

FLORIN TOWNE CENTRE
INDUSTRIAL
5901 FLORIN RD
SACRAMENTO, CA
FOR LEASE
55,210 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!



NOW REMODELED!

FOR MORE INFORMATION CONTACT:

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

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 3: 55,210 SF \$0.31 PSF, NNN

NNN costs are approximately \$0.09 PSF.

PURCHASE PRICE:

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

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
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

ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

FOR LEASE

FLORIN TOWNE CENTRE | INDUSTRIAL

5901 FLORIN RD
SACRAMENTO, CA

SITE PLAN

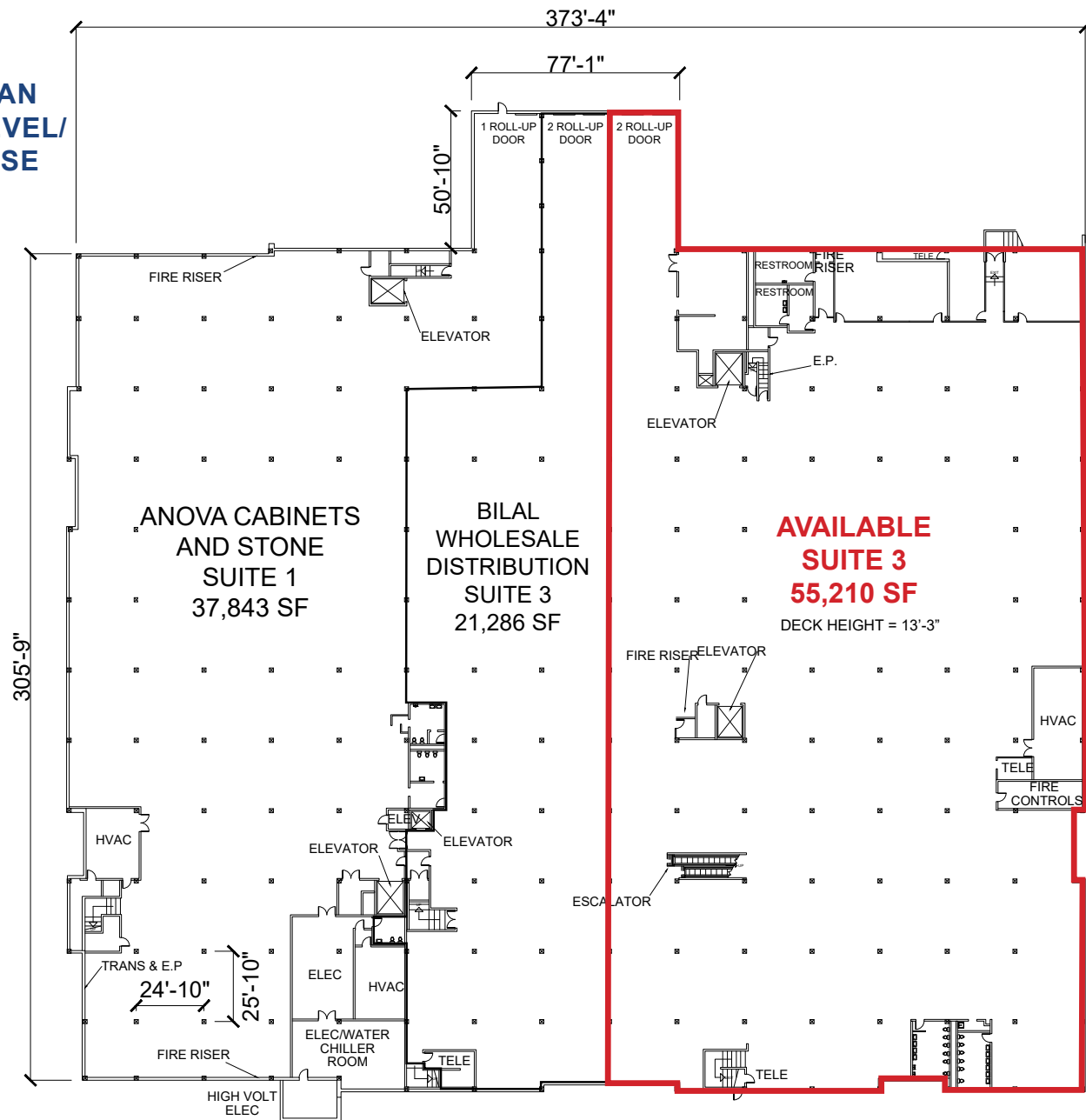


The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

FOR LEASE

FLORIN TOWNE CENTRE | INDUSTRIAL
5901 FLORIN RD
SACRAMENTO, CA

FLOOR PLAN
LOWER LEVEL/
WAREHOUSE



Suite	SF	Lease Rate
3	55,210	\$0.31 PSF, NNN
NNN costs approximately \$0.09 PSF.		

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.

FOR LEASE

FLORIN TOWNE CENTRE | INDUSTRIAL

5901 FLORIN RD
SACRAMENTO, CA



ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

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.

FOR LEASE

FLORIN TOWNE CENTRE | INDUSTRIAL
5901 FLORIN RD
SACRAMENTO, CA



ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

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.