



FOR LEASE OR SALE

5801, 5811, 5821 & 5831

Alder Avenue

SACRAMENTO, CA

Premier Industrial Campus



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The Opportunity

5801-5831 Alder Avenue is a premium four-building industrial complex in the northern part of Sacramento's Power Inn submarket, offering flexible occupancy on a fully concrete, truck-friendly site.

Each building features heavy power (*up to 1,600 amps/480V*), 24' clear heights, and multiple oversized grade-level doors, supporting a wide range of industrial uses. The secure, gated layout enhances functionality for contractors, servicers, and manufacturing users.

The property offers excellent access to Highway 50 and Highway 99, along with a rare Conditional Use Permit for cannabis cultivation, making it a highly versatile opportunity.

Flexible acquisition structure: Buildings may be purchased individually or as a portfolio.

Offering Details

Sale Price: \$210 PSF | Lease Rate: \$0.95 NNN

SELLER FINANCING AVAILABLE



This property includes a Conditional Use Permit (CUP) for cannabis cultivation, offering a unique opportunity for operators seeking a permitted location within the City of Sacramento.

Complex Overview

 Click on the property # to view

■ ■ ■ ■ Potential Property Line

Building Features

Secure gated entry with 40' automatic iron gates & key-fob access

Zoned M-2 Industrial

Clear heights ranging from $\pm 23'$ - $\pm 28'$

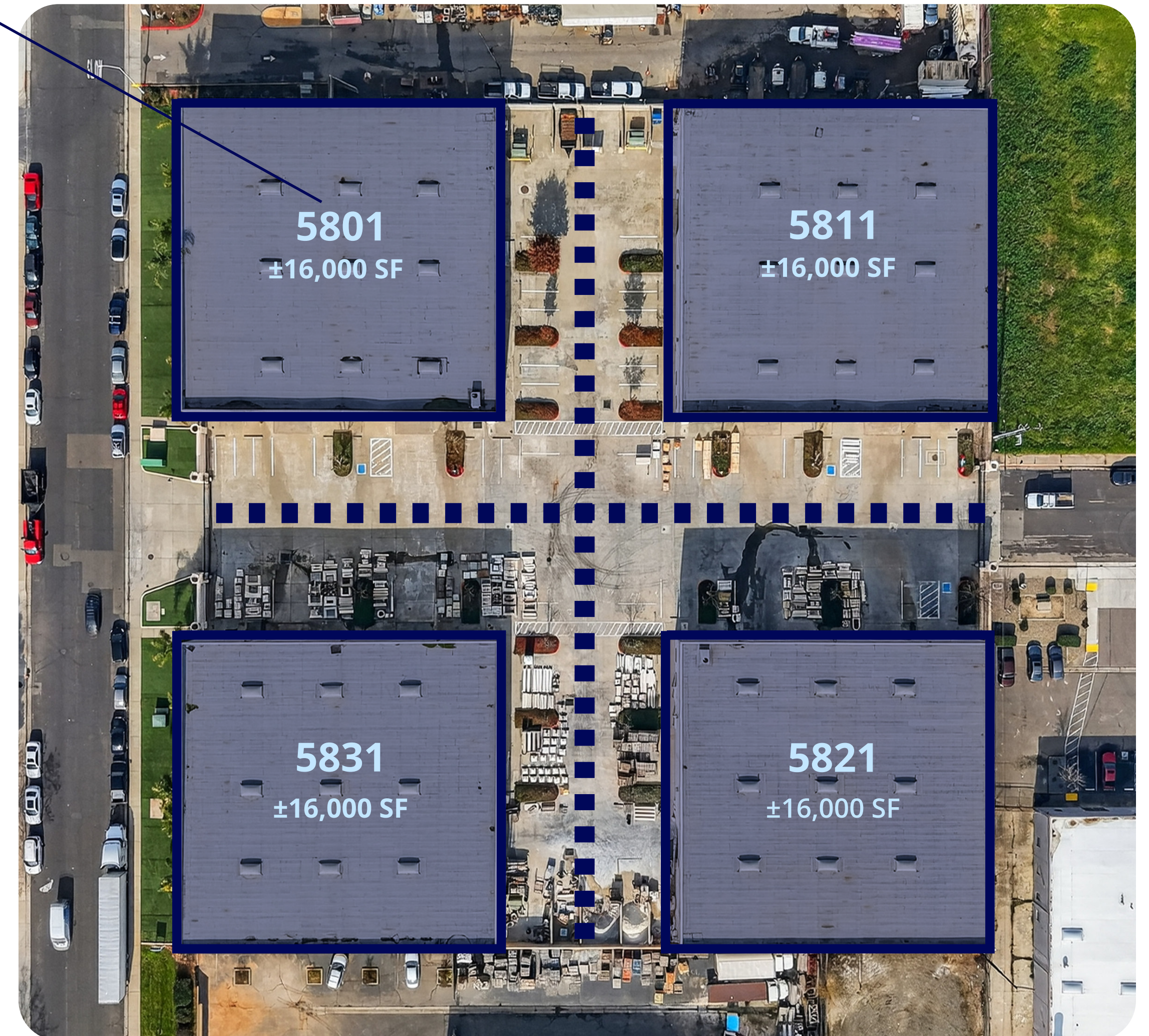
3 oversized 16' x 16' automatic roll-up doors per building

Heavy-duty wind-resistant loading doors

Up to 1,600 amps/480V power service

$\pm 1,000$ SF Class-A office suites in 2 buildings

Extensive skylights providing abundant natural light



Industrial Complex

Multi-building property offers flexibility and functionality



On-Site Parking

+64 parking stalls available for both tenants and visitors

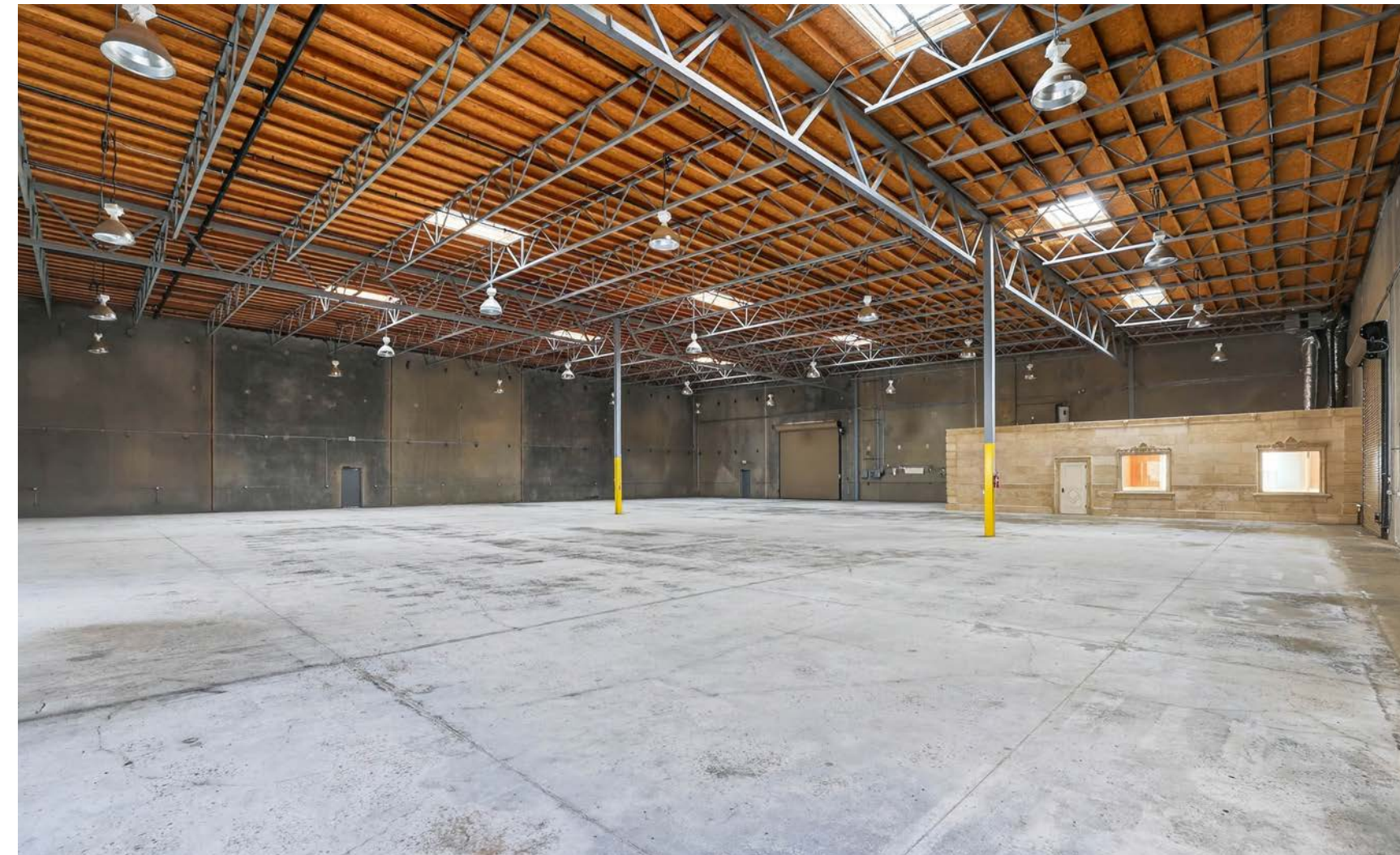
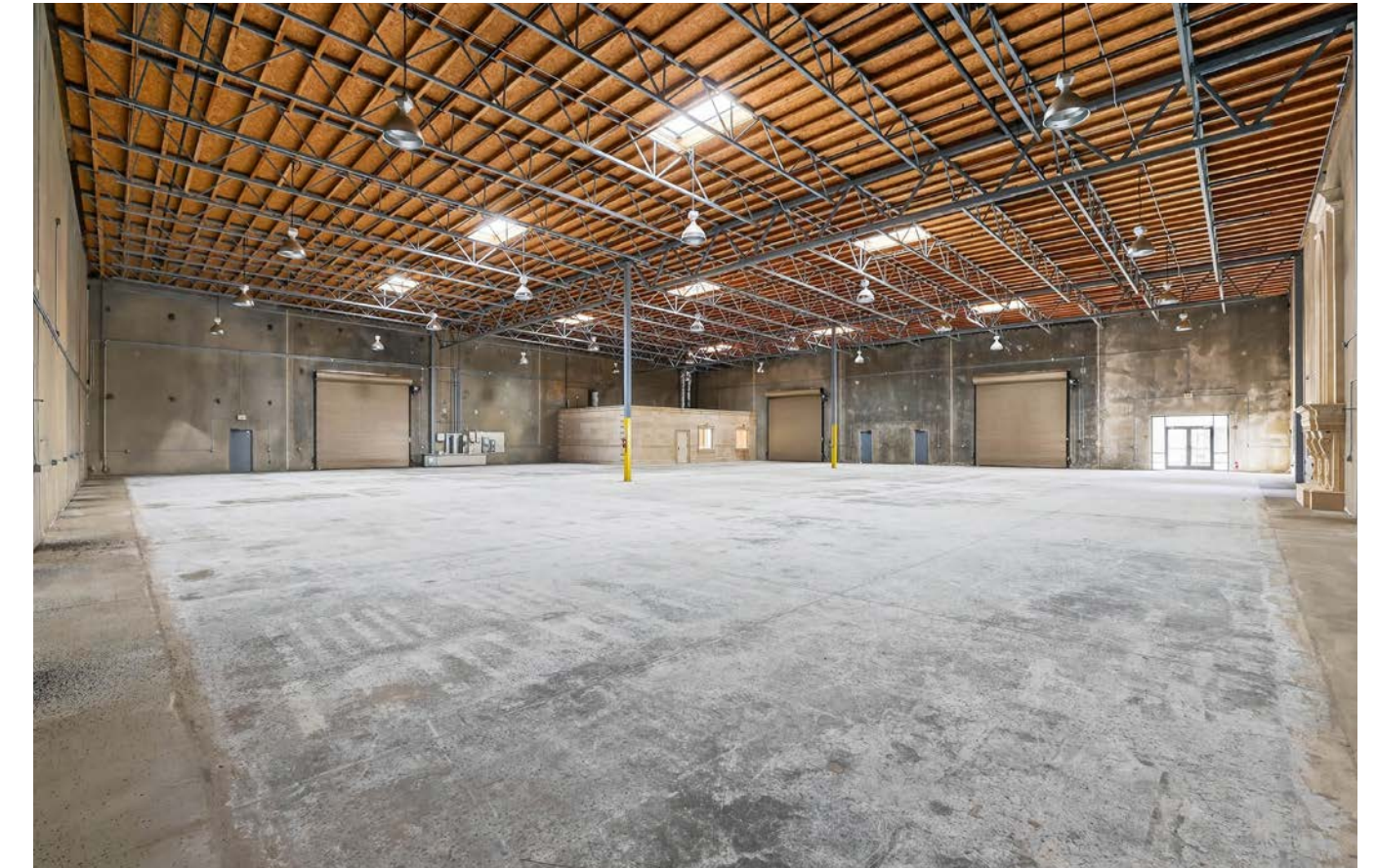
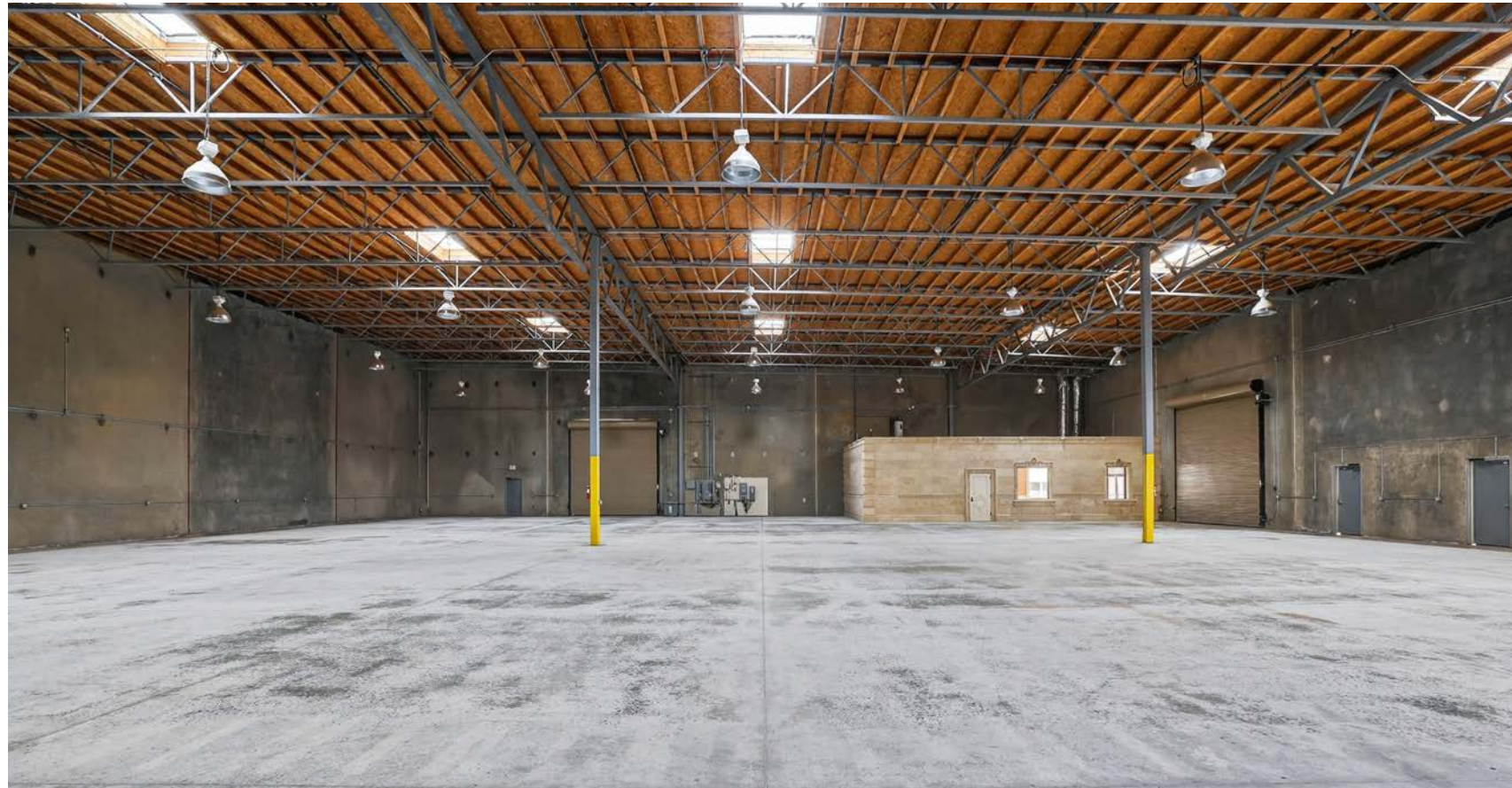


Truck Access

Efficient site layout designed to accommodate truck circulation

Photo Gallery

5801 - 5831 Alder Avenue, Sacramento



Location Overview

Situated within Sacramento's Power Inn Industrial Corridor

Location Advantages

- Dual-street access with efficient truck circulation
- Surrounded by established industrial users & distributors
- Central Sacramento infill location



Regional Overview

Central location with direct access to key destinations

Drive Times

Highway 50 - 5 Minutes

Highway 99 - 7 Minutes

CA State Capitol - 20 Minutes

Port of West Sacramento - 25 Minutes





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