

2 Building Multi-Tenant Industrial Park



3523-3537 KIESSIG AVENUE
SACRAMENTO, CA

FOR
SALE

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EXECUTIVE SUMMARY

Property Address	3523-3537 Kiessig Avenue Sacramento, CA 95823
Building Size	42,876 SF: 3523 Kiessig = 30,800 SF 3537 Kiessig = 12,076 SF
Stories	1
Lot Size	2.17 Acres: 3523 Kiessig = 0.79 Acres 3537 Kiessig = 1.38 Acres
Price:	\$4,700,000
Year Built	1986
Parcel Numbers	3523 Kiessig = 036-0162-026-0000 3537 Kiessig = 036-0162-030-0000
Building Clear Height	18'
Zoning	M-1 Light Industrial

Property Highlight

The property located at 3523-3437 Kiessig Avenue, Sacramento, Ca is a two-building multi-tenanted industrial complex on 2.17 acres. Located in the South Sacramento Industrial submarket, this area is one of Sacramento's core industrial hubs. The property is ideal for light manufacturing and service-related businesses, and is well located with immediate access to Hwy 99, Business 80 corridor, and Hwy 50. The property offers industrial spaces ranging from 1,500-5,700 SF (14 units) totaling approximately 43,446 square feet.

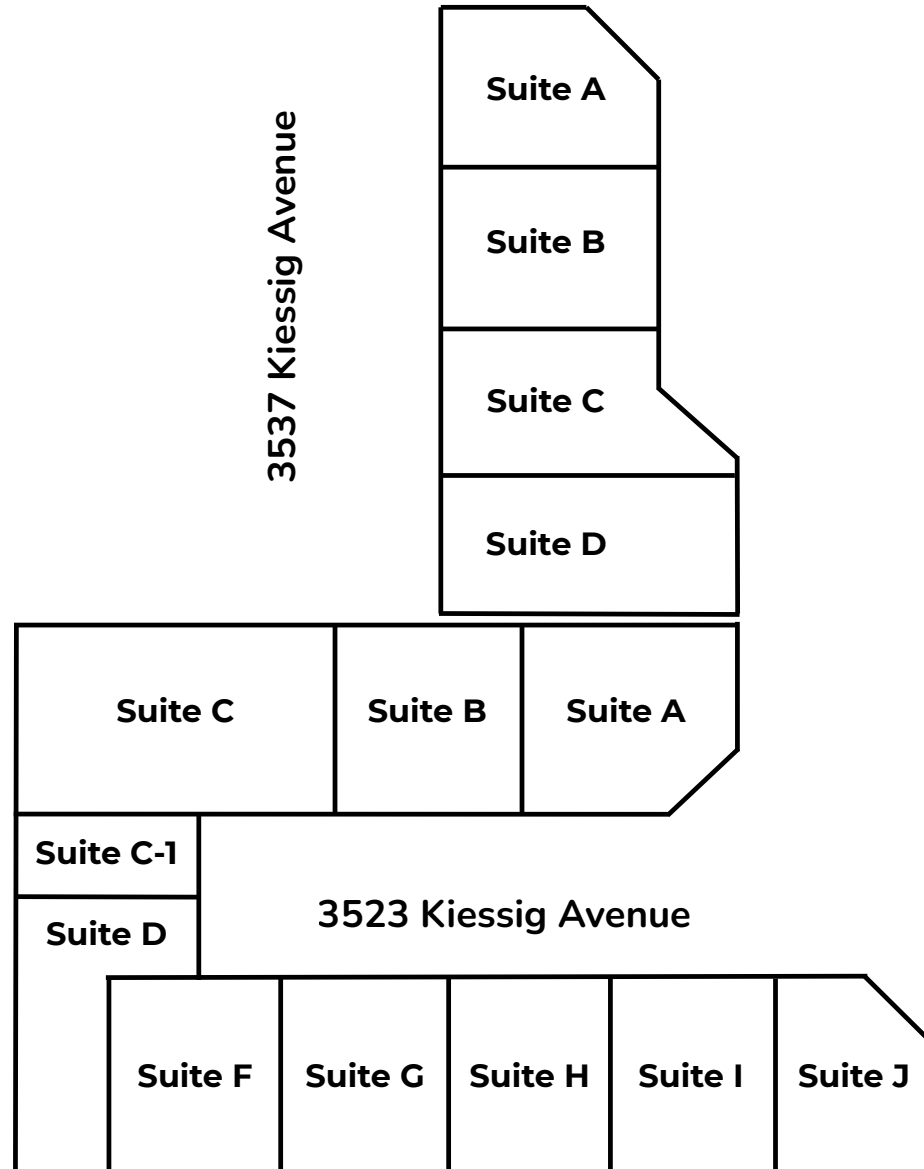
Property Description

- ▶ Excellent ratio of office to warehouse
- ▶ Fifteen (15) 14' x 14' grade level doors
- ▶ Concrete tilt up construction
- ▶ Metal framed glass windows and doors
- ▶ Fire sprinklers
- ▶ Water - City of Sacramento
- ▶ Sewer - City of Sacramento
- ▶ Electricity and Gas - PG&E
- ▶ Clear height 18'
- ▶ Seller has a clean Phase 1 - completed 3.27.26

INVESTMENT HIGHLIGHTS

- ▶ Strong historical occupancy
- ▶ Long standing tenants with staggered lease expirations
- ▶ Significant value add opportunity
- ▶ Low investment risk given staggered lease expirations and small bay sizes
- ▶ Priced significantly below replacement cost

SITE PLAN

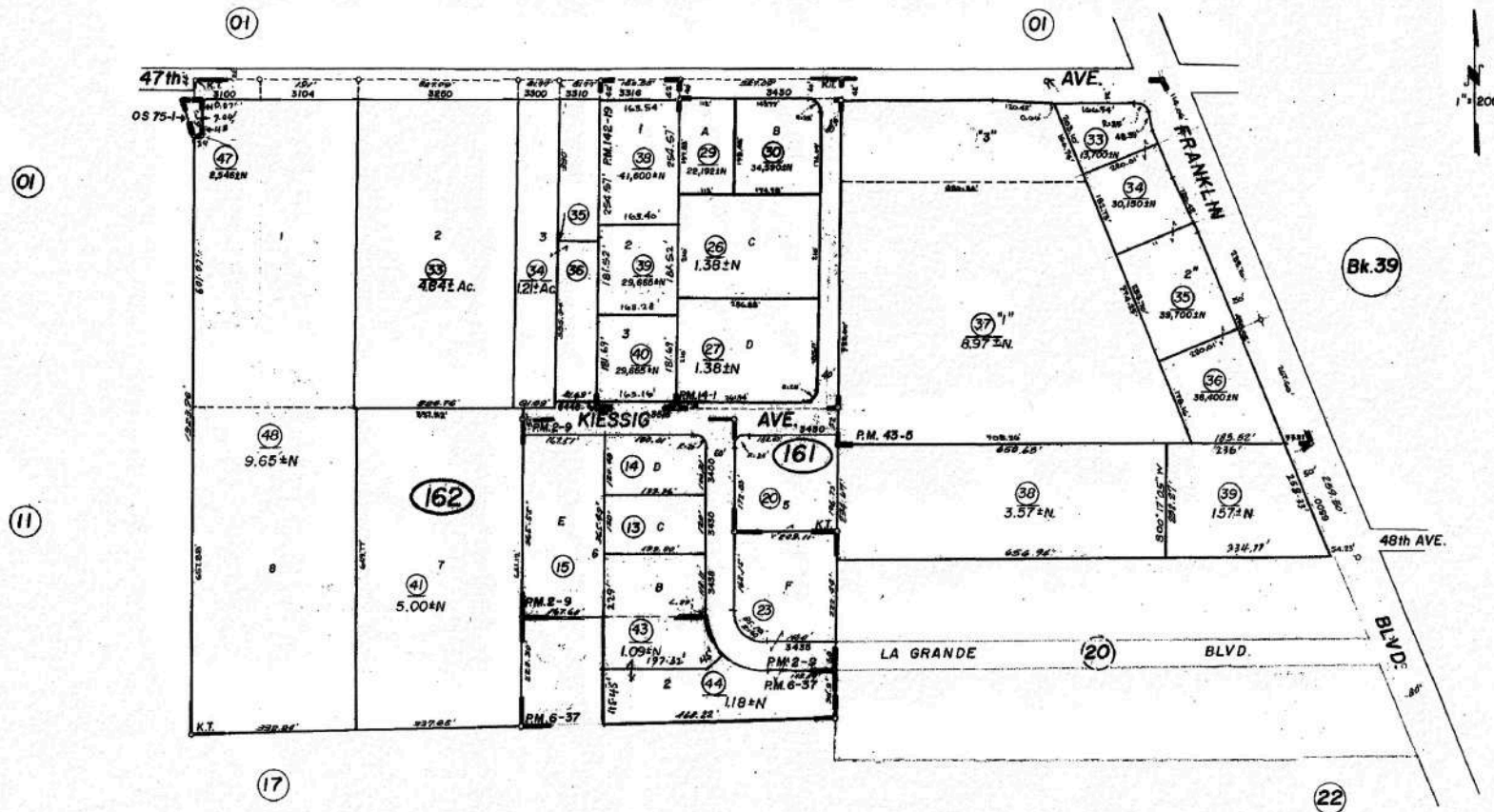


PARCEL MAP

KIESSIG TR. & N.E. ¼ SEC. 31,
T.8N., R.5E., M.D.B. & M.

Tax Area Code

36-16



OS. Bk.75 Pg.1 (2-4-2008)

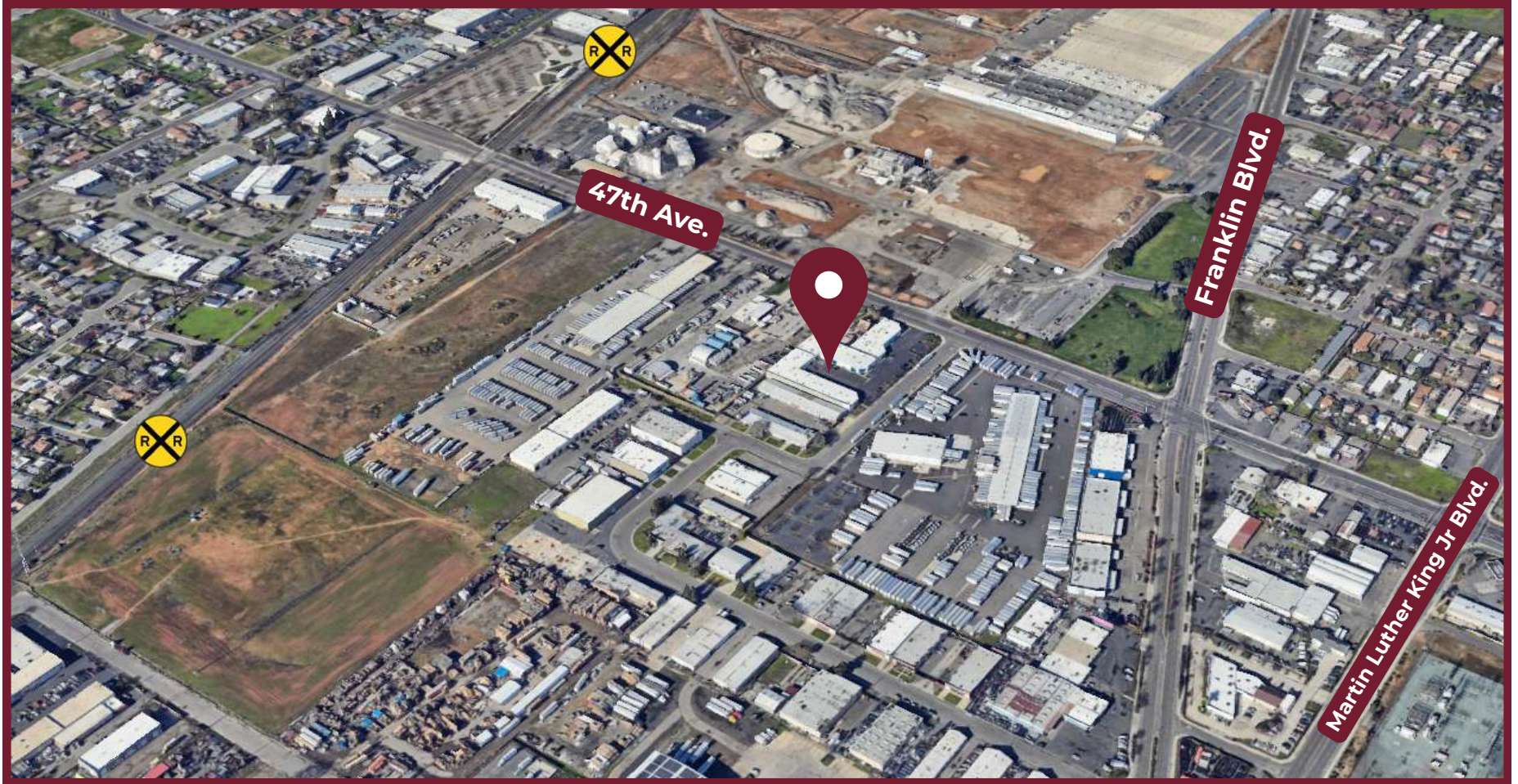
NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.36 -Pg.16
County of Sacramento, Calif.

AERIAL PHOTO



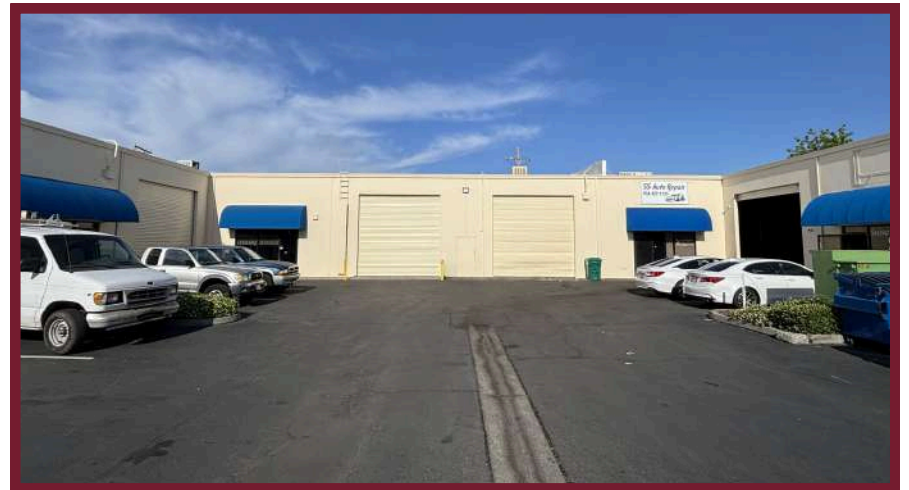
AERIAL PHOTO



REGIONAL MAP



PROPERTY PHOTOS



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	20,488	190,879	393,945
2025 Population	21,226	194,137	402,709
2030 Population	21,613	196,890	408,896
2020-2025 Annual Growth	0.7%	0.3%	0.4%
2025-2030 Annual Growth	0.4%	0.3%	0.3%
Median Age	34.6	37	37.9

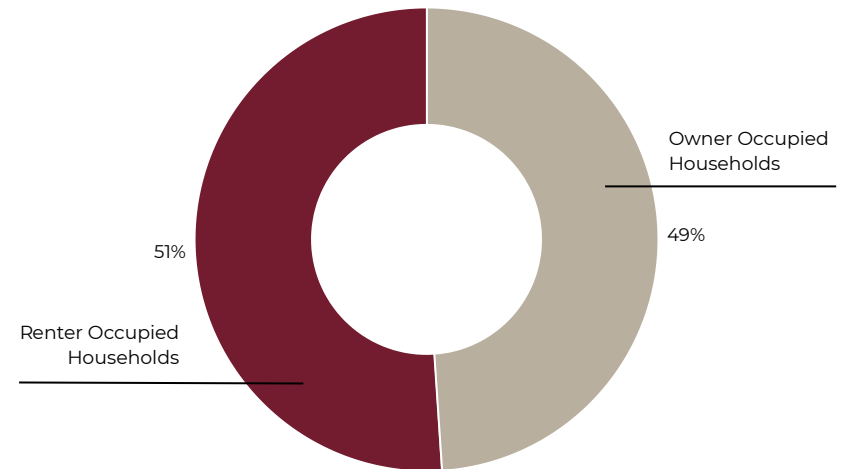
HOUSEHOLD

2020 Households	6,242	63,467	144,452
2025 Households	6,473	64,634	148,683
2030 Households	6,593	65,582	151,241
2020-2025 Annual Growth	0.9%	0.7%	0.8%
2025-2030 Annual Growth	0.4%	0.3%	0.3%
Average Household Size	3.1	2.9	2.6

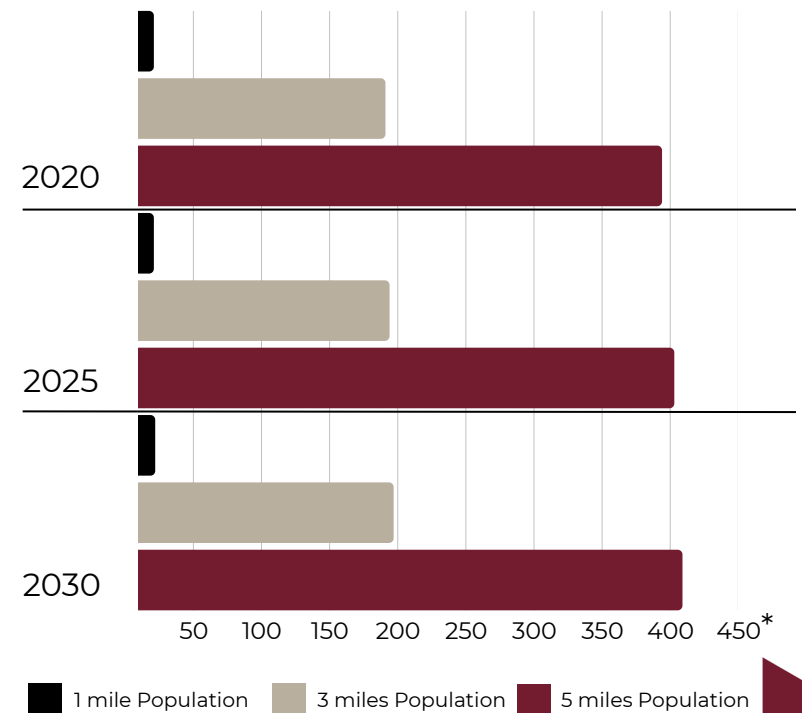
INCOME

Average Household Income	\$71,661	\$92,911	\$106,025
Median Household Income	\$55,955	\$71,528	\$82,301

Housing Occupancy



*Populations in thousands



SALES COMPARABLES

(as of April 22, 2026)

1 **3510 La Grande Blvd**
Sacramento, CA 95823 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Warehouse

Sold	3/26/2026	Land Area	1.00 AC/43,560 SF
Sale Price	\$1,226,880 (\$146.06/SF)	Sale Comp Status	Research Complete
RBA	8,400 SF	Sale Comp ID	7582847
Price Status	Confirmed	Parcel Numbers	036-0202-001
Built	1982		



2 **3075 52nd Ave (Part of a 2-Property Sale)**
Sacramento, CA 95823 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Warehouse

Sold	2/17/2026	Land Area	0.75 AC/32,670 SF
Sale Price	\$4,100,000	Sale Comp Status	Research Complete
RBA	14,700 SF	Sale Comp ID	7554388
Price Status	Confirmed	Parcel Numbers	036-0210-011
Built	1982	Sale Conditions	Purchase By Tenant



3 **3115 52nd Ave - Skyline Scaffold (Part of a 2-Property Sale)**
Sacramento, CA 95823 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Manufacturing

Sold	2/17/2026	Land Area	1.87 AC/81,457 SF
Sale Price	\$4,100,000	Sale Comp Status	Research Complete
RBA	14,400 SF	Sale Comp ID	7554388
Price Status	Confirmed	Parcel Numbers	036-0210-010
Built	1982	Sale Conditions	Purchase By Tenant



4 **6181 Franklin Blvd**
Sacramento, CA 95824 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Warehouse

Sold	10/23/2025	Land Area	1.67 AC/72,573 SF
Sale Price	\$1,250,000 (\$242.34/SF)	Sale Comp Status	Research Complete
RBA	5,158 SF	Sale Comp ID	7393835
Price Status	Full Value	Parcel Numbers	037-0092-007 +2
Built	1973		



5 **3525 52nd Ave**
Sacramento, CA 95823 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Manufacturing

Sold	10/22/2025	Land Area	2.73 AC/118,919 SF
Sale Price	\$3,250,000 (\$193.45/SF)	Actual Cap Rate	4.60%
RBA (% Leased)	16,800 SF (100%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7390317
Built	1960	Parcel Numbers	036-0230-011



SALES COMPARABLES

6 3120-3122 20th Ave

Sacramento, CA 95820 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Warehouse

Sold	9/30/2025	Land Area	0.75 AC/32,460 SF
Sale Price	\$1,500,000 (\$172.91/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	8,675 SF (100%)	Sale Comp ID	7392506
Price Status	Full Value	Parcel Numbers	020-0202-001 +3
Built	1946		



7 6910 Luther Dr

Sacramento, CA 95823 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Warehouse

Sold	5/16/2025	Actual Cap Rate	7.75%
Sale Price	\$3,310,000 (\$125.38/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	26,400 SF (100%)	Sale Comp ID	7170045
Price Status	Confirmed	Parcel Numbers	041-0100-034
Built	1979	Sale Conditions	Investment Triple Net
Land Area	1.72 AC/74,923 SF		



8 3100 23rd Ave

Sacramento, CA 95820 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Warehouse

Sold	4/16/2025	Land Area	0.16 AC/7,070 SF
Sale Price	\$250,000 (\$98.39/SF)	Sale Comp Status	Public Record
RBA (% Leased)	2,541 SF (100%)	Sale Comp ID	7144985
Built	1947	Parcel Numbers	022-0012-001



9 2850 47th Ave

Sacramento, CA 95822 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Warehouse

Sold	2/7/2025	Land Area	0.37 AC/16,168 SF
Sale Price	\$900,000 (\$213.07/SF)	Actual Cap Rate	7.55%
RBA (% Leased)	4,224 SF (100%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7048856
Built	1980	Parcel Numbers	036-0182-005



10 176 Otto Cir

Sacramento, CA 95822 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Manufacturing

Sold	11/22/2024	Land Area	0.30 AC/13,068 SF
Sale Price	\$960,000 (\$185.19/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	5,184 SF (100%)	Sale Comp ID	6972198
Price Status	Confirmed	Parcel Numbers	036-0191-014
Built	1982		



SALES COMPARABLES

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5960-5990 Franklin Blvd

Sacramento, CA 95824 (Sacramento County) - South Sacramento Submarket

★★★★☆ Warehouse

Sold	8/19/2024	Land Area	0.77 AC/33,541 SF
Sale Price	\$1,450,000 (\$109.68/SF)	Sale Comp Status	Research Complete
RBA	13,220 SF	Sale Comp ID	6820361
Price Status	Confirmed	Parcel Numbers	025-0232-024 +1
Built	1932		



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5677 Franklin Blvd (Part of a 2-Property Sale)

Sacramento, CA 95824 (Sacramento County) - South Sacramento Submarket

★★★★☆ Warehouse

Sold	7/26/2024	Land Area	0.49 AC/21,294 SF
Sale Price	\$668,771 (\$213.53/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	3,132 SF (100%)	Sale Comp ID	6807624
Price Status	Allocated	Parcel Numbers	026-0300-015
Built	1959		



13

5671 Franklin Blvd (Part of a 2-Property Sale)

Sacramento, CA 95824 (Sacramento County) - South Sacramento Submarket

★★★★☆ Warehouse

Sold	7/26/2024	Land Area	0.50 AC/21,622 SF
Sale Price	\$256,229 (\$213.52/SF)	Sale Comp Status	Research Complete
RBA	1,200 SF	Sale Comp ID	6807624
Price Status	Allocated	Parcel Numbers	026-0300-010 +1
Built	1972		



14

5755 35th St - 5755 35th Street

Sacramento, CA 95824 (Sacramento County) - South Sacramento Submarket

★★★★☆ Warehouse

Sold	7/3/2024	Land Area	1.43 AC/62,291 SF
Sale Price	\$2,533,000 (\$179.14/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	14,140 SF (100%)	Sale Comp ID	6788214
Price Status	Confirmed	Parcel Numbers	026-0300-036
Built	2007		



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148 Otto Cir

Sacramento, CA 95822 (Sacramento County) - South Sacramento Submarket

★★★★☆ Service

Sold	6/10/2024	Land Area	1.10 AC/47,916 SF
Sale Price	\$925,000 (\$278.20/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	3,325 SF (100%)	Sale Comp ID	6789238
Price Status	Confirmed	Parcel Numbers	036-0191-001 +2
Built	1965		



Property Map and List Report



Property Summary Statistics

Property Attributes	Low	Average	Median	High
Building SF	5,100 SF	18,932 SF	19,200 SF	44,000 SF
Year Built	1955	1980	1982	2005
Available SF	1,700 SF	5,602 SF	4,700 SF	13,740 SF
Clear Height	16'	17'7"	18'	18'
Docks	-	-	-	-
Asking Rent Per SF/MO	\$0.80	\$1.05	\$1.08	\$1.25
Availability %	5.9%	29.6%	40.5%	67.3%
Vacancy %	0.0%	24.3%	30.7%	67.3%
Asking Price Per SF	-	-	-	-
Cap Rate	-	-	-	-
Star Rating	★☆☆☆ 1	★★★★☆ 2.2	★★★★☆ 2	★★★★★ 3

LEASING AVAILABILITY

Property List

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
1	Bldg 1 4370 24th St Sacramento, California 95...	Warehouse ★ ★ ☆ ☆ ☆	1955/2006	11,045 SF (59.5%)	1,915 - 4,474	\$0.93 - 0.99 SF/Month/NNN	Not For Sale
2	4701-4747 24th St Sacramento, California 95...	Warehouse ★ ★ ★ ☆ ☆	1989	28,690 SF (94.1%)	1,700	\$1.06 SF/Month/NNN	Not For Sale
3	6220 Belleau Wood Ln Sacramento, California 95...	Warehouse ★ ★ ☆ ☆ ☆	1987	19,200 SF (100%)	4,800	\$1.00 SF/Month/NNN	Not For Sale
4	3523-3537 Kiessig Ave Sacramento, California 95...	Warehouse ★ ★ ★ ☆ ☆	1986	44,000 SF (100%)	3,520	\$0.80 SF/Month/N	Not For Sale
5	3540 La Grande Blvd Sacramento, California 95...	Service ★ ☆ ☆ ☆ ☆	1982	6,400 SF (50.0%)	3,200	\$1.25 SF/Month/NNN	Not For Sale
6	3747 W Pacific Ave Sacramento, California 95...	Warehouse ★ ★ ☆ ☆ ☆	1978	21,927 SF (49.6%)	2,150 - 11,050	\$1.10 SF/Month/NNN	Not For Sale
7	3801 W Pacific Ave Sacramento, California 95...	Warehouse ★ ★ ☆ ☆ ☆	2005	5,100 SF (52.9%)	2,400	\$1.10 SF/Month/NNN	Not For Sale
8	3220 51st Ave Sacramento, California 95...	Manufacturing ★ ★ ☆ ☆ ☆	1965	23,280 SF (69.3%)	1,785 - 7,140	Withheld	Not For Sale
9	A 4027 Franklin Blvd Sacramento, California 95...	Warehouse ★ ★ ☆ ☆ ☆	1976	9,000 SF (100%)	4,900	\$1.10 SF/Month/MG	Not For Sale
10	6260 Belleau Wood Ln Sacramento, California 95...	Warehouse ★ ★ ☆ ☆ ☆	1987	19,200 SF (75.5%)	2,000 - 4,700	Withheld	Not For Sale
11	6965 Luther Dr Sacramento, California 95...	Industrial ★ ★ ★ ☆ ☆	1974	20,412 SF (32.7%)	4,092 - 13,740	Withheld	Not For Sale

DISCLAIMER

MacLaughlin and Company, Inc. ("Broker") has been engaged as the exclusive agent for the sale of 3523-3537 Kiessig Avenue, Sacramento, CA (the "Property").

The Property is being offered for sale in an "as-is, where-is" condition, Owner and Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective investors of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Owner. Each recipient, as a prerequisite to receiving the enclosed, should be registered with MacLaughlin and Company, Inc., as a registered prospective investor ("Prospective Investor") or as investor's broker ("Investor's Broker") for an identified Prospective Investor. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the Prospective Investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Broker or Owner or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Broker nor Owner shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available, or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Owner reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason Owner and Broker each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Broker is not authorized to make any representations or agreements on behalf of Owner.

Owner shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Owner promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of Owner or Broker; (c) the recipient shall make no attempt to visit the Property and/or grounds without the prior written approval of Owner or Broker; and (d) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Owner or Broker or as otherwise provided in the Confidentiality Agreement executed and delivered by the Prospective Investor(s) to Broker.

Owner shall be responsible for any commission due to Broker in connection with a sale of the Property. Each Prospective Investor shall be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such Prospective Investor or its Investor's Broker. Any Investor's Broker must provide a registration signed by Prospective investor acknowledging said broker/agent's authority to act on its behalf.

If you have no interest in the Property at this time, please return the Offering Memorandum immediately to:

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