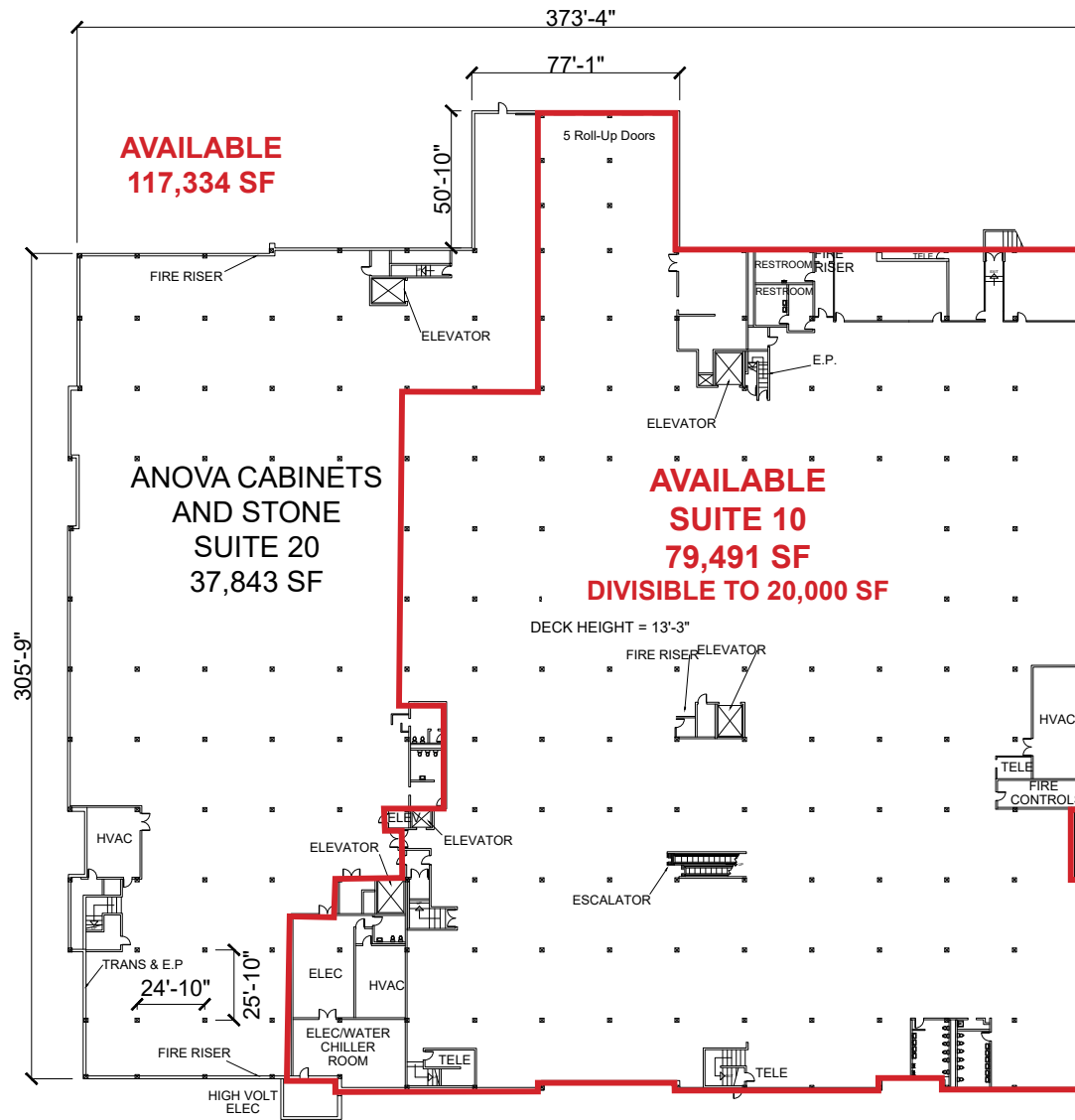
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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**FLOOR PLAN  
LOWER LEVEL/  
WAREHOUSE**

**FLORIN TOWNE CENTRE | INDUSTRIAL**

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Suite	SF	Lease Rate
Lower Level/Warehouse	20,000 - 79,491	\$0.28 - \$0.31 PSF, NNN
NNN costs approximately \$0.09 PSF.		

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