



# 5920 OUTFALL CIRCLE

±7,200 SF METAL WAREHOUSE W/ OFFICE

*Surplus paved and fenced yard, 3-year  
minimum base term, available after  
July 1, 2026. \$14,900/MO;  
NNN's \$0.30/SF + utilities*

SACRAMENTO, CA 95828

# PARCEL MAP

## PROPERTY OVERVIEW

ADDRESS	5920 Outfall Circle, Sacramento, CA 95828
TOTAL BLDG SF	±7,200 SF
CONSTRUCTION	Metal
YEAR BUILT	2003
STORIES	1
LAND AREA	±1.89 AC; Fully Paved & Fenced
PARCEL NUMBERS	062-0120-018-0000
COUNTY	Sacramento
ZONING	M-2S Heavy Industrial as per Public Records
FENCING	Electrified Perimeter Fence

**±7,200 SF**

TOTAL RSF

**\$2.07/SF**

ESTIMATED 2026

## FREE RENT TERMS

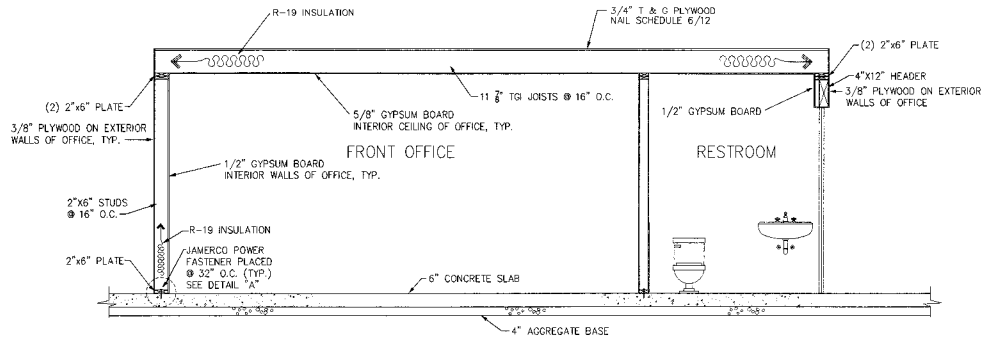
MINIMUM 3 YEAR LEASE	1 month free rent
MINIMUM 4 YEAR LEASE	2 months free rent
MINIMUM 5 YEAR LEASE	3 months free rent

\* Tenant pays NNN's and utilities

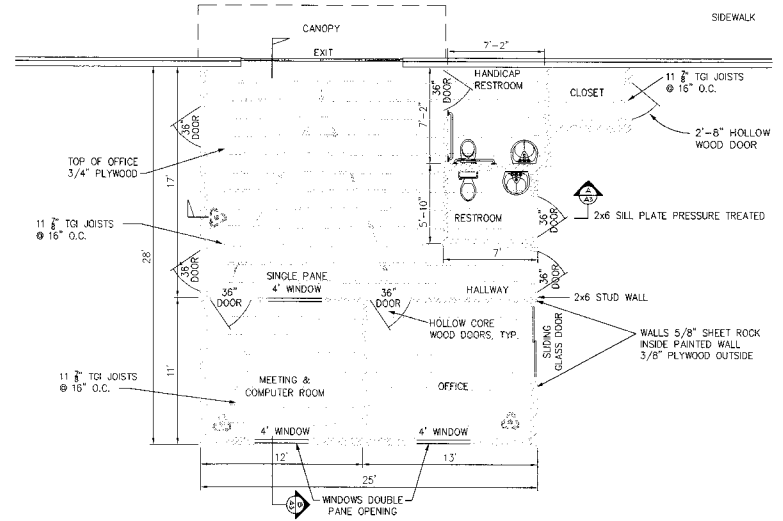




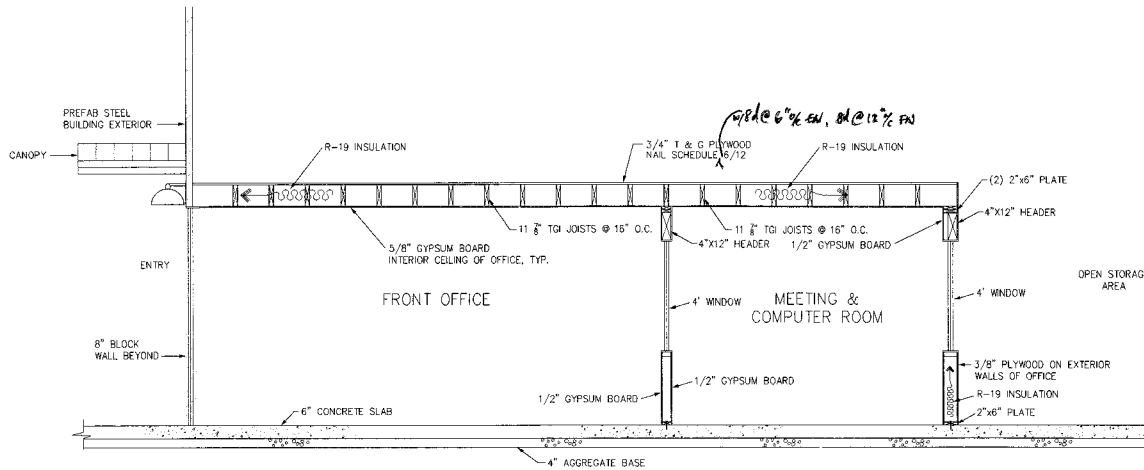
# OFFICE FLOOR PLAN



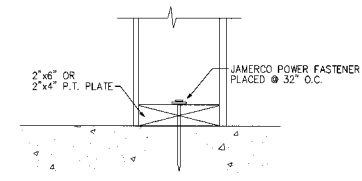
SECTION A  
SCALE: 1/2"=1'



OFFICE FLOOR PLAN  
SCALE: 1/4"=1'

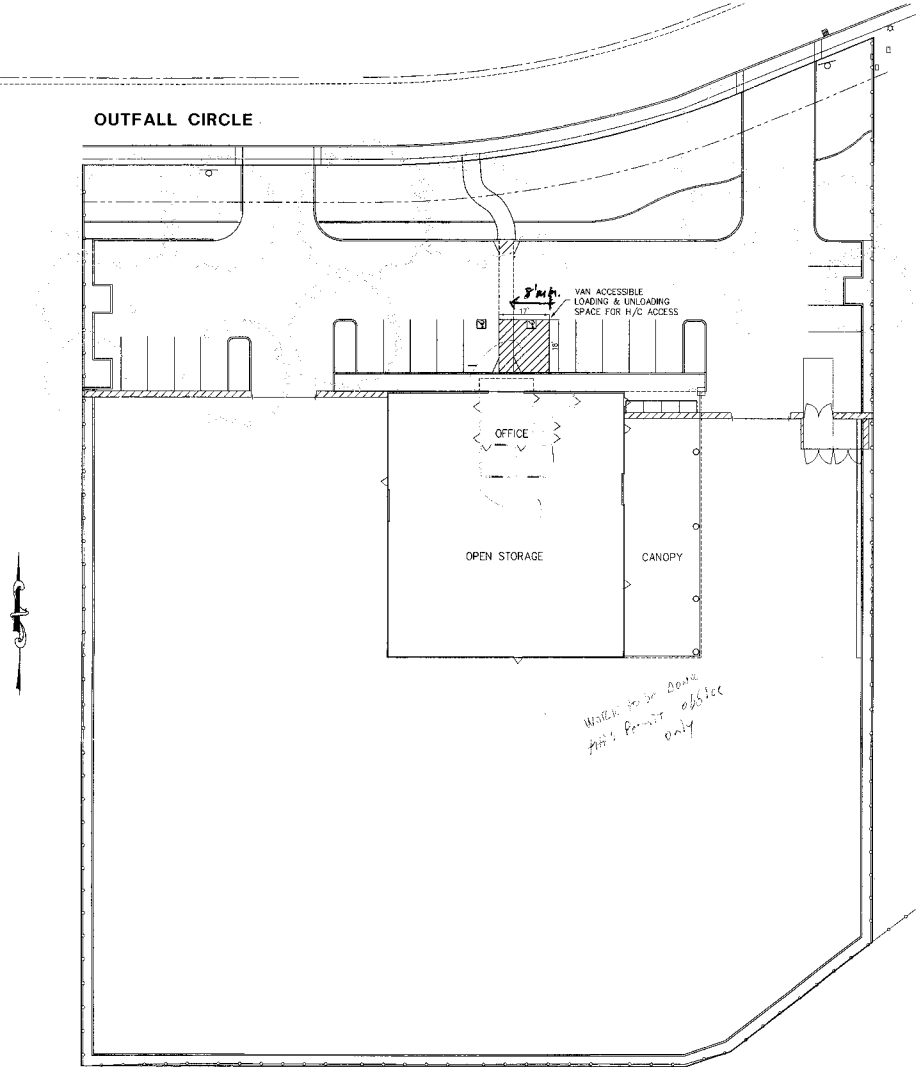


NOTE: H/C COUNTER TO BE 34" MAXIMUM IN HEIGHT.



DETAIL A  
SCALE: 3"=1'

# SITE PLAN





## 5920 OUTFALL CIRCLE

*For more information on  
this property, please contact*

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