

**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



AVERAGE HOUSEHOLD INCOME

\$93,915
WITHIN 1 MILE



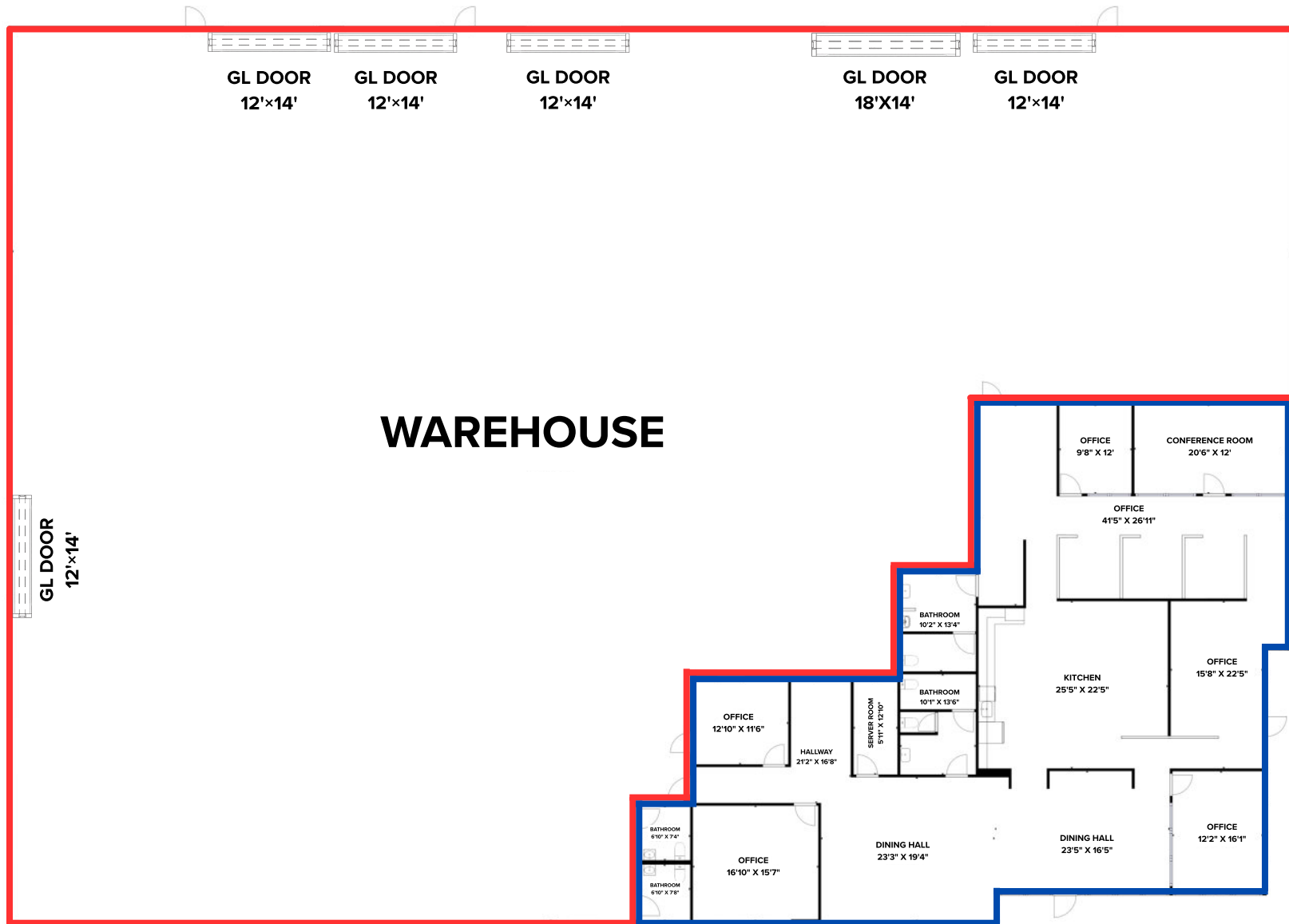
PROPERTY ZONING

M-1
SACRAMENTO COUNTY



15
SPACES

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

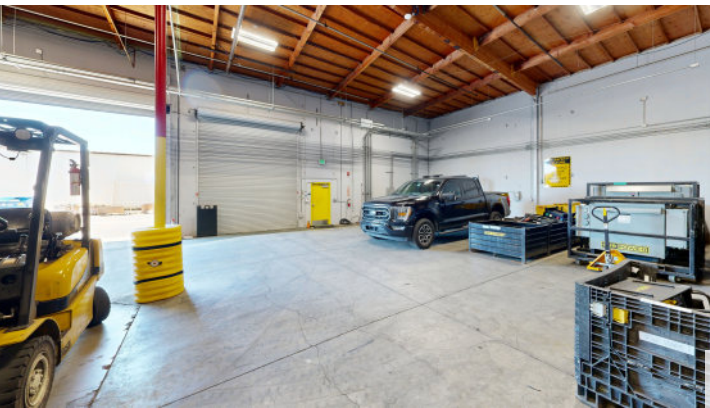
Control your space, your costs, and your future — no renewals or rent hikes.

Build equity

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

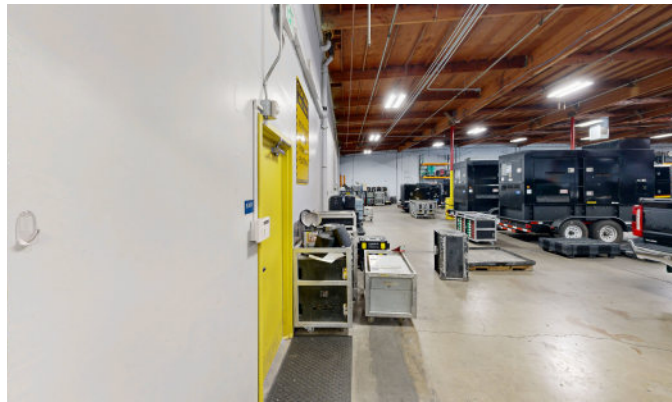
Tax advantages

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



3D Tour
Click Here 

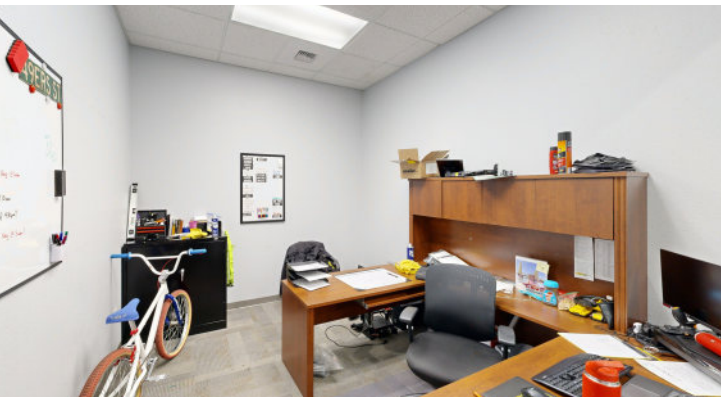
WAREHOUSE





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**

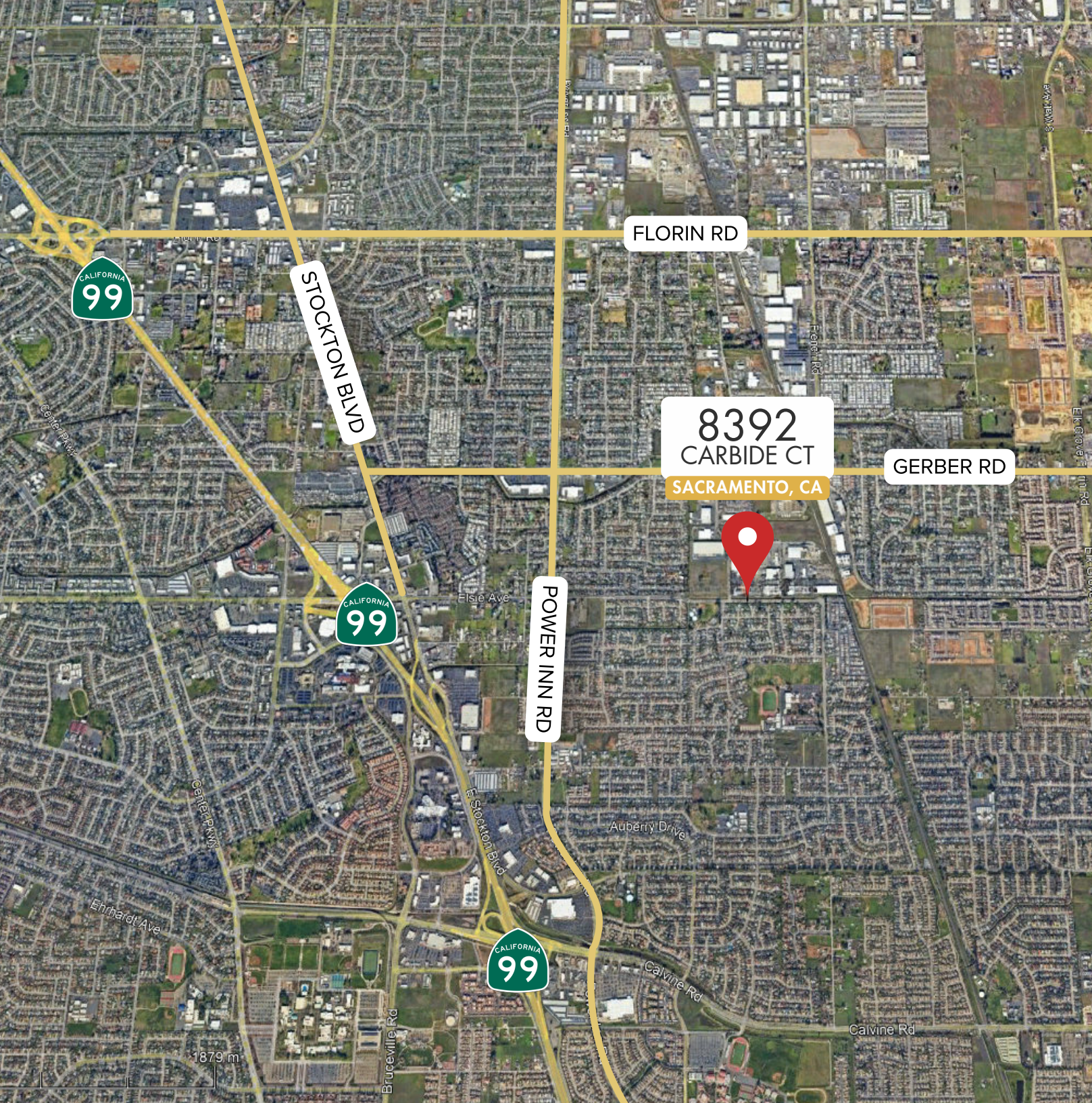
All-asphalt surface handles forklifts, box trucks, and oversized loads without ruts or drainage issues.

- **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

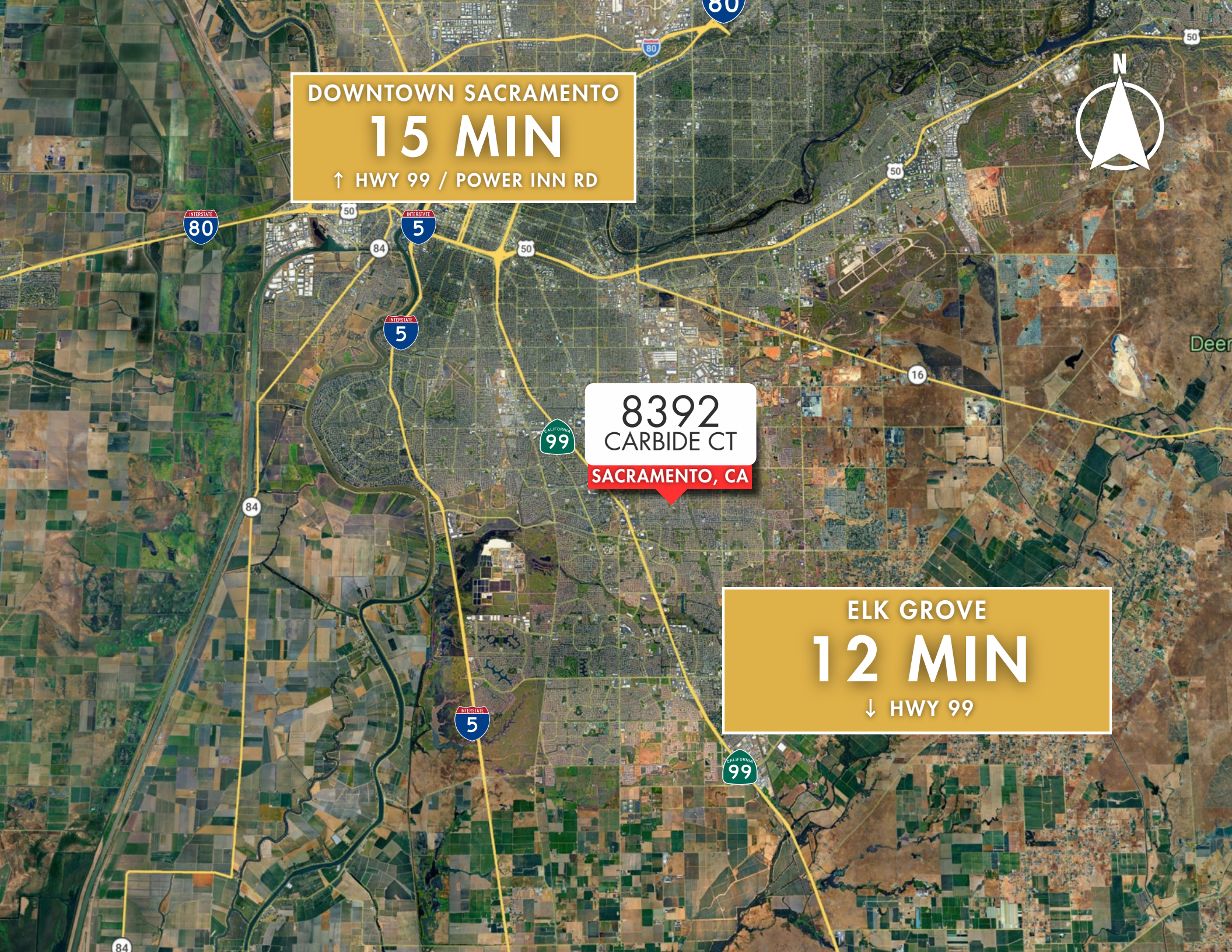
Well-suited for warehouse, contractor, service, and distribution users.

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)



Dave Carlsten

VICE PRESIDENT

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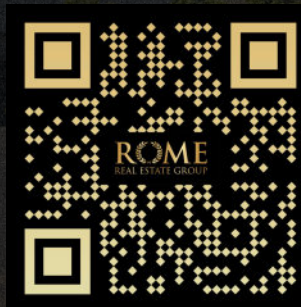
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REACH OUT

TO LEARN MORE ABOUT
8392 CARBIDE CT!