

FOR SALE
OWNER USER
OPPORTUNITY
W/ EXISTING INCOME

MORRISON CREEK DR

FLORIN PERKINS RD

SUBJECT
PROPERTY

8500 MORRISON CREEK, SACRAMENTO, CA 95828

±13,100 SF industrial building

Built 2007

New roof 2025

Two Tenant Building
Suite 100 - ±6,500 SF
Suite 200 - ±6,500 SF

Existing income from All United Flooring

800 amps, 208V, 3-phase power

±6,000 SF common access yard shared with
neighboring building*

Zoning: M2-S

Opportunity Zone

*The common access yard is allocated at approximately 3,000 SF per building. Buyer to satisfy itself as to the exact allocation prior to close of escrow.

Offered at:

\$2,950,000

ASKING PRICE

\$225

PRICE PSF

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SUITE 100 (LEASED)

TENANT

All United Flooring

SIZE

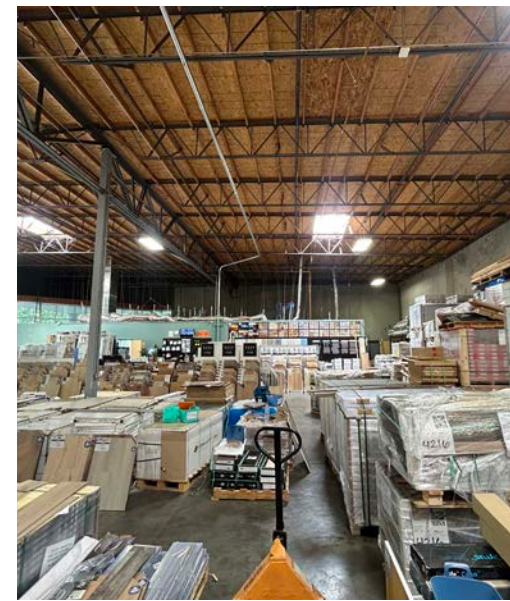
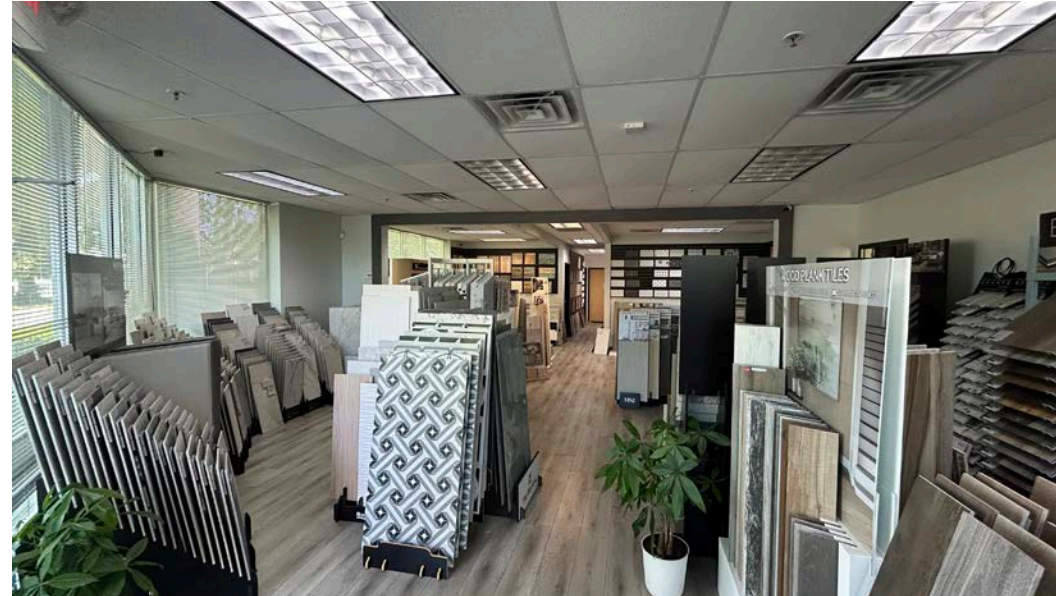
±6,550 SF

DESCRIPTION

Suite 100 consists of showroom, office, warehouse, storage, employee break area, and upgraded restroom facilities.

HIGHLIGHTS

- Professional showroom
- Office space
- Warehouse storage
- Employee break room
- Upgraded restroom
- Two 10' x 12' grade-level doors facing parking lot
- Approximately 200 amps power (buyer to verify)
- Existing income stream
- Lease terminates: June 30, 2028 Tenant has one (1) 3-year and one (1) 2-year renewal option, exercisable upon 6-9 months prior written notice and provided tenant is not in default
- Base Rent: \$5,895/mo. + \$1,637.50 NNN
- Two restrooms



SUITE 200 (VACANT)

AVAILABILITY

Delivered vacant at closing

SIZE

±6,550 SF + yard area

DESCRIPTION

Improved industrial space featuring warehouse/production improvements and significant power capacity for an owner-user.

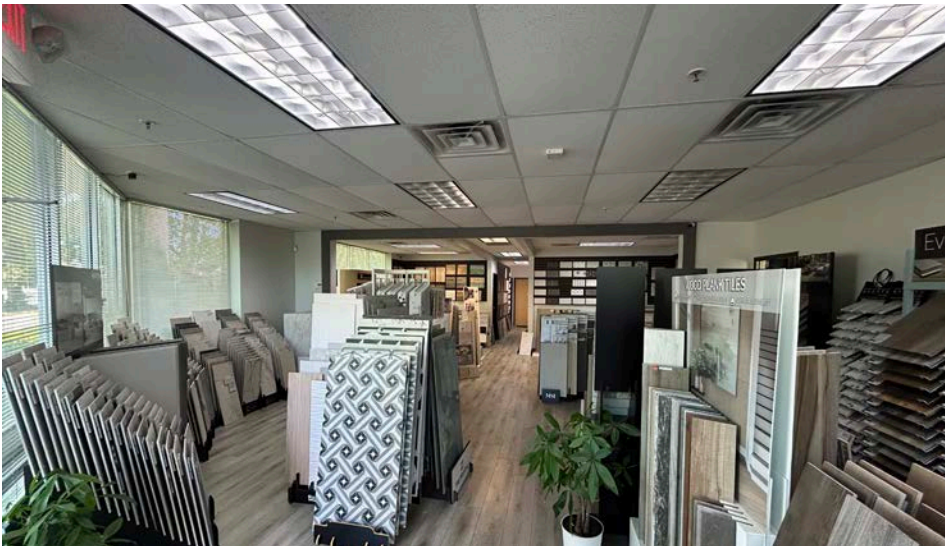
HIGHLIGHTS

- Fully insulated industrial facility
- Extensive HVAC distribution
- Fully sprinklered
- 20' clear height to beam / 23' clear height to deck
- Approximately 600 amps available (buyer to verify)
- Two 10' x 12' grade-level doors to secured yard
- Owner-user opportunity
- Two Restrooms
- Delivered vacant at closing. When combined with the secured yard area, Suite 200 represents over 51% of the property's usable area and operational control.



8500 MORRISON CREEK DR

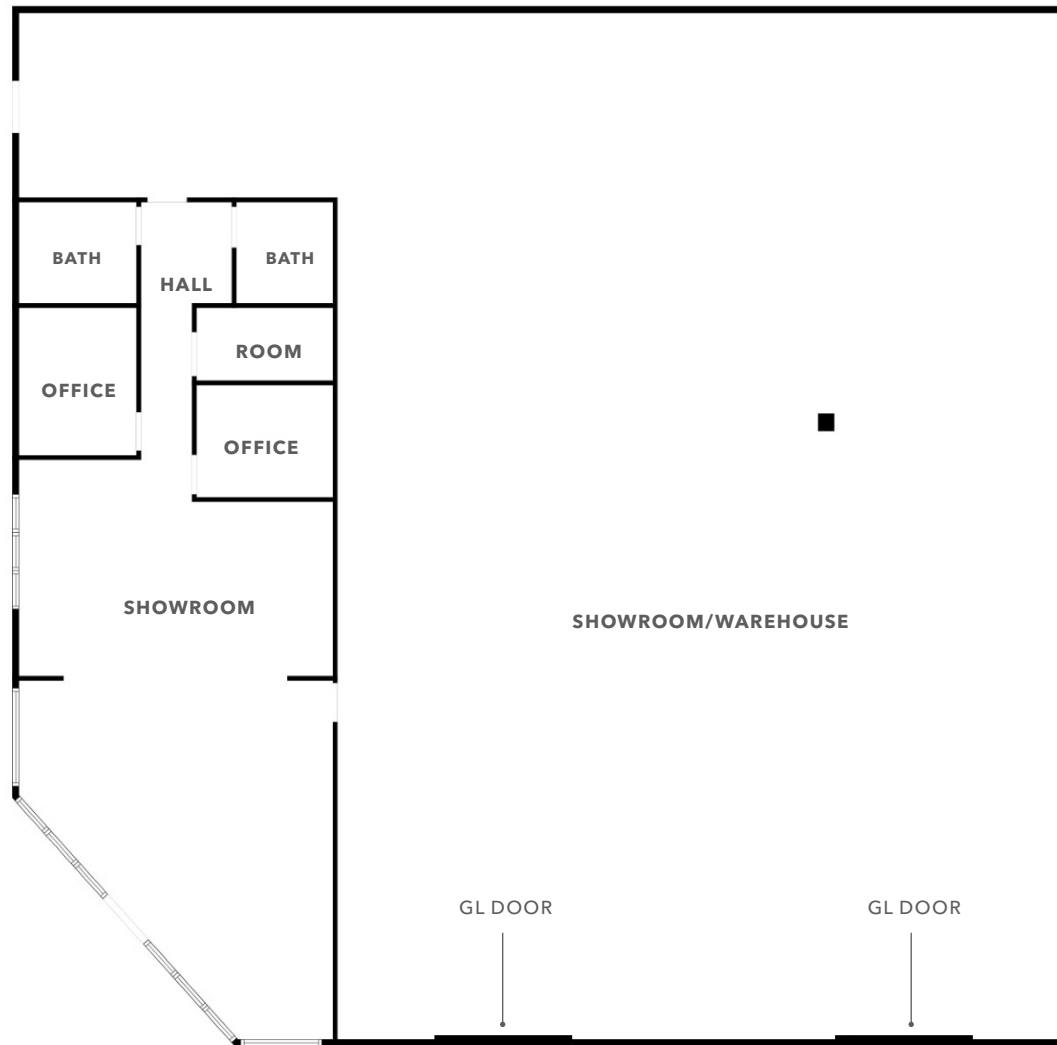
SUITE 100



SUITE 200

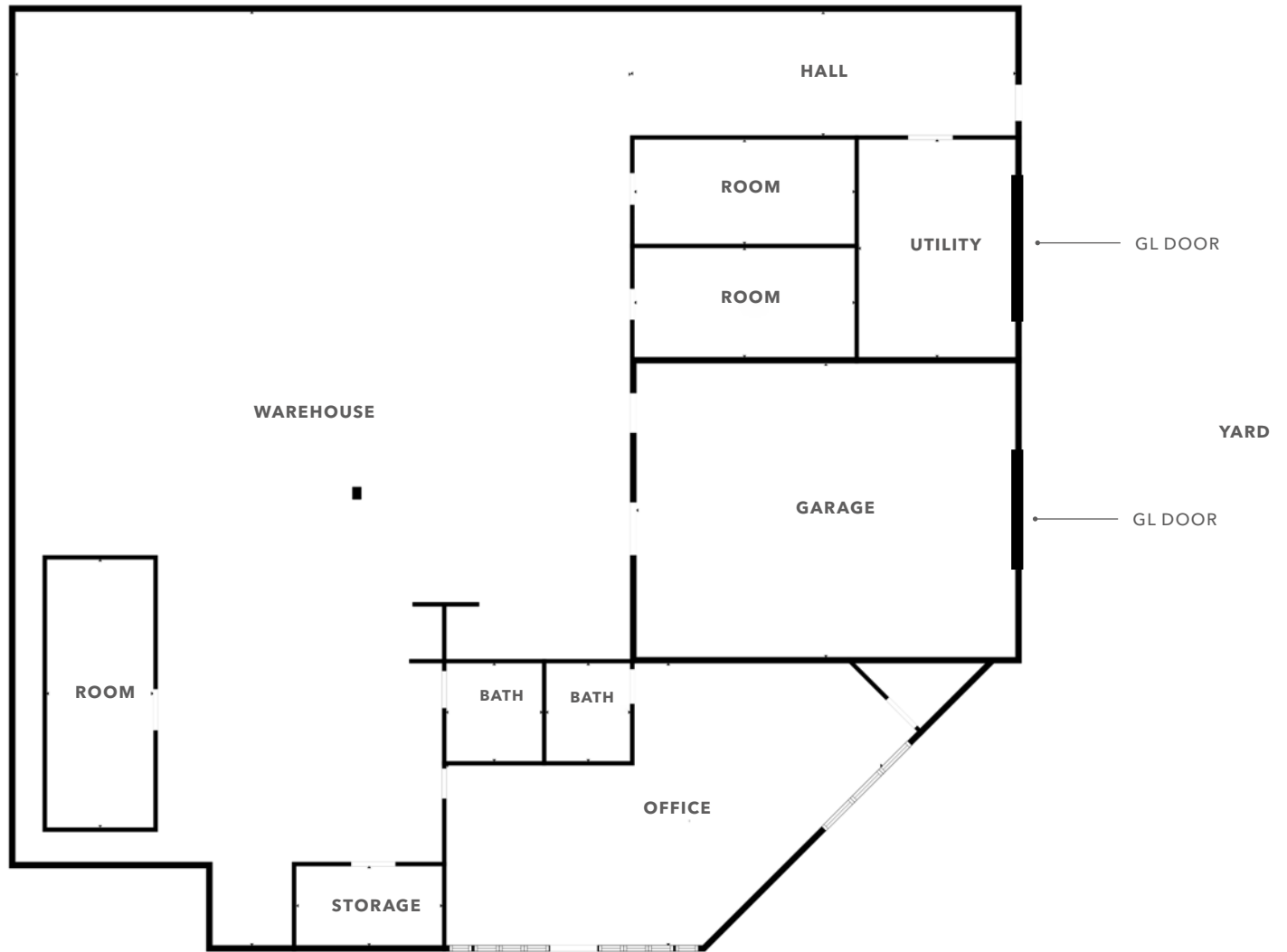


BUILDING FLOOR PLAN: SUITE 100



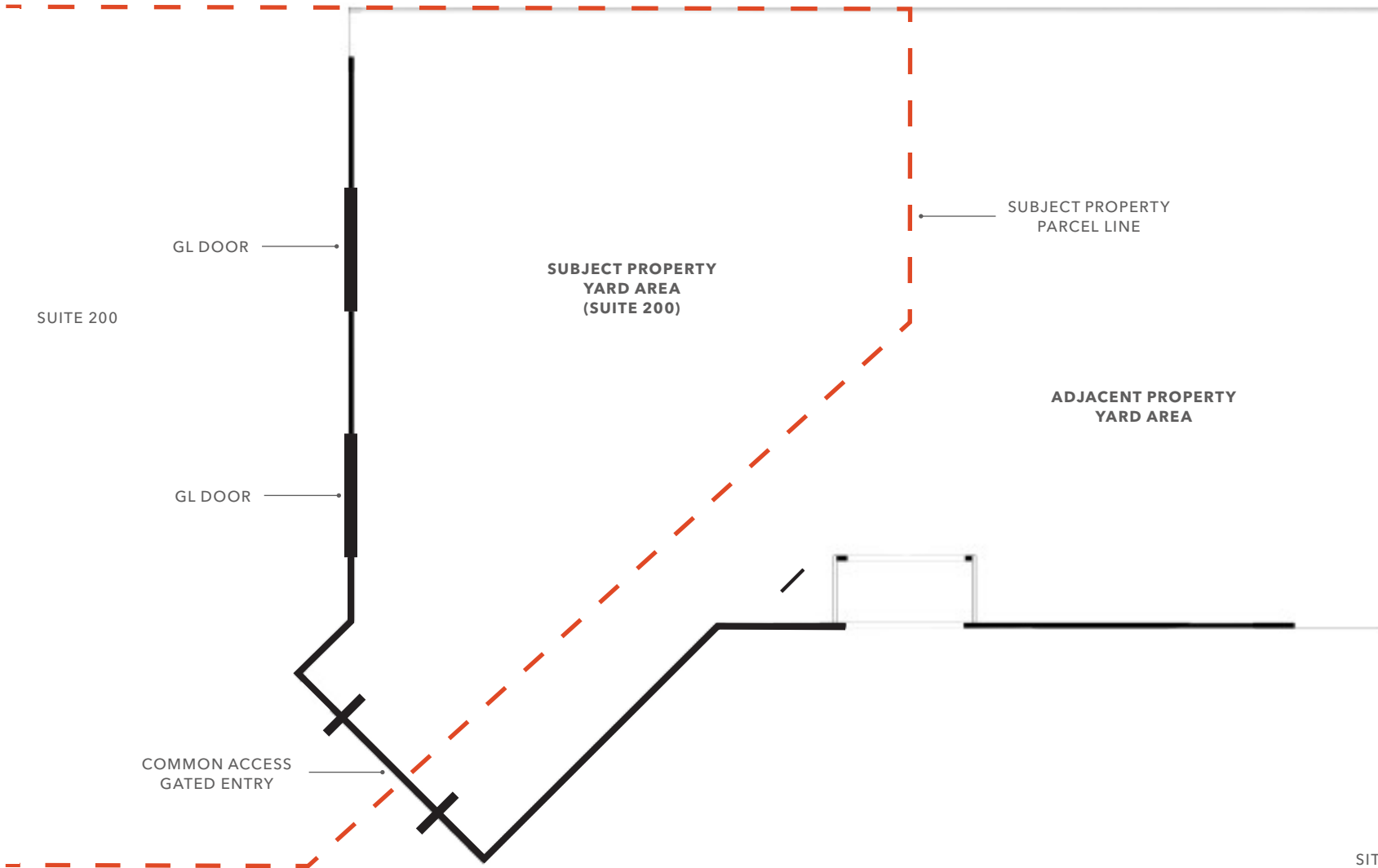
FLOOR PLAN NOT TO SCALE

BUILDING FLOOR PLAN: SUITE 200



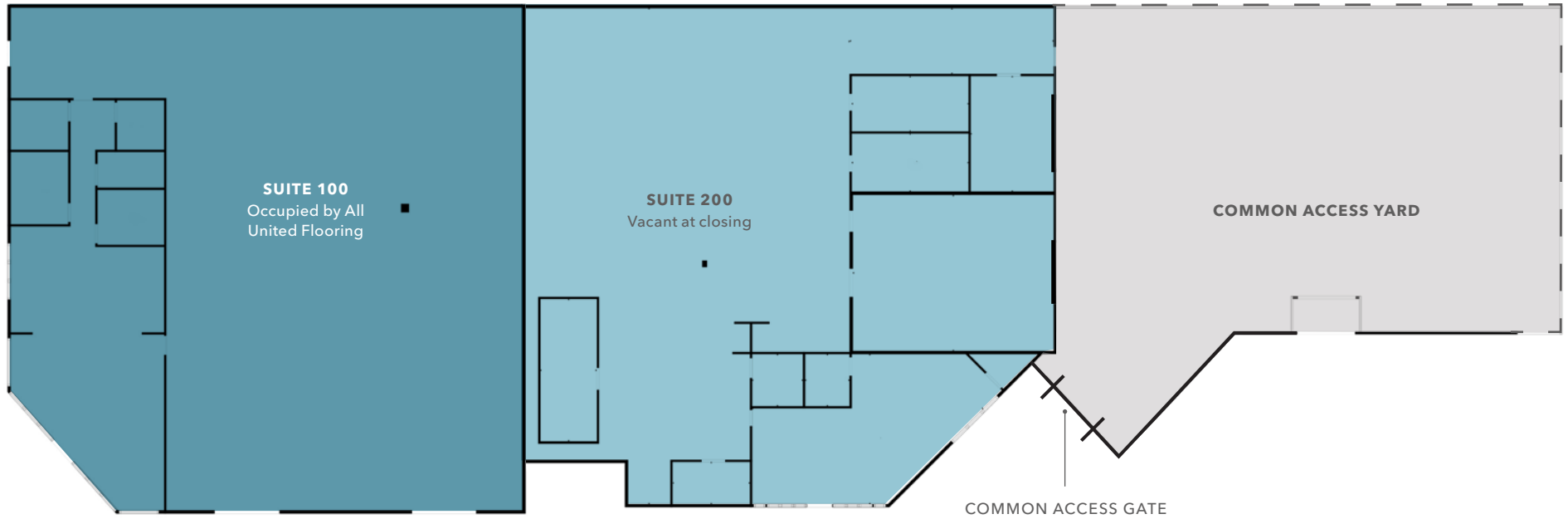
FLOOR PLAN NOT TO SCALE

BUILDING SITE PLAN: FENCED YARD



SITE PLAN NOT TO SCALE

BUILDING SITE PLAN

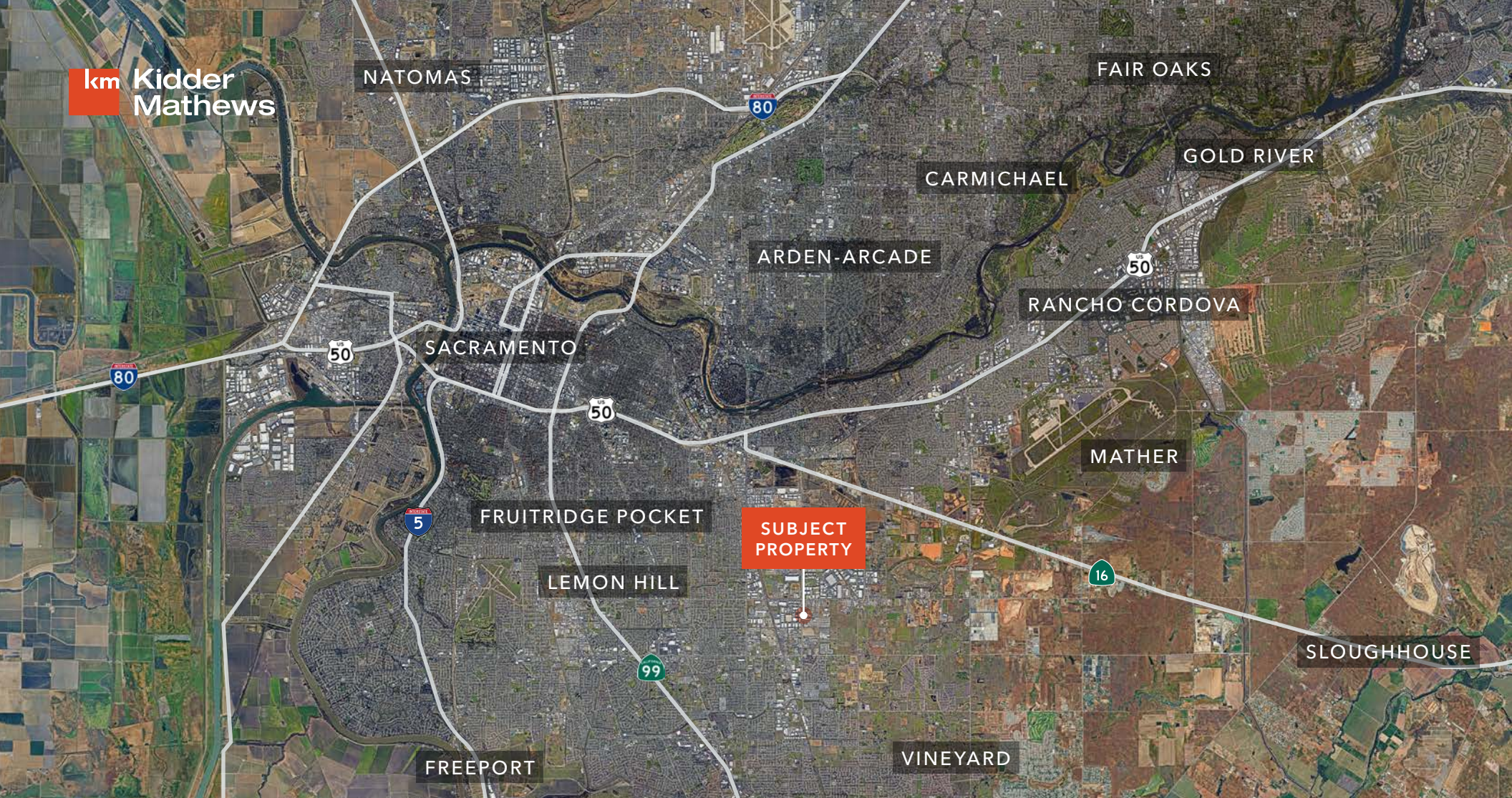


SITE PLAN NOT TO SCALE

AVAILABLE FOR SALE



KIDDER MATHEWS



For more information, contact

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