



Distribution Approved



# AVAILABLE FOR LEASE

5711 FLORIN PERKINS RD  
Sacramento, CA 95828

Unit A +/- 2,700 SF

Unit B +/- 1,500 SF

**\$1.25-\$4.99 PSF + NNN**

AVAILABLE

FLORIN PERKINS RD +/- 23,998

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Cal DRE#02384184

**CENTURY 21**

Select Real Estate, Inc



Approved dispensary Industrial Flex Space Available for Lease



# THE PROPERTY

 **5711 Florin Perkins Rd, Sacramento, CA 95828**

REGION      AVAILABILITY      ZONING      OPPORTUNITY      PRICING



**Sacramento**



**Unit A +/-2,700 SF ,  
Unit B +/-1,500 SF**



**M - 2S - HEAVY  
INDUSTRIAL - SITE  
IMPROVEMENTS**



**Industrial Flex Space  
available for lease.**



**For Lease:  
\$1.25 - \$4.99 PSF  
+ NNN**



Position your business at 5711 Florin Perkins Road in Sacramento, offering flexible industrial space in a secure, well connected logistics corridor featuring automatic gated access, strong freeway connectivity, and established commercial infrastructure.



Unit A +/-2,700 SF is configured with a dispensary ready layout featuring a secure back of house area, a panic room for added safety, and a dedicated service window for compliant walk up ordering. Unit B +/-1,500 SF provides a more traditional industrial setup with flexible open space suitable for office, storage, or light industrial use.



Suites A and B feature automatic gated access and flexible industrial layouts with office and warehouse space. GL doors at the rear provide direct access to the back of the property and efficient flow toward Florin Perkins Road.





Okinawa Army



TOTAL SERVICE LOGISTICS, INC.

SERVICE PARTNERS



TWO MEN AND A TRUCK  
MOVERS WHO CARE.

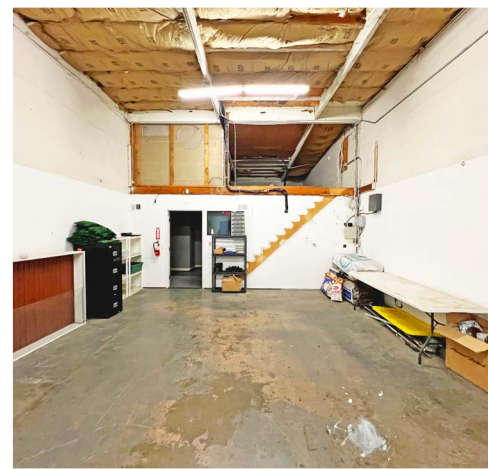
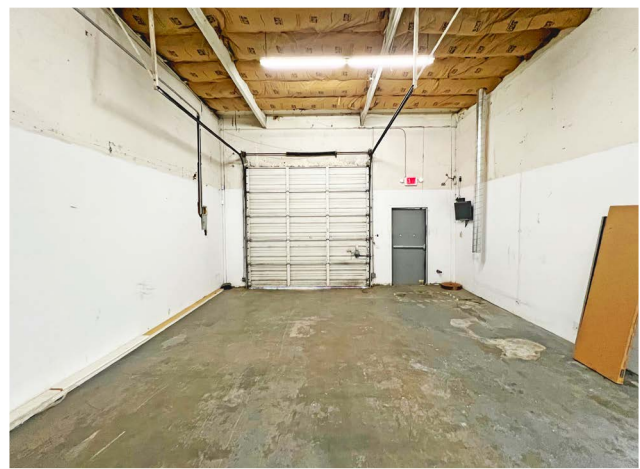
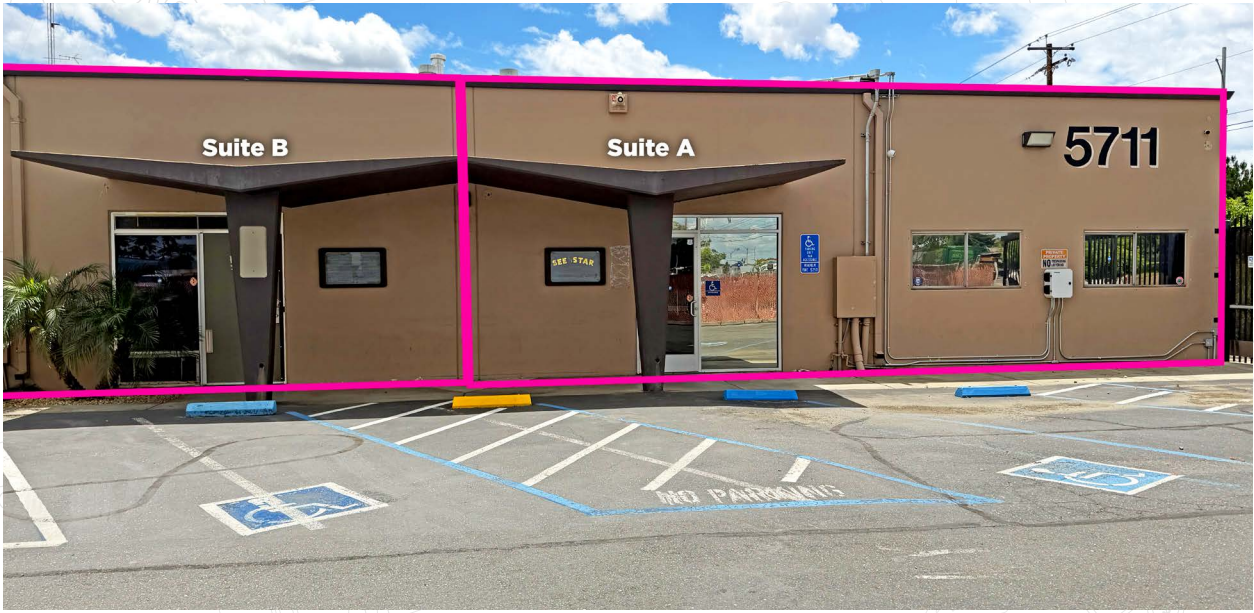
Army Depot Park Ballfields



FLORIN PERKINS RD +/- 23,998

AVAILABLE



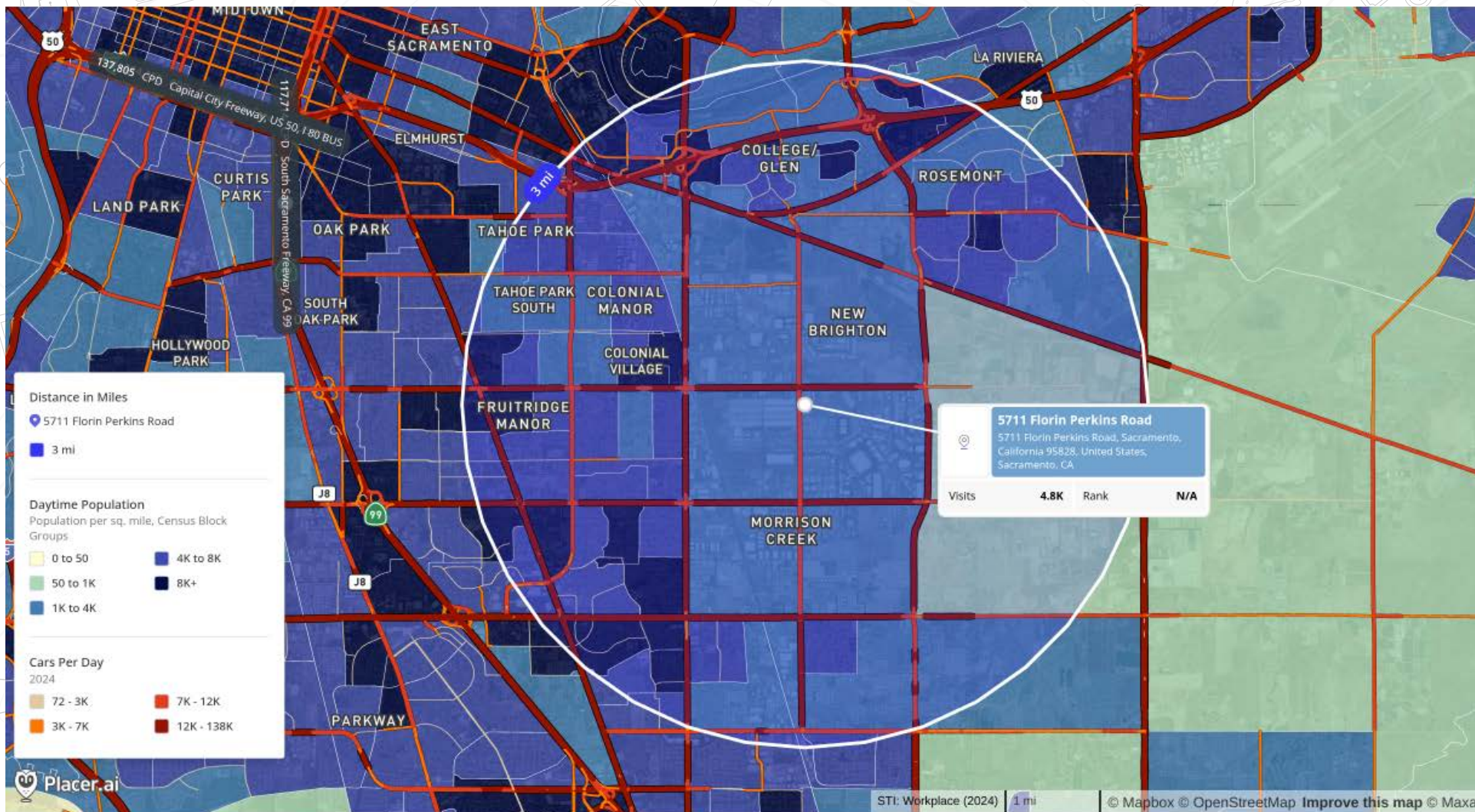


# THE BUILDING

Located at 5711 Florin Perkins Road in Sacramento, this approved turn-key cannabis facility offers a secure opportunity within a well established industrial corridor surrounded by active commercial and logistics users. Suites A and B provide flexible industrial space with existing infrastructure suitable for cannabis operations, supported by high security features including automatic gated access and controlled entry. The property also benefits from strong regional connectivity, nearby workforce housing, and convenient access to major transportation routes making it an ideal location for compliant, secure cannabis operations.



# TRADE AREA HEAT MAP



May 1, 2025 - Apr 30, 2026. Ranking listed in callouts are based on Category - State, Category - Nationwide. Data provided by Placer Labs Inc. (www.placer.ai)



# THE AREA

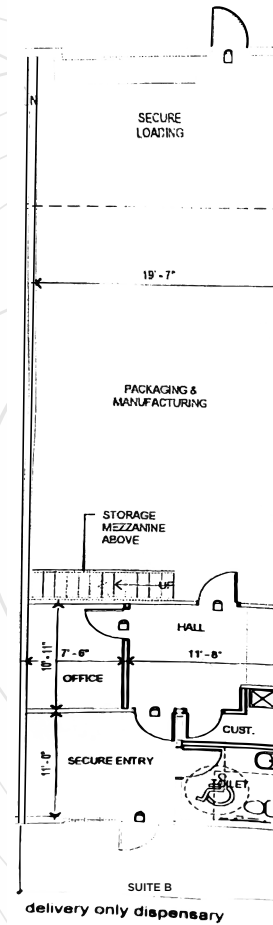
5711 Florin Perkins Road is a centrally located flex industrial property in Sacramento that combines warehouse and office functionality within an established commercial corridor. The site features Suites A and B with flexible configurations, supported by high security infrastructure including automatic gated access and controlled entry. Approved for turn-key cannabis operations, the property offers a secure and compliant environment tailored for specialized users. With convenient access to major transportation routes, strong regional connectivity, and proximity to workforce housing.

The site is well positioned for industrial, distribution, and regulated-use tenants seeking an efficient and secure operating location within the greater Sacramento market.





# FLOOR PLAN



All images are used for illustrative purposes only and are intended to convey the concept and vision for the asset. They are for guidance only. Site plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.



# DEMOGRAPHICS

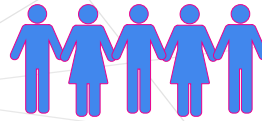
## CONSUMER SPENDING

3 miles Households

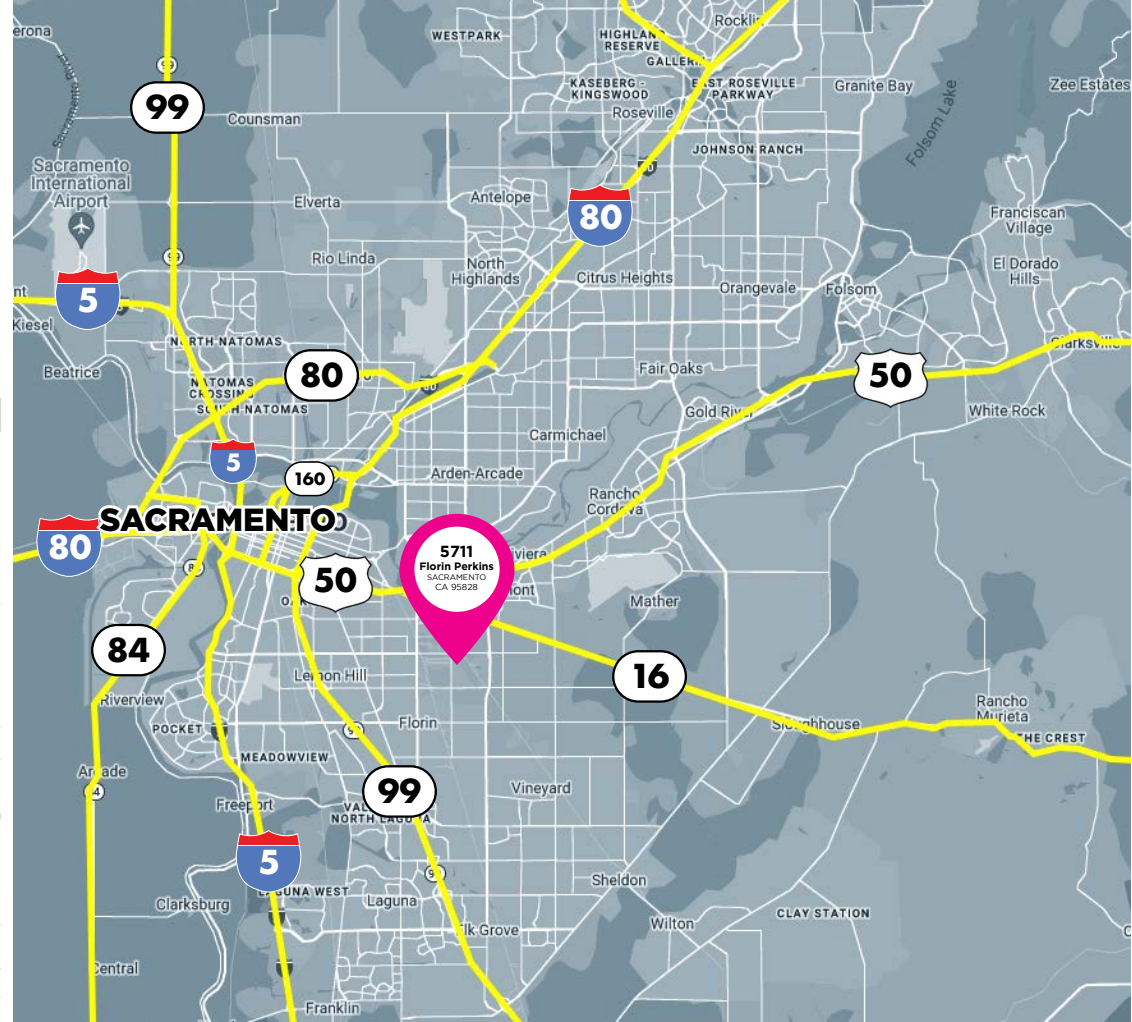


## Population by Race

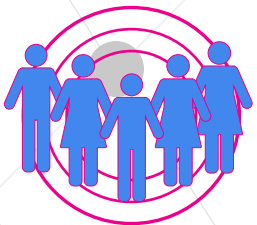
5 Mile Radius



- 105,283 White
- 38,785 Black or African American
- 940 American Indian & Alaskan
- 72,730 Asian
- 6,568 Native Hawaiian & Pacific Islander
- 23,999 Two or More Races



## RESIDENT POPULATION



2 Miles	24,078
5 Miles	355,062
10 Miles	1,127,417

## TRAFFIC COUNT



-/+ 23,998 vehicles per day

## HOUSEHOLD INCOME

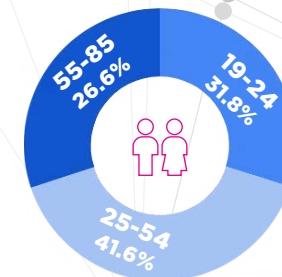


3 Mile Radius

< \$25K	19,776
\$25K - 50K	20,076
\$50K - 75K	19,190
\$75K - 100K	17,373
\$100K - 125K	14,037
\$125K - 150K	8,833
\$150K - 200K	12,209
\$200K+	12,306

## POPULATION BY AGE

3 Mile Radius



## TOTAL HOUSE HOLDS - 2025



2 miles	7,643
5 miles	123,799
10 miles	402,505



# TENANT REPRESENTATION



**The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.**

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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**CENTURY 21.**

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# LEASE

**CENTURY 21**

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