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Bradshaw

BUSINESS PARK

SACRAMENTO, CA

93% Leased Light Industrial Park

Investment Highlights Summary

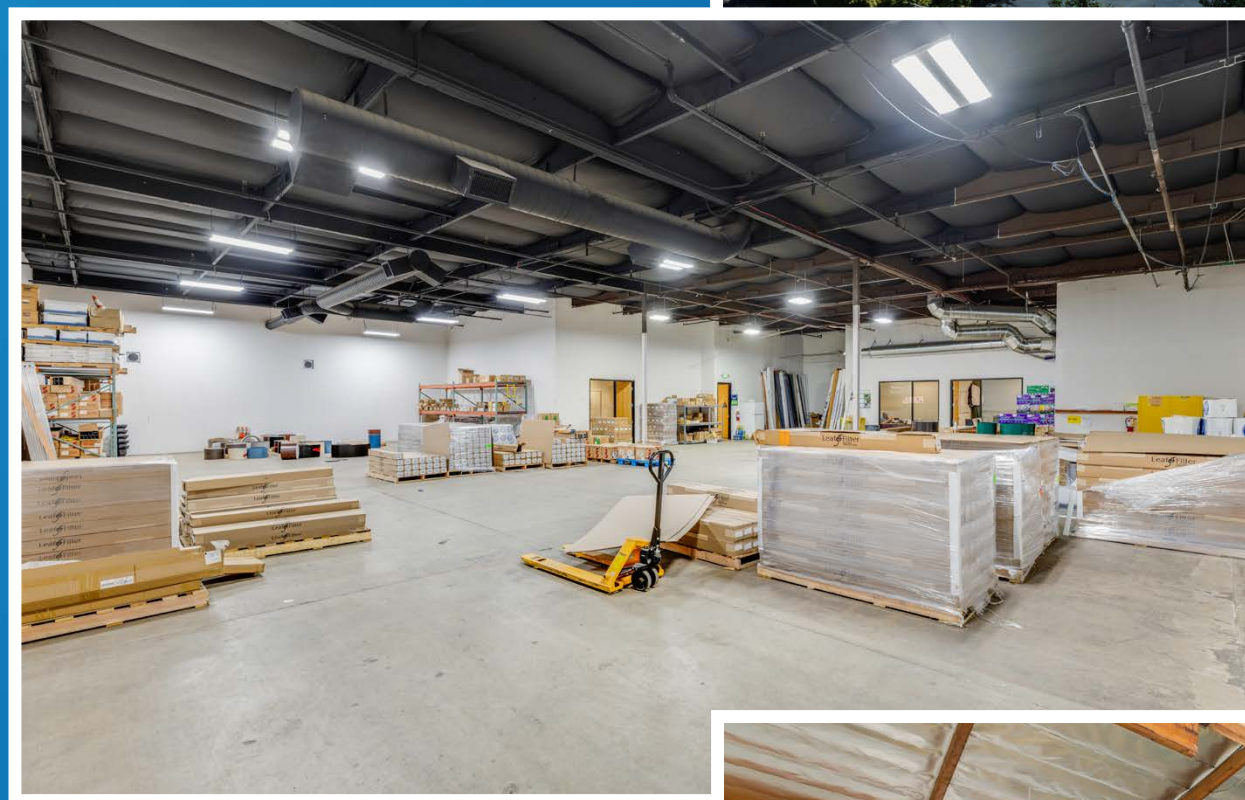
- Exceptional Visibility and Access
- Substantial Tenant Commitment
- Best in Class Project Aligning with Tenant Demand
- Consistent Leasing Momentum
- Flexible Exit Strategy

Property Details

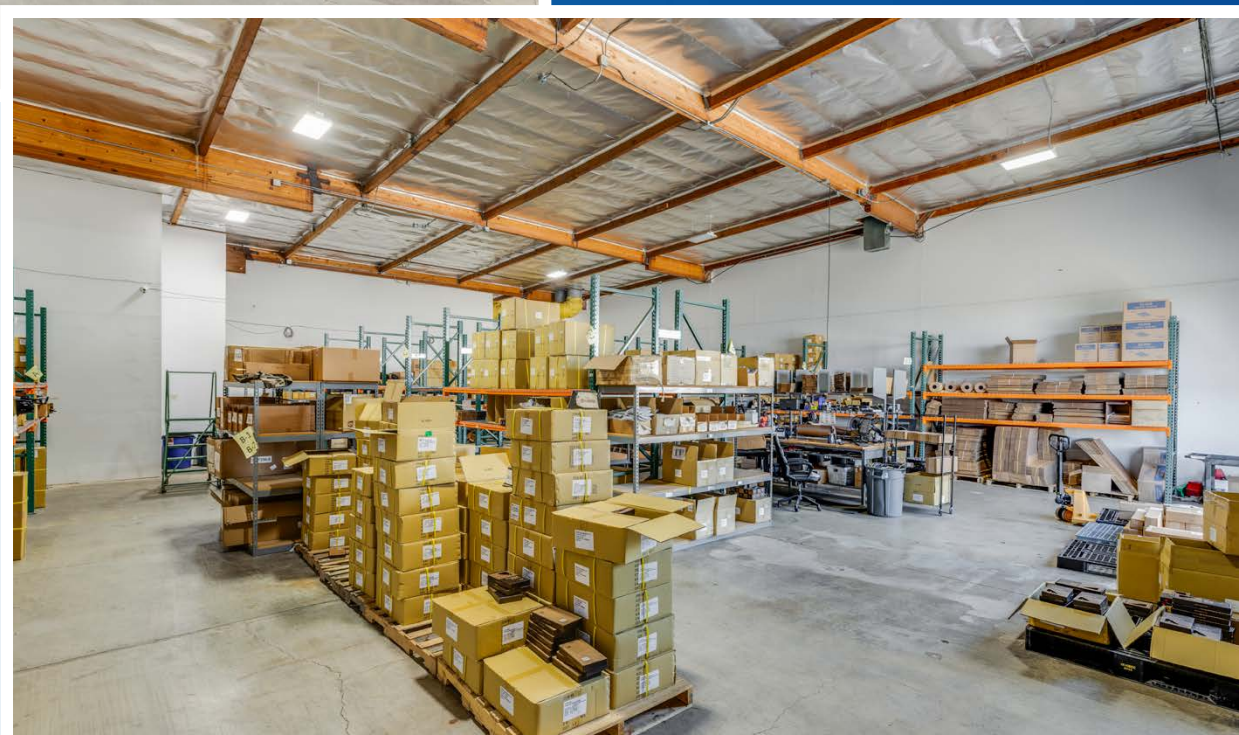
- PROPERTY ADDRESS**
9727, 9767, 9777, 9778, 9816 & 9844 Business Park Drive, Sacramento, CA
- NUMBER OF BUILDINGS**
Six (6)
- RENTABLE AREA**
134,422 Square Feet
- OCCUPANCY**
93%
- LOADING**
37 Doors
- NUMBER OF TENANTS**
24
- W.A.L.T.**
2.9 Years

Project Highlights

+ Freeway Frontage



+ Flexibility Allowing Diverse Tenancy



+ Best In Class Quality

+ Substantial Tenant Commitment: **43% of Tenants Have Been in Place for 5 Years**

+ Consistent Leasing Momentum: **23 New Leases since 2023 equal to 88% of Leased Square Footage**

DOWNTOWN SACRAMENTO

1,490 FEET UNOBSTRUCTED FREEWAY VISIBILITY

Exceptional Visibility & Access

FOLSOM BLVD

186,000+ CARS DRIVE BY THE PROPERTY DAILY



INSTITUTIONAL CAPITAL MARKETS

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