

FOR SALE | FOUR BUILDING INDUSTRIAL PARK ON 2.5 ACRES

12335-12347 LOCKSLEY LN
AUBURN, CA 95602

FULLY LEASED INDUSTRIAL INVESTMENT
LOCATED NEAR HWY 49 ON LOCKSLEY LANE



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About the Property

Located in the Auburn Municipal Airport and business park, this ±42,440 SF four (4) building industrial business park finished construction in 2024. This fully leased property is ideal for an investor looking to invest in a submarket with historically low vacancy rate compared to the larger Roseville / Rocklin market.

Investment Highlights

- Located in the Auburn Municipal Airport and business park, home to many industrial users.
- No Ground Lease with the City of Auburn, Fee Simple Ownership.
- Fully Leased Investment
- Four (4) Warehouses Ranging in Sizes ±5,000 SF to ±12,720 SF
- New Build Construction, Completed in 2024

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EXECUTIVE SUMMARY

ADDRESS: 12335-12347 Locksley Lane
Auburn, Ca 95602

OFFERING PRICE: \$8,500,000 (\$200/SF)

NOI: \$528,149.00

CAP RATE: 6.21%

TOTAL SF: ±42,440 SF Total

- 12335 Locksley: ±5,000 SF
- 12339 Locksley: ±12,000 SF
- 12343 Locksley: ±12,720 SF
- 12347 Locksley: ±12,720 SF

TOTAL LOT SIZE: 2.50 Acres

APN: 052-020-042-000

ZONING: INP-DC

YEAR BUILT: 2024

CONSTRUCTION: Concrete Tilt-up

GRADE LEVEL DOORS: Ten (9) Total GL Doors

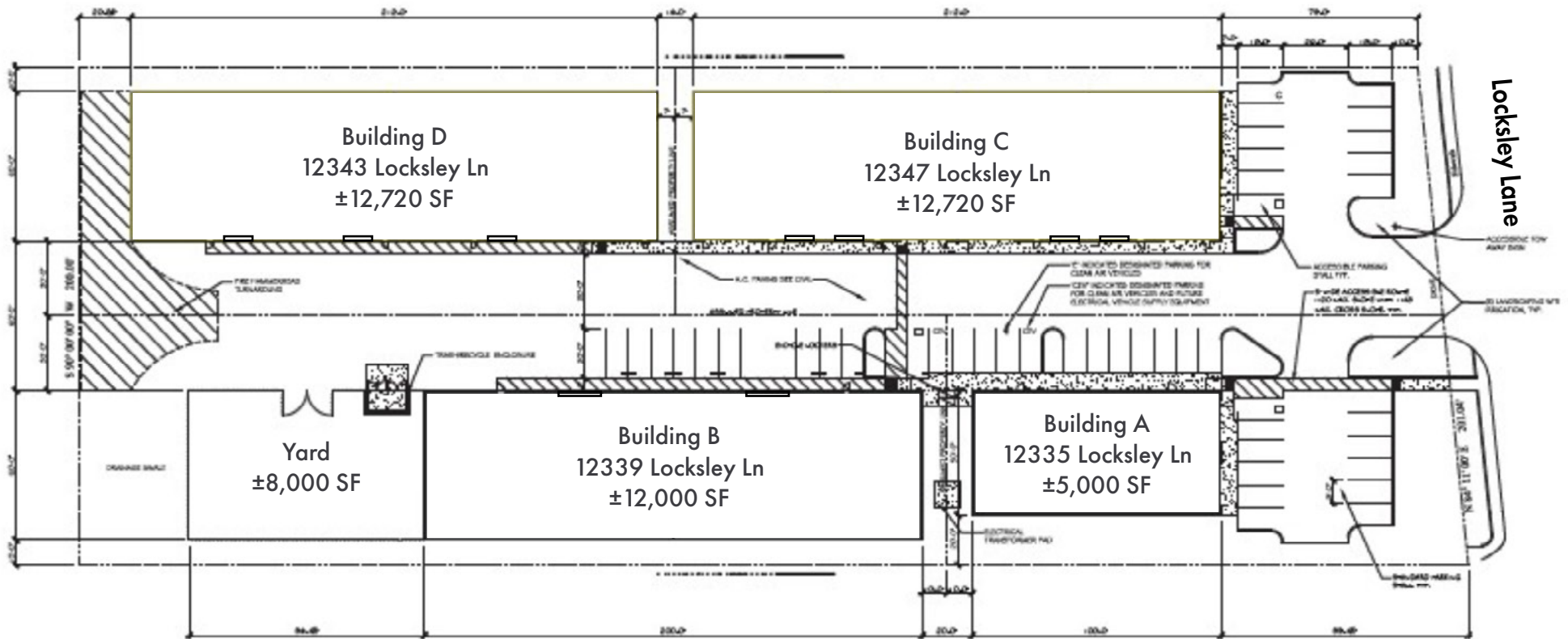
- 12335 Locksley: None
- 12339 Locksley: 2 GL Doors
- 12343 Locksley: 3 GL Doors
- 12347 Locksley: 4 GL Doors

PARKING: 46 Stalls

YARD SPACE: ±8,000 SF

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SITE PLAN



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PROPERTY PHOTOS



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LOCATION OVERVIEW

Auburn / Lincoln is one of the region's well known suburban/rural submarkets catering to smaller local tenants. The market is the same size as it was three years ago as nothing has been built or demolished in this period, contributing to a much lower vacancy rate compared to Sacramento market as a whole.

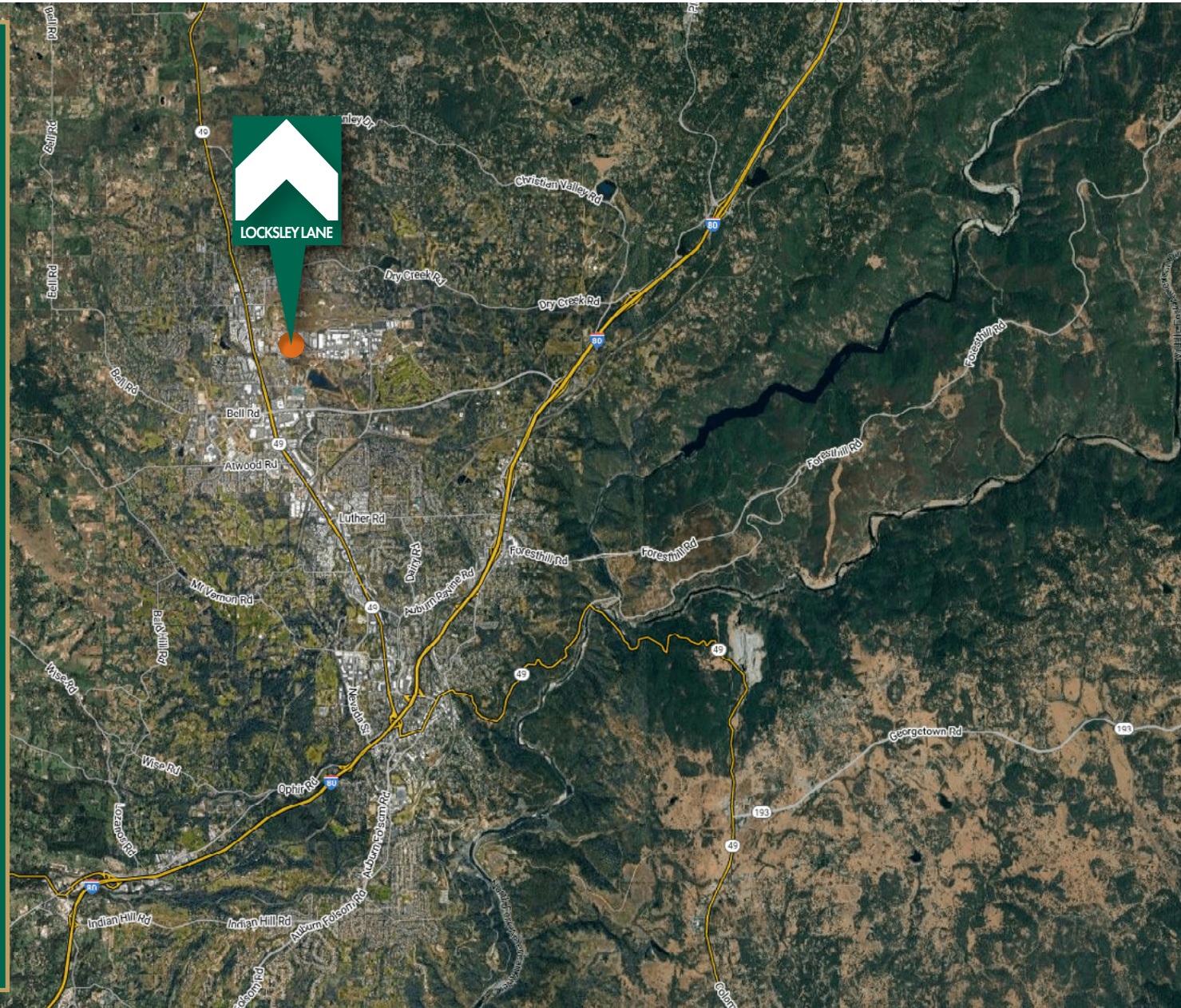
Auburn, CA is the perfect blend of fresh air, suburbs, hiking trails, great schools, night life, and a strong business community.

You can be deep in the foothills on an adventure in the morning and sitting with your friends at a world renowned brewery in the afternoon. Or you can work in the morning and then hit the links or the river for some fun and exercise.

Located at the crossroads of Interstate 80 and Highway 49, Auburn is the most accessible Gold Country town, providing year-round opportunities to stroll, dine and shop in charming Historic Old Town and Downtown, see Gold Rush history along the streets, or wine tasting along the award-winning Placer County Wine Trail.

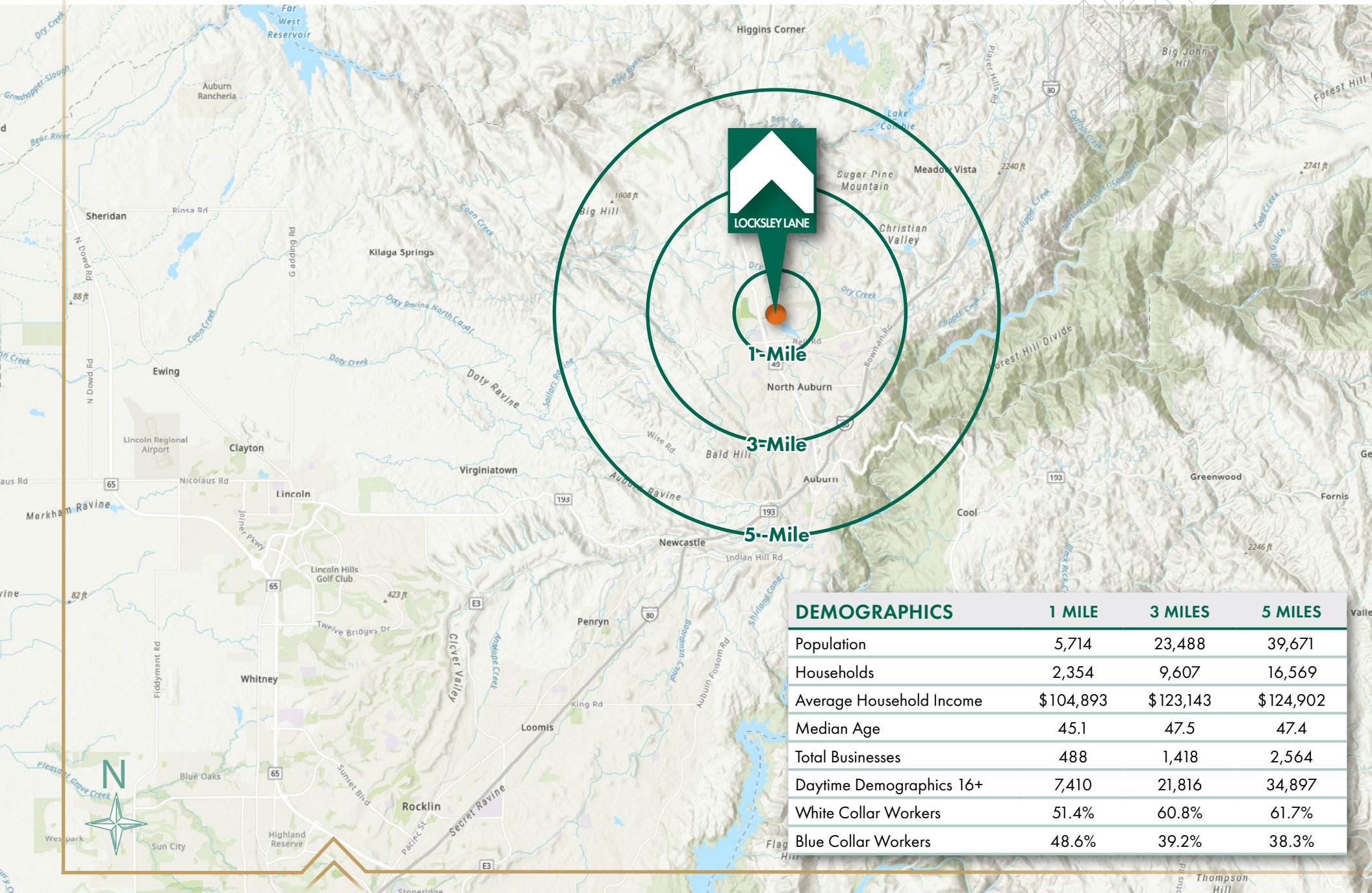
The greater Auburn area consists of four business districts - Old Town, Downtown, Highway 49 corridor and the Auburn Airport Business Park. The Auburn Municipal Airport and business park provides an opportunity for manufacturers, aviation-related industries and other businesses to thrive.

Auburn is the seat of the Placer County government, has high performing schools and affordable housing for families and seniors.



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DEMOGRAPHIC REPORT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,714	23,488	39,671
Households	2,354	9,607	16,569
Average Household Income	\$104,893	\$123,143	\$124,902
Median Age	45.1	47.5	47.4
Total Businesses	488	1,418	2,564
Daytime Demographics 16+	7,410	21,816	34,897
White Collar Workers	51.4%	60.8%	61.7%
Blue Collar Workers	48.6%	39.2%	38.3%

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ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

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