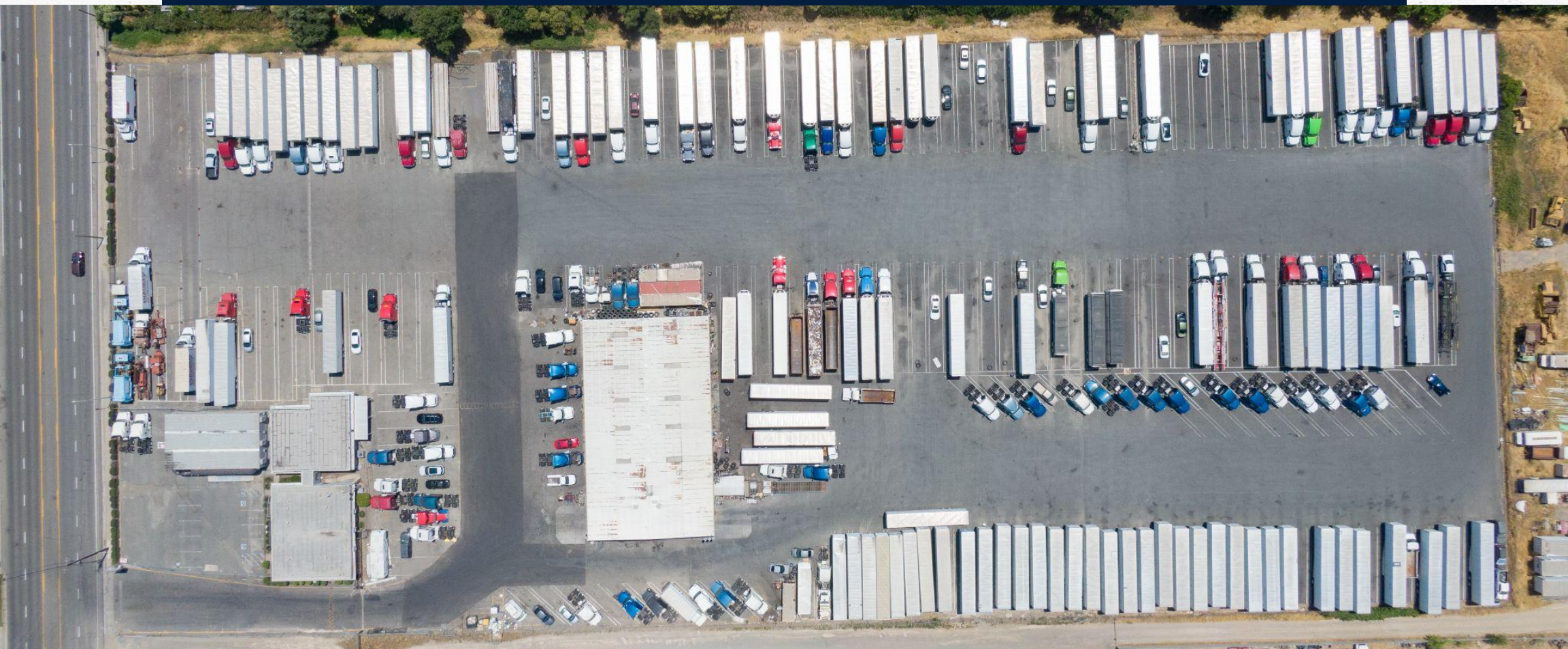
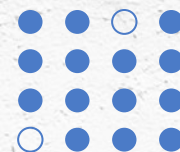


INDUSTRIAL SITE FOR LEASE

7080 FLORIN PERKINS RD | SACRAMENTO, CA 95828

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:



BELALL AHMED

SENIOR ASSOCIATE

Direct (925) 718-7522

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INVESTMENT OVERVIEW

Low Coverage Industrial Facility on a rare ± 8.54 -acre site

Massive Fenced & Paved Yard

- $\pm 372,002$ SF of fully paved and secured yard space
- Trailer-ready: Designed to accommodate up to 200 trailer trucks
- Excellent for logistics, fleet parking, equipment storage, or outdoor operations

Industrial Functionality

- Ten (10) 12' x 14' Grade-Level Doors with full drive-through capability
- 16' Warehouse Clear Height
- 600 Amps | 480V Power (per panel)
- On-site wash rack

Zoning & Use

- Zoned M-1 & M-2 Industrial – suitable for a wide range of industrial applications

Strategic Sacramento Location

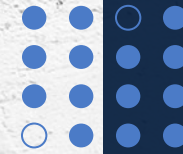
- Located on Florin Perkins Road with direct frontage
- Easy access to HWY 99 and HWY 50
- Central position in Sacramento's core industrial district

$\pm 19,650$ SF Total Improvements

- $\pm 12,000$ SF Warehouse
- Three Office Trailers totaling $\pm 7,650$ SF



PROPERTY SUMMARY



PROPERTY SUMMARY

Address	7080 Florin Perkins Rd Sacramento, CA 95828
Rent	\$75,000 Per Month + NNN
RBA	±19,650 SF
Lot Size	±8.54 AC
Clear Height	16 ft
Zoning	M-2 & M-1 Industrial
Power	600 Amps Of 480-Volt Power
Year Built	1976
Doors	10 Total /12' W X 14' H With Drive-Thru Capability





FedEx
Ship Center

AMREP

PENHALL
COMPANY

Procida
Landscape, Inc.

CW
CwDoors

Chipman
Relocation & Logistics

CONSTRUCTION
INNOVATIONS

REPUBLIC
SERVICES

NMI
Industrial
Design • Build • Install

CRAFCO
INC
PRESERVATION PRODUCTS

MARTIN'S
AUTO BODY INC.

Pacific
Truck Tank Inc.
REPAIRS • RENTALS • MAINTENANCE

LINHDOR

Bejac

FLORIN PERKINS RD ± 22,000 VPD

SUBJECT
PROPERTY

HB
Towing

PAN
SIGN COMPANY



50

± 221,000 VPD



ALBERT EINSTEIN MIDDLE SCHOOL
609 STUDENTS



SACRAMENTO MATHER AIRPORT
± 9 MILES AWAY



16

± 13,500 VPD



TOTAL SERVICE
LOGISTICS, INC.

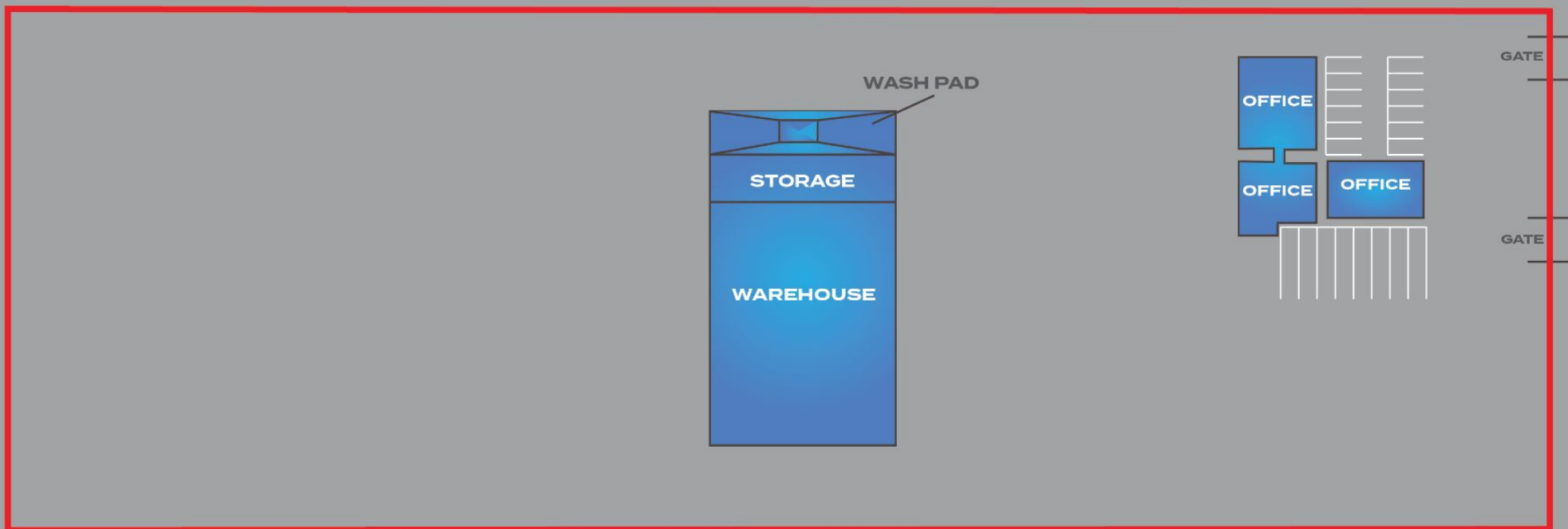


SUBJECT
PROPERTY



GOLF GREEN MOBILE ESTATES
185 UNITS





FLORIN PERKINS RD ±22,000 VPD

PROPERTY PHOTOS



PROPERTY PHOTOS



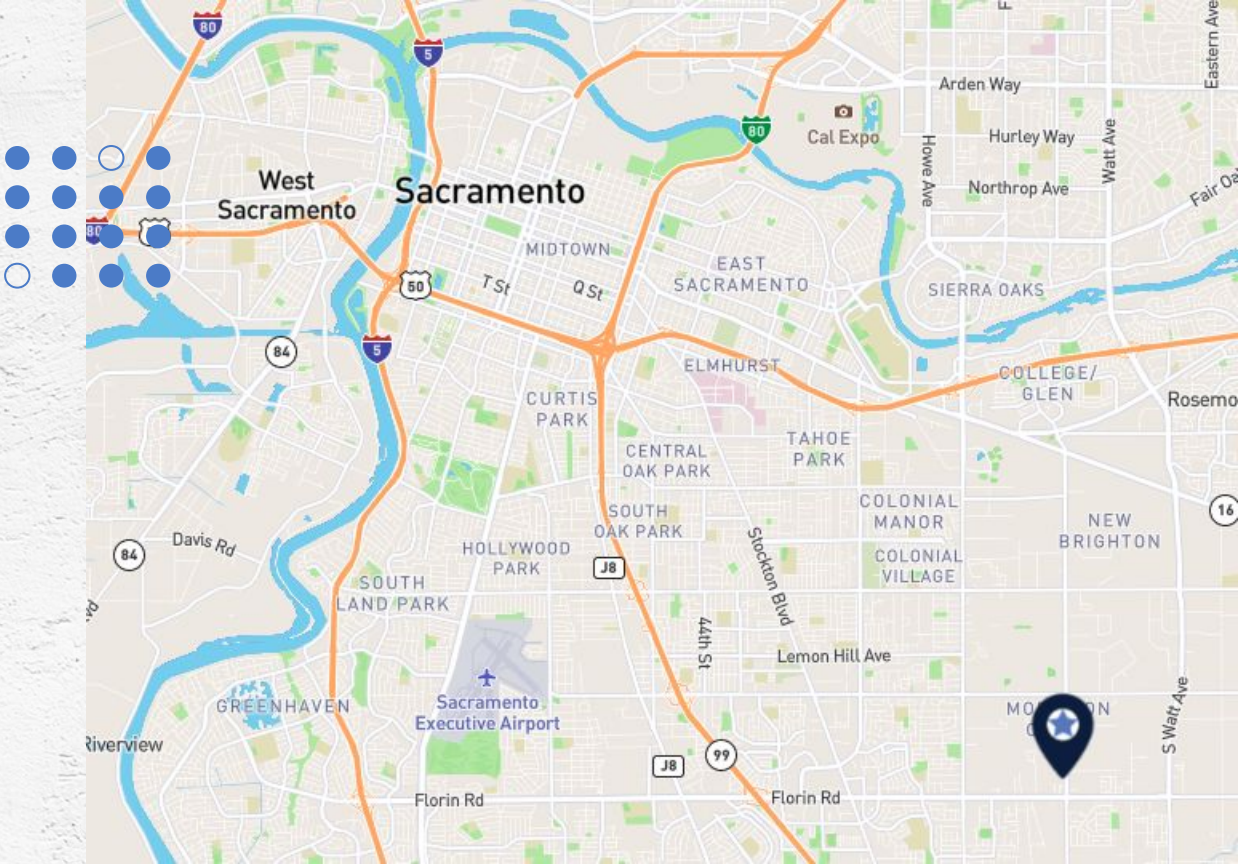
MARKET OVERVIEW

Sacramento, CA

Sacramento's industrial market is marked by its strategic location, strong logistics infrastructure, and resilient tenant demand. Positioned at the crossroads of major interstate highways with access to key distribution corridors, the region supports efficient movement of goods across Northern California and into neighboring states.

Industrial users are drawn to Sacramento for its well-established mix of distribution, light manufacturing, and flex space, especially within the small- and mid-bay categories where occupancy remains consistently strong. The area benefits from a stable labor pool and an expanding base of trade and transportation-related employment, further supported by targeted workforce development initiatives.

While new development has moderated, this trend enhances long-term supply-demand balance and offers opportunities for stabilized assets to stand out. Continued investment in infrastructure, including airport cargo facilities and inland port connections, reinforces Sacramento's role as a critical node for regional logistics and positions it as a competitive and accessible industrial hub.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	6,355	113,575	354,099
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,146	34,377	112,416
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$76,414	\$80,080	\$88,399

ECONOMY

Sacramento's economy is multifaceted, driven by sectors such as government, healthcare, education, and technology. As the capital of California, it hosts numerous state government offices, which are major employers and provide a stable economic base. The presence of top-tier educational institutions like the University of California, Davis, and California State University, Sacramento, contributes to the city's economic growth by fostering innovation, research, and a highly educated workforce. Additionally, Sacramento's healthcare sector is robust, with major hospitals and research facilities playing a critical role in both employment and medical advancements.

ECONOMIC DEVELOPMENT

Sacramento's economic development is characterized by strategic investments in key sectors and a commitment to sustainability and innovation. The city has actively promoted growth in its technology and innovation sectors, attracting startups and established tech companies by offering a more affordable alternative to Silicon Valley. Initiatives like the Sacramento Urban Technology Lab (SUTL) and partnerships with local universities aim to foster a thriving tech ecosystem. The city also invests in infrastructure improvements and revitalization projects, such as the redevelopment of the Downtown Railyards, which is one of the largest urban infill projects in the country. These efforts not only create jobs but also enhance the city's appeal as a vibrant place to live and work.

EMPLOYERS	EMPLOYEES
State of California	107,876
University of California, Davis Health	16,075
Sacramento County	13,252
Kaiser Permanente	10,934
U.S. Government	10,507
Sutter Health	9,350
Dignity Health	7,353
Intel (in nearby Folsom)	5,000
San Juan Unified School District	4,801
Los Rios Community College District	3,049



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7080 Florin Perkins Rd, Sacramento, CA, 95828** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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7080 FLORIN PERKINS RD | SACRAMENTO, CA 95828

OFFERING MEMORANDUM

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License No. 02168060 (CA)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

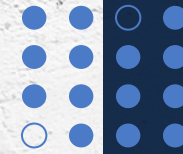
APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

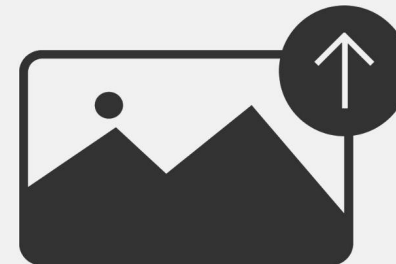
Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[NEW 2025 Industrial OM Template](#)

PROPERTY SUMMARY



PROPERTY SUMMARY	
Address	7080 Florin Perkins Rd Sacramento, CA 95828
RBA	±19,650 SF
Lot Size	±372,002.00 AC
Coverage	5.28%
Zoning	XX
Construction	XX
Year Built	1974
Dock Doors	00
Drive In Doors	00



PENDING PHOTOS

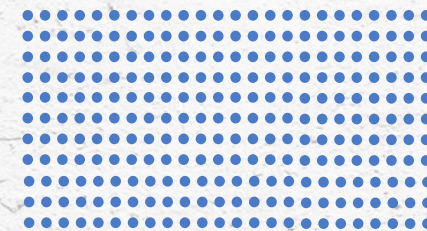
FINANCIAL OVERVIEW

SALES RANGE

Pricing	\$1,900,000	\$1,800,000	\$1,700,000
Price/SF	\$158.33	\$150.00	\$141.67
Price/SF of Land	\$21.81	\$20.66	\$19.51

LEASING RANGE

Rent/SF	\$12.00	\$11.00	\$10.00
Monthly Rent	\$12,000	\$11,000	\$10,000
Annual Rent	\$144,000	\$132,000	\$120,000



PROBABLE	
Pricing	\$1,900,000
Price/SF	\$158.33
Price/SF of Land	\$21.81
Cap Rate	\$158.33

	MONTHLY RENT	ANNUAL RENT	RENT/PSF
Current	\$32,500.00	\$390,000.00	\$26.80
Options Year 1	\$32,500.00	\$390,000.00	\$26.80
Options Year 2	\$32,500.00	\$390,000.00	\$26.80
Options Year 3	\$32,500.00	\$390,000.00	\$26.80



PENDING PHOTOS

[illegible]