

FOR SALE/FOR LEASE

6925 LUTHER DRIVE

*Industrial Offering/
Owner-User Opportunity*

SACRAMENTO, CA



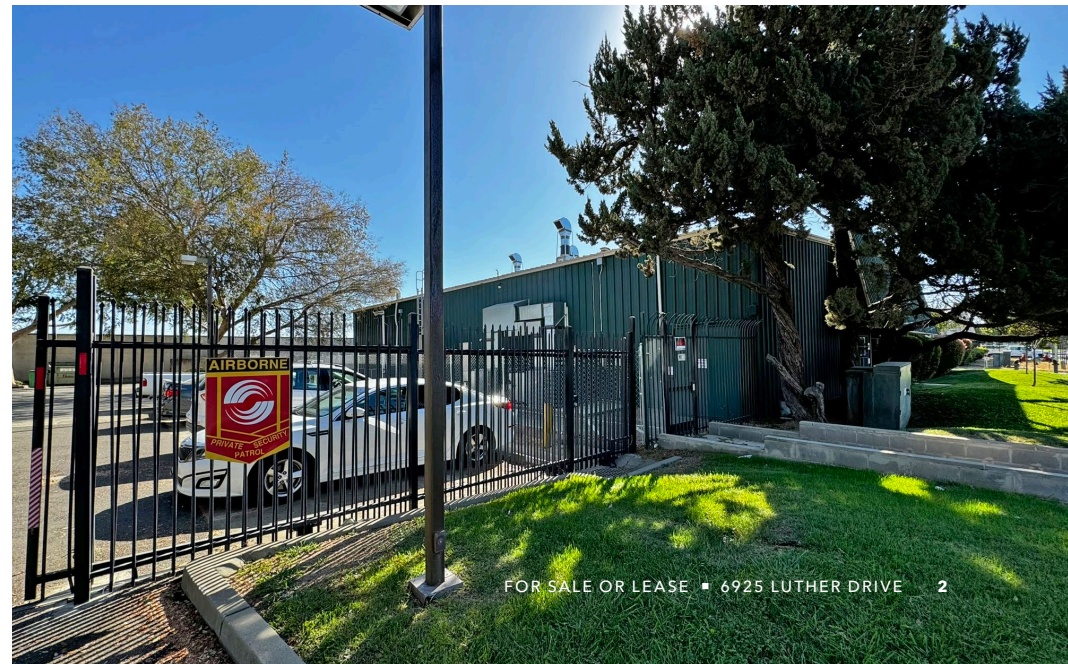
INDUSTRIAL *OWNER/USER* OR *INVESTMENT* OPPORTUNITY

Kidder Mathews is pleased to present 6925 Luther Drive for Sale or Lease

ADDRESS	6925 Luther Drive, Sacramento, CA 95823
APN	041-0100-029-000
BUILDING BREAKDOWN	±9,000 SF Total <ul style="list-style-type: none">• 6,100 SF Available 5/9/27 - Suite 1*• 2,900 SF Available Now - Suite 2
SITE AREA	±0.55 AC
POWER	600 Amps, 240v
YEAR BUILT	1978
SALE PRICE	\$2,250,000 (\$250 PSF)
INVESTMENT TYPE	Owner-User/Investment
CONDITION	Renovated - Clean

*Additional power available nearby with a SMUD power pole bordering the Subject Property. Buyer to confirm details.

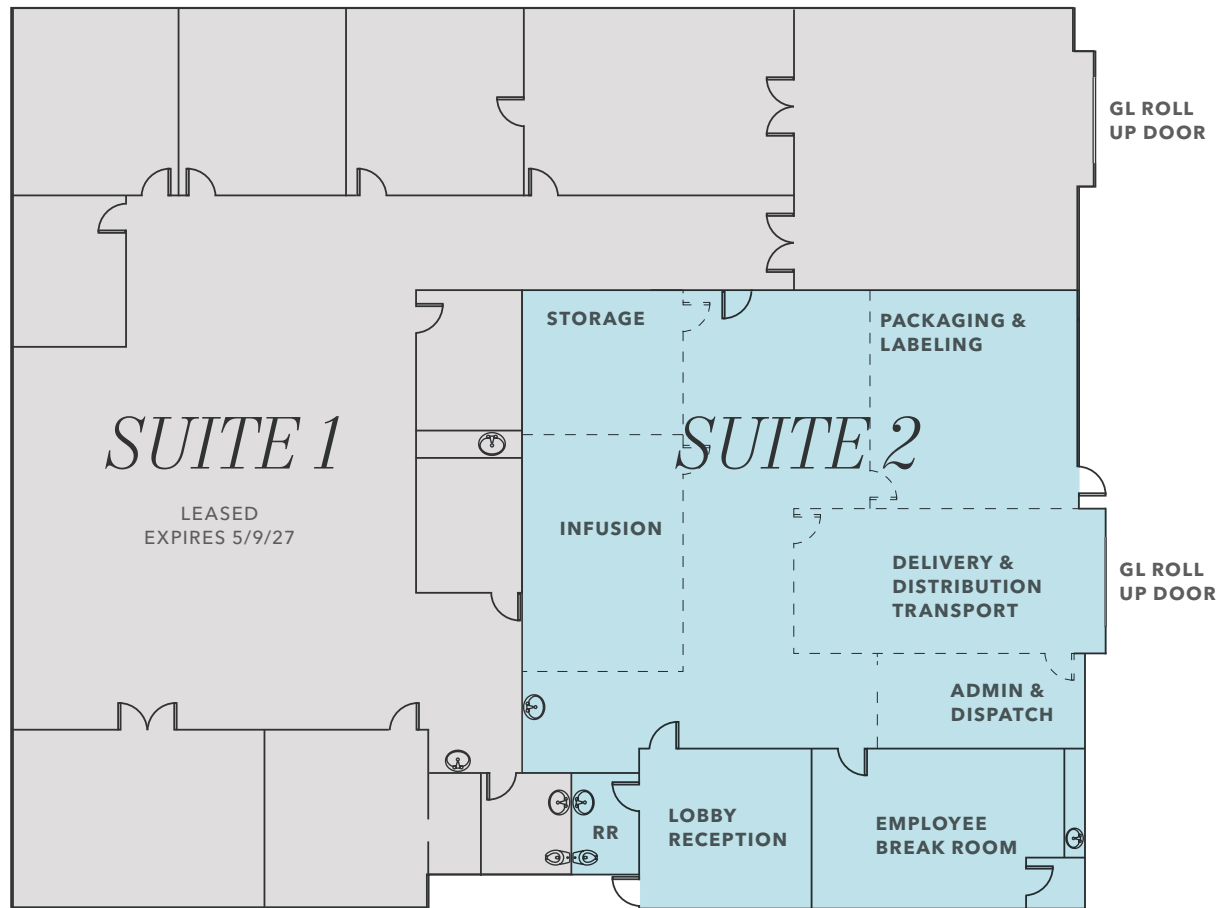
*The lease expiration date on Suite 1 may be accelerated. Call agent for details.



BUILDING FLOOR PLAN

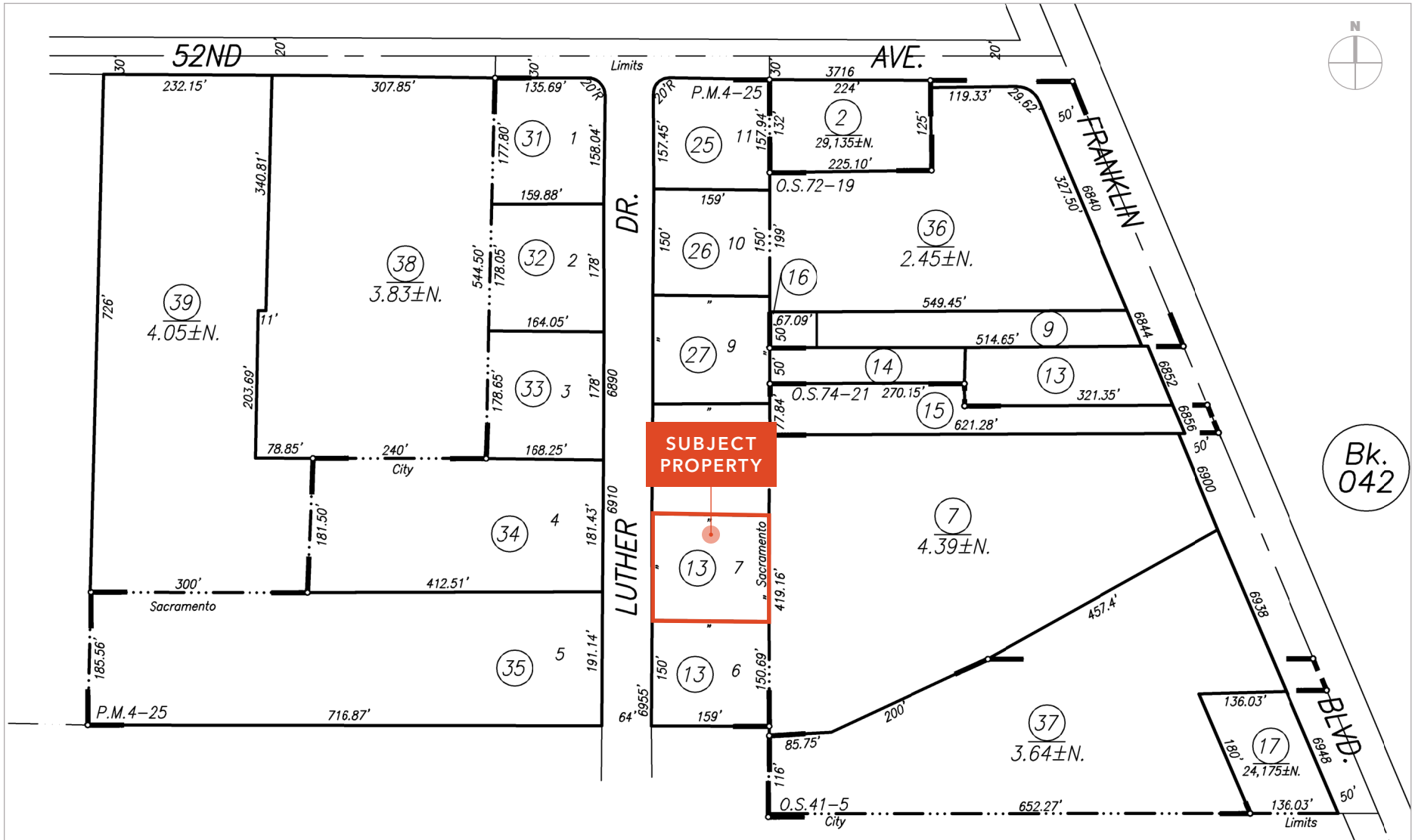
-- EXISTING WALLS THAT CAN BE REMOVED

■ AVAILABLE NOW
±2,900 SF



LUTHER DR

PARCEL MAP



EXECUTIVE SUMMARY



SOUTH
SACRAMENTO

52ND AVE

LUTHER DR

FRANKLIN BLVD

SUBJECT
PROPERTY

FLORIN RD

99

KIDDER MATHEWS

FOR SALE OR LEASE ■ 6925 LUTHER DRIVE 5

LOCATION OVERVIEW



SACRAMENTO

RANCHO CORDOVA

SOUTH SACRAMENTO

SUBJECT PROPERTY

FLORIN RD

ELK GROVE

PROPERTY SUMMARY

±9,000 SF Manufacturing/Warehouse Building (2 Units)

Situated on a single parcel totaling ±0.55 AC

Wrought iron fenced and secured yard

Zoned M-1-SR

Located in the City of Sacramento, District 5

Suite 1: 6,100 SF

- Tenant: CDP Fabricators
- Lease Expiration: 5/9/27
- Renewal Options: 2
- Approximately 28 months remaining
- Possible acceleration of lease expiration date - Call agent

Suite 2: 2,900 SF, vacant and available, fully conditioned

Located less than 1 mile from Hwy 99 to the east and under 3 miles from I-5 to the west via Florin Rd

Contact agent for existing income details



Exclusively listed by

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