

**FOR
SALE**

**8392 CARBIDE CT,
SACRAMENTO, CA**

**±20,640 SF FULLY REMODELED STANDALONE
WAREHOUSE WITH PAVED YARD**

**3D Tour
Click Here** 

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ROME
REAL ESTATE GROUP

ELSIE INDUSTRIAL PARK

FOR SALE	SIZE	SALE PRICE	NOTES
Entire Building	±20,640 SF on a ±50,965 SF Lot	\$3,599,000 (\$174.37 PSF)	Standalone warehouse with new office build-out, restrooms, six grade-level doors, and fenced yard.

PROPERTY HIGHLIGHTS:

- **Standalone Warehouse, 100% Renovated (2020):** ±20,640 SF concrete tilt-up on ±1.17 acres. New office build-out, fresh paint, separate warehouse restrooms. Move-in ready.
- **1,000 Amp / 277-480V / 3-Phase Power:** All-new distribution handles manufacturing, fabrication, or heavy equipment — no upgrade needed.
- **Six Grade-Level Doors (five 12'x14' & one 18'x14'):** Multiple load-in points for box trucks, vans, and oversized materials.
- **±4,340 SF Class A Office:** Kitchen, break room, and professional workspace built into the warehouse. Admin, sales, or showroom ready.
- **±10,000 SF Fenced & Paved Yard:** Gated outdoor storage, staging, or fleet parking — rare for standalone industrial in this submarket.
- **New R-30 Roof & HVAC:** 20-year roof, updated HVAC. Minimal deferred maintenance, lower operating costs.
- **16'–18' Clear Height:** Supports racking, mezzanine potential, and taller equipment or inventory.
- **Highway 99 Access, M-1 Zoning:** Power Inn Road and Stockton Boulevard connectivity. Sacramento County light industrial zoning covers warehouse, distribution, manufacturing, and contractor uses.



**STRONG LOCAL
LABOR POOL**

**341,225 POPULATION
WITHIN 3 MILES**



**15 SPACES
PARKING**



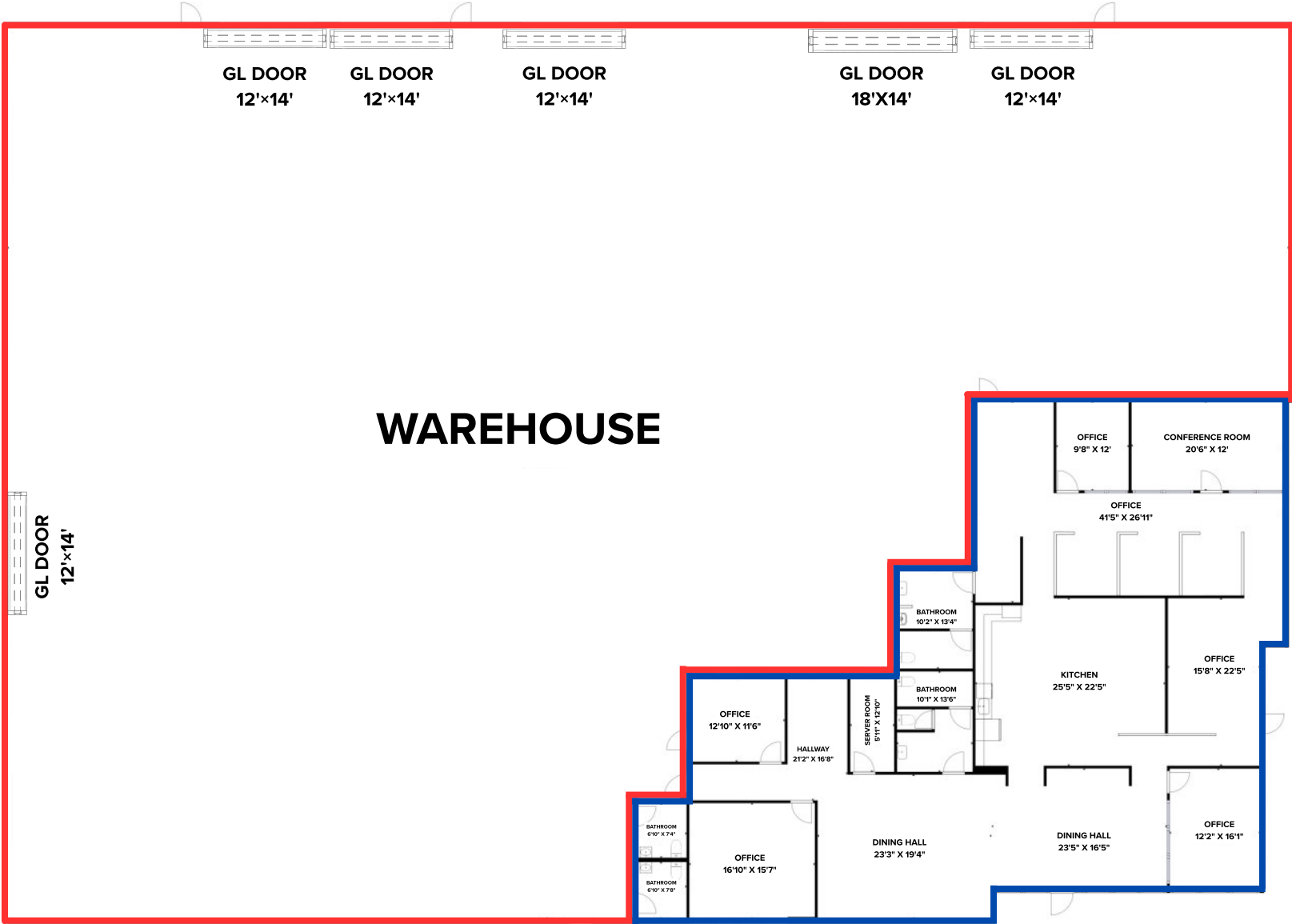
\$93,915.00

**AVERAGE
HOUSEHOLD INCOME
WITHIN 1 MILE**



**M-1
SACRAMENTO
COUNTY**

FLOOR PLAN



Feature	Details
Parcel Number	115-0031-043
Land Area	±1.17 acres
Zoning	M-1 Light Industrial, Sacramento County
Net Rentable Area	±20,640 SF
Office Area	±4,340 SF; new office improvements
Yard	±10,000 SF
Year Built	1987; renovated 2020

Feature	Details
Foundation	Concrete Tilt-Up
Roof	New energy efficient R-30
Loading	6 grade level doors (12'x14')
Clear Height	±16'-18'
Power	1000 AMPS, 277/480V, 3 Phase; recently upgraded, all new distribution
Sprinklers	Yes
Additional Comments	Warehouse completely painted; separate restrooms in warehouse



AVAILABLE NOW

8392 Carbide Ct

SACRAMENTO, CA · ±20,640 SF STANDALONE WAREHOUSE

Why keep renting when you can **own** for about the same **monthly cost**?

With an SBA 504 loan and as little as **10% down**, the monthly payment on this building pencils out to roughly **\$1.00 per SF** — right in line with what many local tenants already pay to lease comparable warehouse space. Same monthly number, except you build equity instead of a landlord's.

OWN · SBA 504

~\$1.00 / SF / mo

Est. loan payment on 90% financing. 10% down ≈ \$359,900.

LEASE · LOCAL MARKET

~\$1.00 / SF NNN / mo

Typical asking rate for comparable Sacramento warehouse space.

≈

Be your own landlord

Control your space, your costs, and your future — no renewals or rent hikes.

Build equity

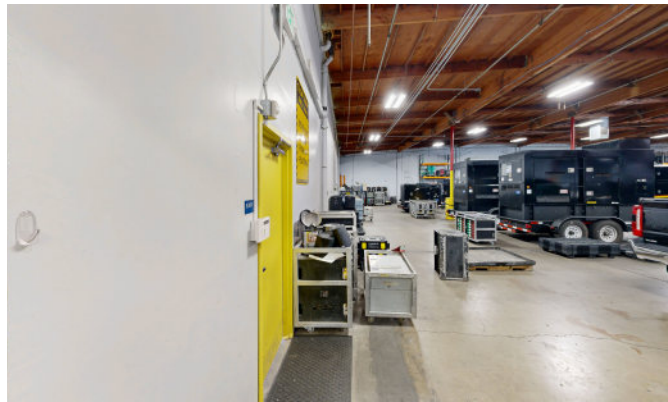
Monthly payments grow your net worth instead of a landlord's.

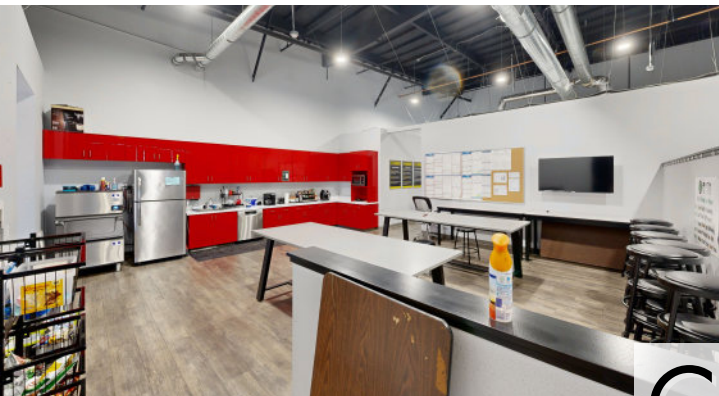
Tax advantages

Depreciation, interest, and ownership benefits of holding the real estate.



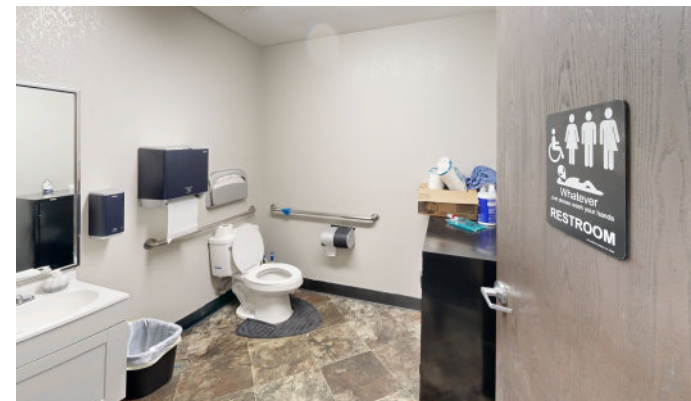
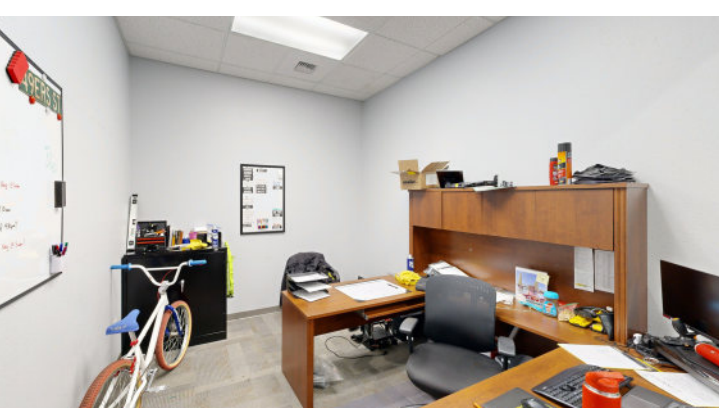
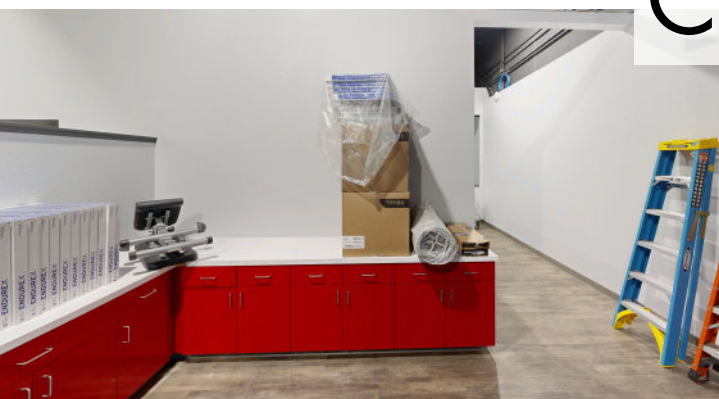
WAREHOUSE





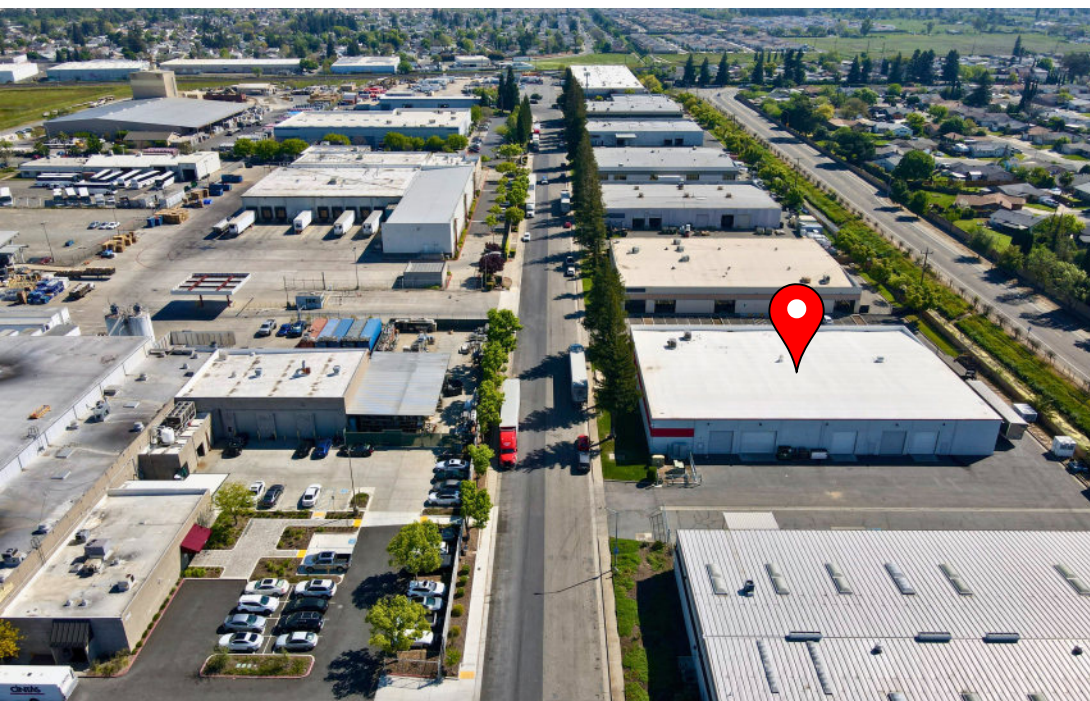
3D Tour
Click Here 

CLASS A FINISHES





EXTERIOR PHOTOS



FENCED & PAVED YARD

±10,000 SF · WRAPS ENTIRE BUILDING PERIMETER



- **Full perimeter access**

Secured yard runs along all sides of the warehouse. Drive in from one end, pull around the building, and exit the other — no dead ends.

- **Paved throughout**

All-asphalt surface handles forklifts, box trucks, and oversized loads without ruts or drainage issues.

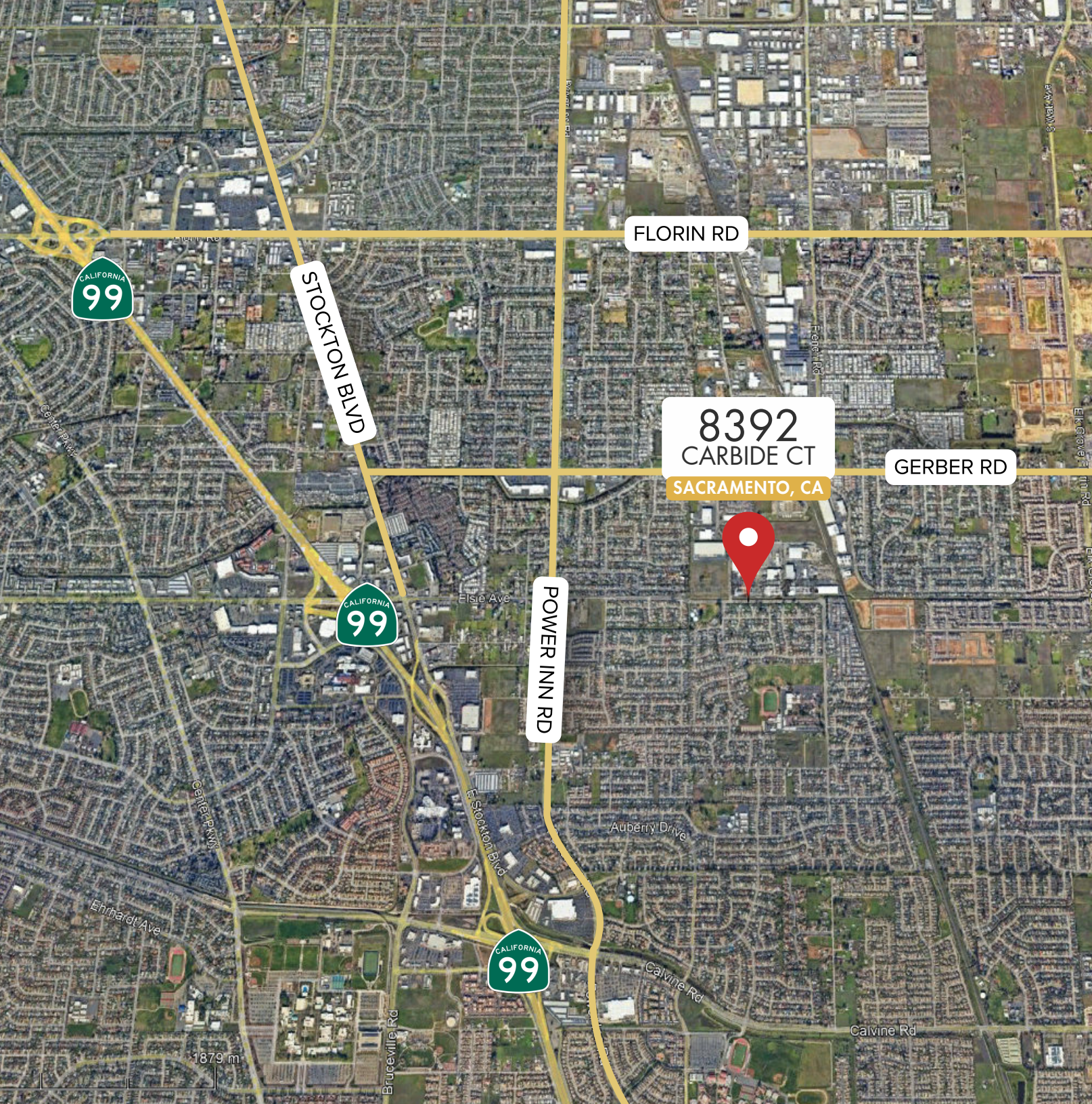
- **Gated chain-link with barbed wire**

Controlled vehicle entry with security fencing on all sides. Accommodates full-size flatbeds, trailers, and heavy equipment.

- **Outdoor storage & staging**

Current tenant is using the yard for trailer and equipment storage — exactly the kind of operation this site supports.





HIGHWAY ACCESS

Quick connectivity to Highway 99 for local and regional distribution.

INDUSTRIAL POSITIONING

Located in an established infill industrial pocket, not a retail corridor.

FUNCTIONAL SITE

Standalone warehouse with gated yard, parking, and multiple grade-level doors.

OWNER-USER APPEAL

Well-suited for warehouse, contractor, service, and distribution users.

DOWNTOWN SACRAMENTO

15 MIN

↑ HWY 99 / POWER INN RD

8392
CARBIDE CT

SACRAMENTO, CA

ELK GROVE

12 MIN

↓ HWY 99



Sale Comps List

		Property Address	City	Size	Sale Information
1		8844 Elder Creek Rd	Sacramento	10,000 SF	Sold: \$2,335,000 (\$233.50/SF)
2		Reese Road Industrial Park 7406 Reese Rd	Sacramento	11,800 SF	Sold: \$2,219,500 (\$188.09/SF)
3		Florin Depot 8521 Younger Creek Dr	Sacramento	21,600 SF	Sold: \$4,000,000 (\$185.19/SF)
4		Bldg 5 6488 Florin Perkins Rd	Sacramento	12,750 SF	Sold: \$2,167,500 (\$170.00/SF)
5		Florin Depot Industrial 6200 Sky Creek Dr	Sacramento	27,000 SF	Sold: \$4,500,000 (\$166.67/SF)
6		Florin Depot 8521 Younger Creek Dr	Sacramento	21,600 SF	Sold: \$3,600,000 (\$166.67/SF)
7		8126-8128 Junipero St	Sacramento	10,560 SF	Sold: \$1,670,000 (\$158.14/SF)
8		8115 Elder Creek Rd	Sacramento	16,000 SF	Sold: \$2,400,000 (\$150.00/SF)

EXCLUSIVE COOPERATING BROKER INCENTIVE

COOPERATING BROKER CLOSING BONUS OFFER

PROPERTY

8392 Carbide Ct., Sacramento, CA 95828

Listed by ROME Real Estate Group • David Carlsen, CA DRE #01977101

\$10,000

CLOSING BONUS

Paid to cooperating brokerage through escrow

1 Bonus Offered.

In addition to the base cooperating broker commission set forth in the listing/cooperating broker compensation offer for the Property, Seller offers a bonus of Ten Thousand Dollars (\$10,000.00) (the "Bonus") to the cooperating brokerage that satisfies all conditions in this offer.

2 Conditions to Earning the Bonus.

The Bonus is earned only if **all** of the following are satisfied: (a) the cooperating broker is a licensed California real estate broker (or a licensed salesperson whose compensation is paid through their licensed broker) who is the procuring cause of the buyer; (b) buyer and Seller enter into a written purchase agreement for the Property that **Seller elects to accept in Seller's sole and absolute discretion**; and (c) that transaction **closes escrow, with the purchase price funding and title recording**.

3 No Obligation Absent a Closed, Seller-Accepted Sale.

No Bonus is owed, and no right to the Bonus accrues, unless and until a Seller-accepted transaction closes as described in Section 2. Without limitation, no Bonus is or will be owed in connection with any offer that Seller declines, counters, or does not accept; any offer or transaction that fails to close for any reason; any withdrawal, cancellation, or expiration of the listing; or any transaction terminated prior to close of escrow. **Seller retains the unrestricted right to accept, reject, counter, or ignore any and all offers, for any reason or no reason, and nothing in this offer obligates Seller to accept any offer or to sell the Property.**

4 Payment.

If earned, the Bonus is payable solely to the licensed cooperating brokerage, through escrow, at and conditioned upon close of escrow. The Bonus is not payable to any unlicensed person or entity.

5 Open Offer; Buyer Disclosure.

This Bonus is offered on the same terms to all licensed cooperating brokers procuring a buyer for the Property. Each cooperating broker is solely responsible for disclosing this Bonus to its buyer/client and obtaining any consent required by law, regulation, or the broker's agency and fiduciary duties. The Bonus does not apply to any transaction in which the buyer is unrepresented or is represented by Seller or by Seller's listing broker.

6 No Effect on Discretion; Not Fixed by Law.

The amount of real estate compensation, including this Bonus, is not fixed by law and is set by Seller individually. This offer does not modify Seller's discretion over pricing, terms, or acceptance of any offer.

7 Expiration.

This Bonus offer applies only to transactions that close escrow on or before October 31, 2026.

OFFER EXPIRES OCTOBER 31, 2026

The amount of real estate compensation is not fixed by law and is set by Seller individually.

ROME REAL ESTATE GROUP

David Carlsen • 916.212.2127 • dave@romecre.com

FOR SALE

8392 CARBIDE CT

SACRAMENTO, CA 95828

CONTACT US

To learn more about this opportunity



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SCAN FOR MORE INFORMATION

