

FOR SALE

FIRST-TIME OFFERING

11080-11084 JEFF BRIAN LN, WILTON, CA

- ±10,500 SF Owner-User Industrial Compound
- Up to ±7,000 SF Immediately Occupiable Across Two Full Buildings
- Secured Yard + In-Place Income

Asking Price: \$2,400,000

OWNER-USER INDUSTRIAL COMPOUND WITH TWO FULL BUILDINGS AVAILABLE

Up to ±7,000 SF immediately occupiable, plus secured yard, with income from remaining tenant spaces

11080-11084 Jeff Brian Lane is a first time offering of a ±10,500 SF industrial compound consisting of three free standing warehouse/office buildings in Wilton, California. The property has been held under single ownership since development and has never previously been offered for sale.

The property offers a rare owner-user opportunity: a buyer can occupy up to ±7,000 SF immediately across two full buildings, plus use the secured yard, while maintaining income from the remaining tenant spaces. This gives a buyer meaningful operational control on day one with income to help offset ownership costs.

The property configuration supports single user control or multiple operating uses, making it well suited for contractors, trade based businesses, equipment users, and service operators seeking functional space and real estate control in a supply constrained submarket of Sacramento County.

PROPERTY OVERVIEW

Located in Wilton, California within Sacramento County, the Jeff Brian Lane Complex consists of multiple single-story buildings configured in a campus-style setting. The improvements accommodate a mix of warehouse, flex, and small office suites with on-site parking and shared common areas. The property has historically operated as a locally owned business complex with stable occupancy and long-tenured tenants. Existing leases include a mix of month-to-month and short-term agreements, allowing a new owner to strategically reposition space over time.

This offering is ideally suited for:

- Contractors
- Medical-adjacent users
- Trades and service companies
- Storage-intensive businesses
- Equipment-based operators
- Owner-users seeking income offset



Property Facts

Three free-standing metal industrial buildings
(constructed in 2005)

10,500 SF total building area (3,500 SF per building)

Up to $\pm 7,000$ SF immediately occupiable

Two full buildings available for owner-user use

Secured yard for operations, vehicles, or equipment

Why this property works for an owner-user

Occupy two full buildings totaling $\pm 7,000$ SF immediately

In-place income offsets ownership costs

Short-term leases allow planned takeover

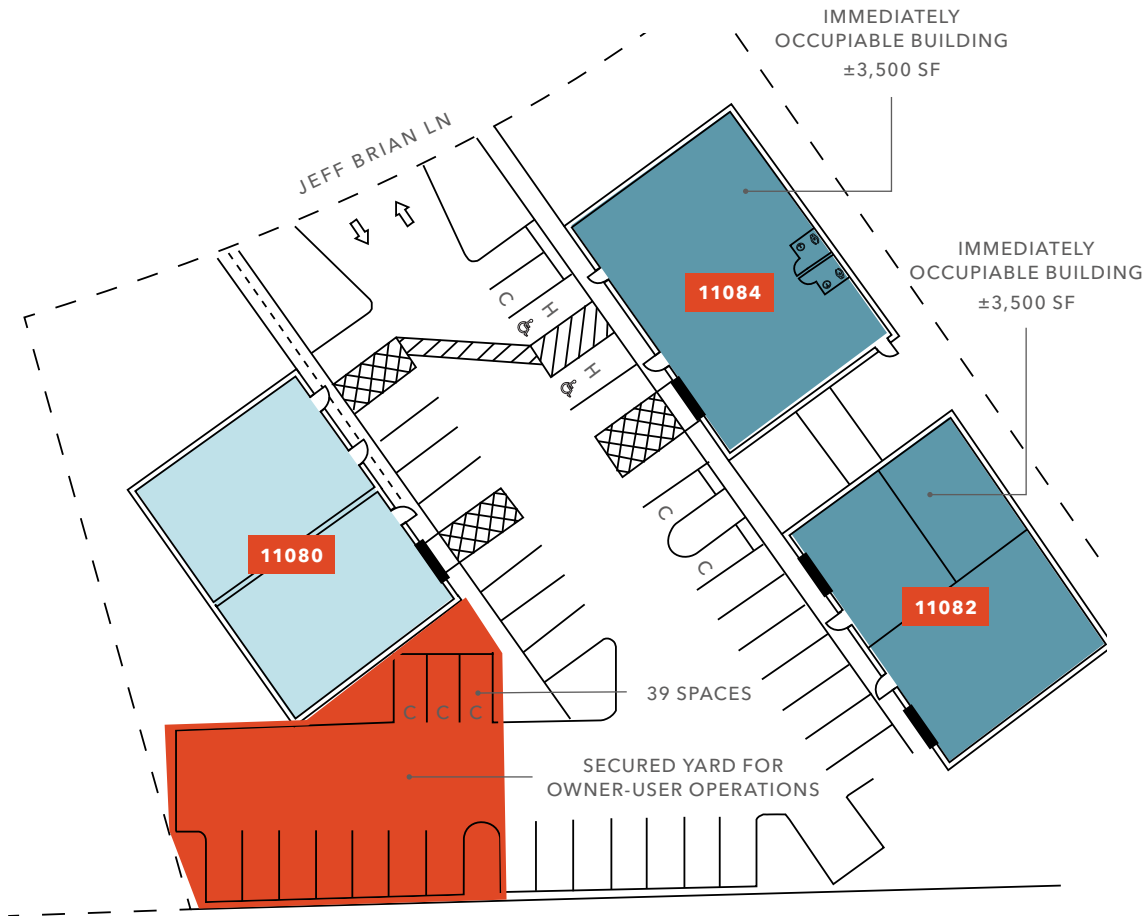
Three buildings allow operational separation



11080 - 11084 JEFF BRIAN LN

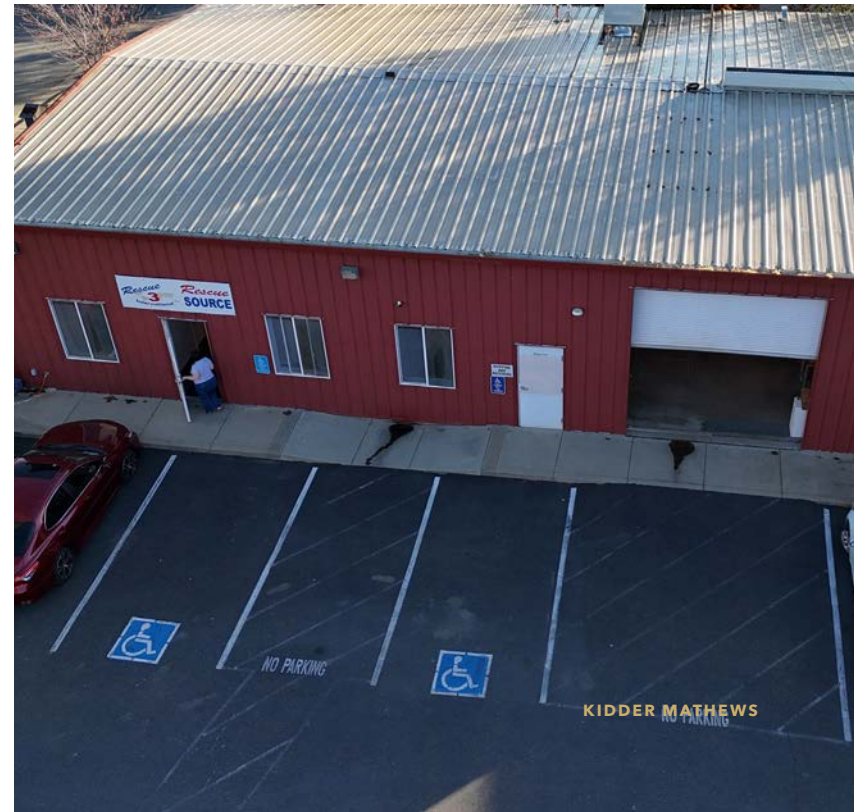
SITE PLAN

Three-building configuration designed for operational control

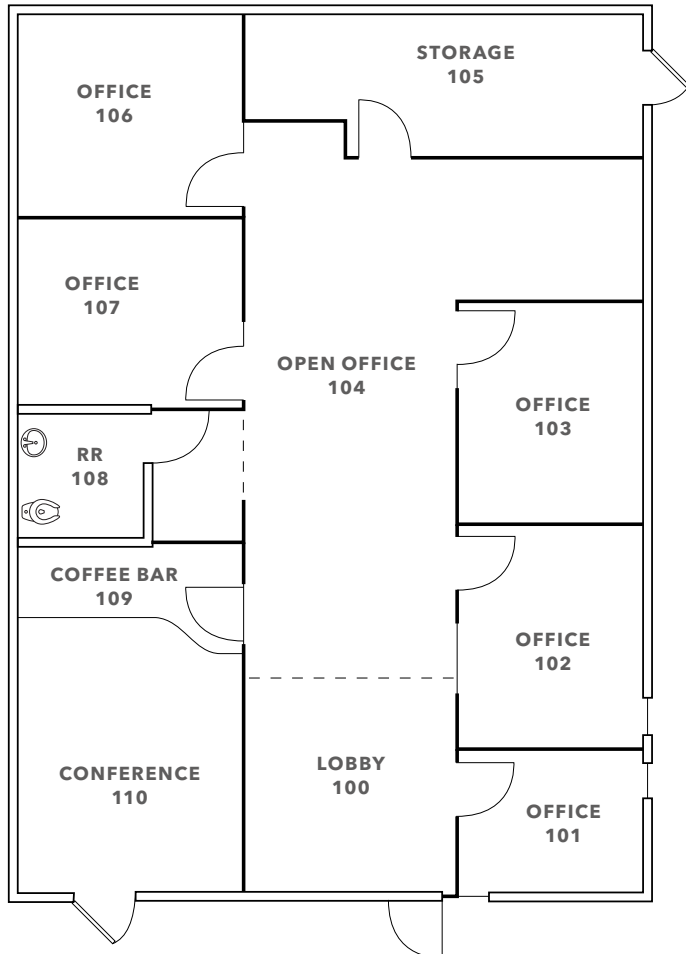


SITE PLAN NOT TO SCALE

AVAILABLE FOR SALE



11080 EXECUTIVE OFFICE SUITE LAYOUT



11080 office suite layout shown for reference. Immediate owner-user occupancy is available across two full buildings as shown on the site plan

FLOOR PLAN NOT TO SCALE





RENT ROLL

Current Third-Party Income Snapshot

TENANT	MONTHLY RENT	CAM	TOTAL MONTHLY	SQUARE FEET
Brio Landscaping	\$1,490.00	*\$(200.00)	\$1,290.00	1,750
Brutex Mills	\$525.00	\$0.00	\$525.00	310
Amber Garza	\$825.00	\$0.00	\$825.00	260
Loomis Basin Equine Medical Center	\$825.00	\$0.00	\$825.00	215
S.C. Sanabria Drywall	\$467.00	\$0.00	\$467.00	250
Simmen Cycles	\$1,350.00	\$484.00	\$1,834.00	1,750
Simmen Cycles (Month to Month Office Space)	\$365.00	\$0.00	\$365.00	170
Timeless Care	\$1,000.00	\$200.00	\$1,200.00	TBD
Total Monthly Third-Party Income			\$7,331.00	
Annualized Third-Party Income			\$87,972.00	

OWNER OCCUPANCY SPACE
 11084/11082 bldgs & warehouse areas

IMMEDIATE OWNER-USER OCCUPANCY
 Two full buildings + secured yard
 ±7,000 SF

NOTE
 Separate from third-party income shown above. Buyer can occupy two full buildings immediately while using remaining income to help offset ownership costs

*Credit for landscaping services





IDEAL BUYER PROFILE

Owner users currently leasing space and seeking to control long term occupancy costs

Contractors, trades, and service based businesses requiring warehouse, office, and yard functionality

Equipment based operators needing multiple buildings or operational separation

Buyers seeking partial in place income during an owner occupancy transition

OWNER-USER ADVANTAGES

IN PLACE INCOME OFFSETS OWNERSHIP COSTS

Existing tenants provide immediate rental income, reducing the effective cost of ownership while the buyer occupies space.

FLEXIBLE LEASE STRUCTURE

Short term and month to month leases allow a buyer to phase in occupancy without being constrained by long term below market tenancy.

MULTIPLE BUILDINGS ENABLE OPERATIONAL SEPARATION

The three building layout supports separation of office, warehouse, storage, and yard uses—ideal for growing or multi function businesses.

SBA-FRIENDLY OWNER USER PROFILE

With up to ±7,000 SF immediately occupiable, the property may support SBA owner-user financing, subject to buyer qualifications, lender review, and final occupancy plan.

LOCATION OVERVIEW

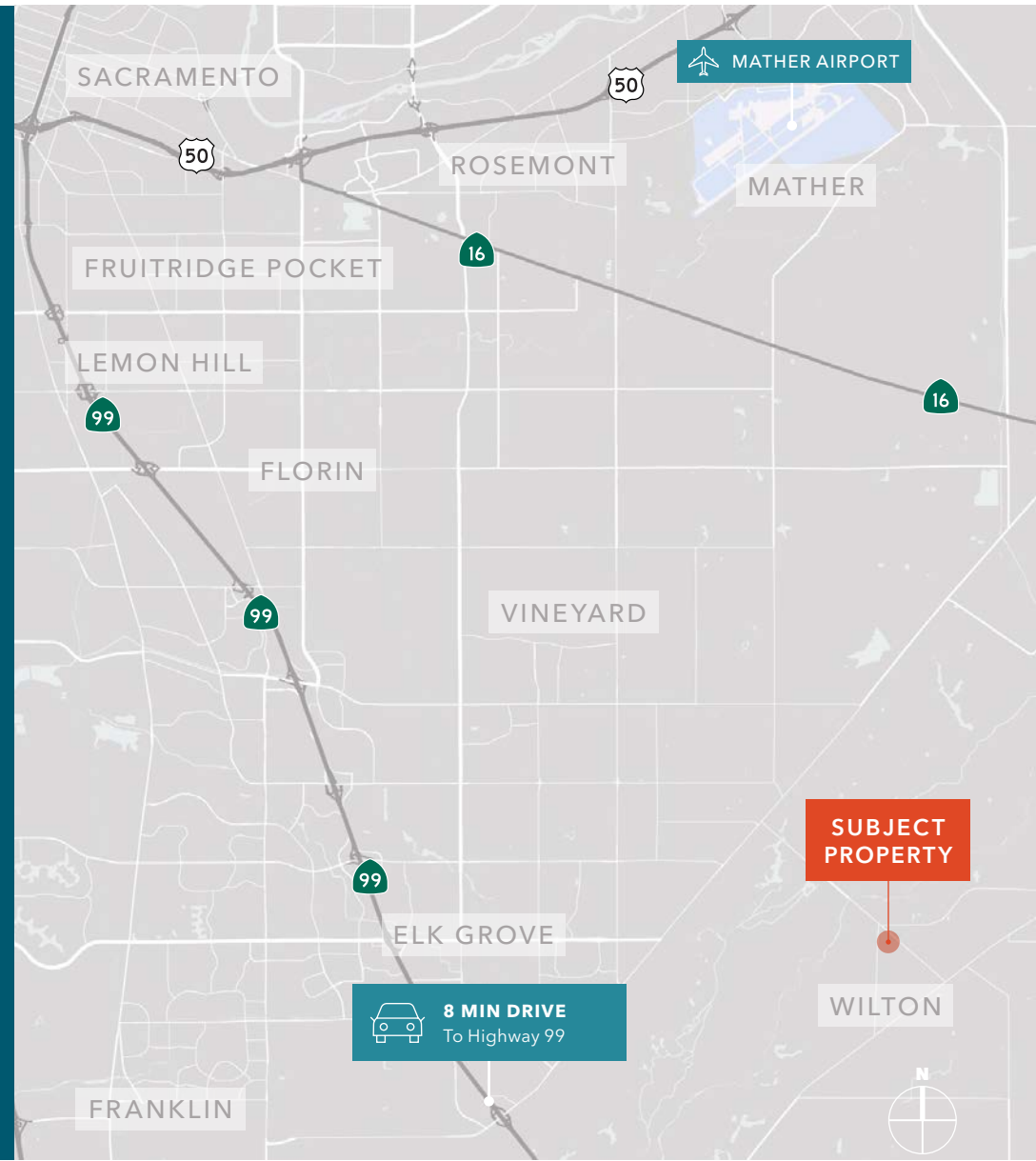
WILTON, CALIFORNIA | SACRAMENTO COUNTY

Located just south of Elk Grove, Wilton offers a practical industrial setting for businesses that require space, access, and operational flexibility without the congestion and pricing pressures of core Sacramento submarkets.

The property provides convenient access to Highway 99, enabling efficient connectivity to Sacramento, Elk Grove, and the broader region, while benefiting from a lower density environment well suited for contractors, trades, equipment users, and service based operations.

Wilton supports businesses that value:

- Functional industrial buildings suited for daily operations
- On site parking and efficient circulation for employees and service vehicles
- A lower density operating environment compared to Elk Grove and Sacramento
- Convenient access to regional clients, workforce, and suppliers
- Close proximity to Southeast Sacramento County's labor and supplier base
- The surrounding area supports contractor, trade, agricultural, and service-based users who benefit from space, parking and affordability.



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