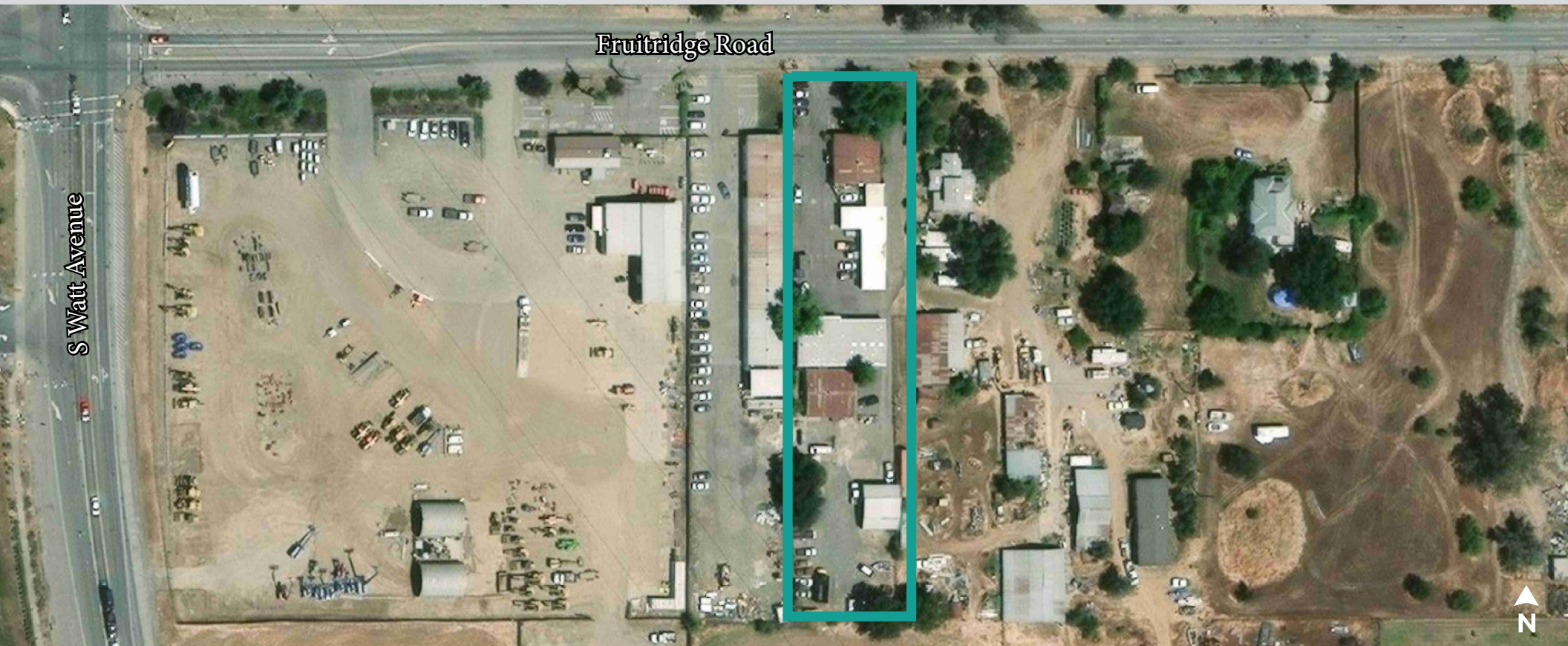


8996

FRUITRIDGE ROAD

OWNER-USER OPPORTUNITY | ±7,732 SF TOTAL ON ±0.95-ACRE OF INDUSTRIAL LAND | FOR SALE



CONTACT US

Zac Sweet SIOR
Senior Vice President
+1 916 717 4768
zac.sweet@cbre.com
Lic. 01352800

Jeff Kvarme
First Vice President
+1 916 203 5257
jeff.kvarme@cbre.com
Lic. 01924968

Tyler Howell
Senior Associate
+1 916 781 4835
tyler.howell1@cbre.com
Lic. 02100245

Courtney Lee
Associate
+1 916 906 5544
courtney.lee@cbre.com
Lic. 02031694

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PROPERTY OVERVIEW

HIGHLIGHTS

- **100% OWNER-USER OPPORTUNITY**
ENTIRE PROPERTY CAN BE UTILIZED BY AN OWNER-USER, ALLOWING BUYERS TO TAKE ADVANTAGE OF SBA FINANCING
- **SIGNIFICANT VALUE-ADD POTENTIAL**
DIVERSE TENANT MIX WITH GROSS LEASES AND POTENTIAL FOR IMMEDIATE INCOME GROWTH
- **EXISTING INCOME WITH NEAR-TERM LEASE ROLLOVER**
THE FOUR EXISTING TENANTS HAVE MONTH-TO-MONTH LEASES OR HAVE LEASE EXPIRATIONS BY 3/31/2027
- **IMMEDIATE OCCUPANCY & EXCESS YARD**
SOUTHERN WAREHOUSE/OFFICE BUILDING AND SECURE, FENCED YARD ARE IMMEDIATELY AVAILABLE OWNER-USER OCCUPANCY OR A MARKET RATE LEASE

ASKING PRICE

\$1,250,000.00



PROPERTY FEATURES



BUILDING AREA
±7,732 SF* Total



SECURED YARD
Fenced & Graveled



GREAT VISIBILITY
Along Fruitridge Road



PARCEL SIZE
±0.95 Acre*



ZONING
M1 LIGHT INDUSTRIAL *



OWNER-USER OPPORTUNITY
With Existing Income In Place



SUBMARKET
Power Inn



EXCELLENT ACCESS
To S Watt Ave and Hwy 50



VALUE-ADD MULTI-TENANT PROPERTY
LEASES ARE MONTH-TO-MONTH OR EXPIRE BY 3/31/2027

*Buyer to independently verify

PROPERTY IMAGES



REGIONAL MAP



8996
FRUITRIDGE ROAD

AERIAL MAP



8996

FRUITRIDGE ROAD

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