

2635 LAND AVE

SACRAMENTO WAREHOUSE SPACE



TURTON
COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

TURTON COMMERCIAL REAL ESTATE IS PLEASED TO PRESENT TO THE MARKET FOR SALE, AN OWNER-USER OR INVESTMENT WAREHOUSE OPPORTUNITY FOR \$850,000 (\$85 PER SF).

2635 Land Ave is a 10,000 square foot warehouse located in the "Cannon Industrial Park" micro-market of Sacramento. The warehouse is currently 100% leased with two month-to-month tenants, one or both of which could vacate for an owner-user. The warehouse includes a small office component, two roll up doors, an operational paint booth, and two roof ventilation ducts.

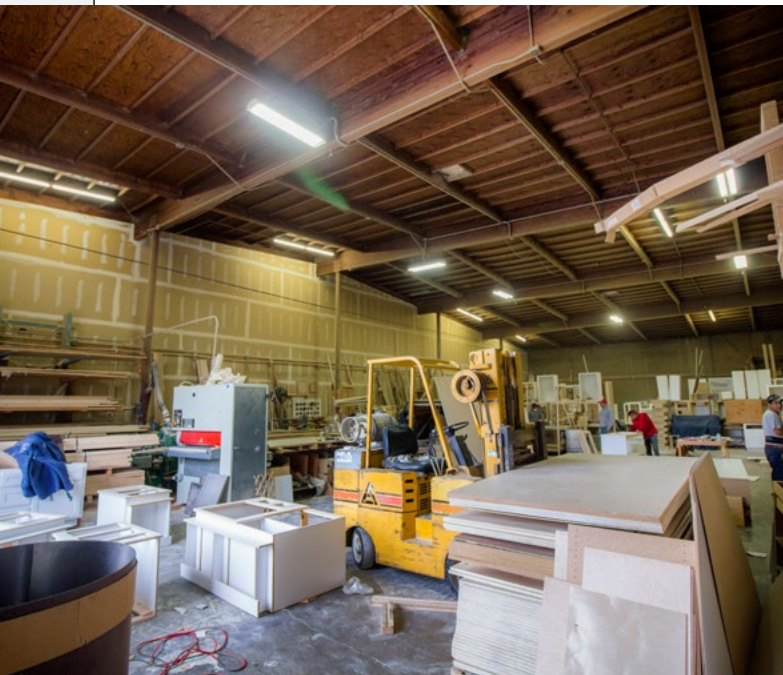
Address:	2635 Land Ave
APN:	265-0280-054-0000
Price:	\$850,000 (\$85 per SF)
Building Size:	10,000 SF
Parcel Size:	25,090 SF (.58 acres)
Zoning:	M2
Construction type:	Reinforced concrete
Roll up doors:	2 – both 12' wide x 14' high
Ceiling height:	20'
Power:	400a/110-208v 3p
Docks or truck well:	No

CURRENT TENANCY

The warehouse is currently occupied by two 5,000 square foot tenants. Both tenants have occupied the building for more than a decade, but now lease month-to-month. Both tenants have expressed a desire to remain in the building and sign a term lease with the new buyer, but would also vacate if an owner-user purchased the building. Current market statistics would indicate that both tenants are paying below market rate at \$.40 per SF, industrial gross.

Tenant:	<i>J&A Brass Polishing, Inc.</i>
Size:	5,000 SF
Term:	Month-to-month
Rent:	\$2,000 IG per month (\$.40 per SF)
Tenant's responsibility:	Utilities
Landlord's responsibility:	Property tax, insurance, building maintenance and repair
Note:	Tenant has expressed interest in staying in the building and signing a term lease, but would vacate for an owner-user.

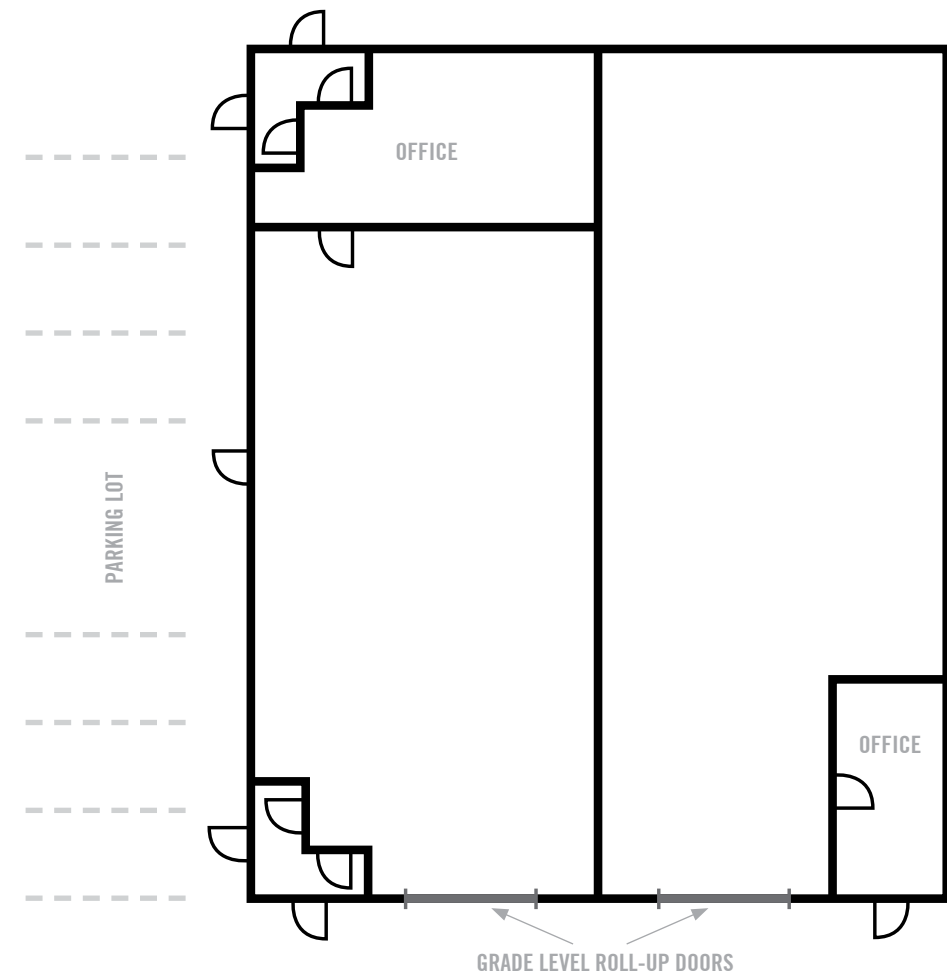
Tenant:	<i>A&R Precision Cabinets</i>
Size:	5,000 SF
Term:	Month-to-month
Rent:	\$2,000 IG per month (\$.40 per SF)
Tenant's responsibility:	Utilities
Landlord's responsibility:	Property tax, insurance, building maintenance and repair
Note:	Tenant has express interest in staying in the building and signing a term lease, but would vacate for an owner-user.



ECONOMICS

Occupancy:	100%
Monthly gross rent:	\$4,000
Yearly gross rent:	\$48,000
Operating Expenses:	
Adjusted Prop. Tax:	\$9,350
Insurance:	\$1,200
Repair/Maintenacne:	\$3,450
Total:	\$14,000
Net Operating Income:	\$34,000
Purchase Price:	\$850,000
Capitalization Rate:	4%

FLOOR PLANS





TURTON
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