

2 UNIT INDUSTRIAL BUILDING

5820 Rosebud Lane | Sacramento, CA

Coats Daewoo Parts
Auto parts store

5820 Rosebud Ln,
Sacramento, CA 95841

INCLUDING FRONT AND BACK YARD SPACE / STORAGE

Lu Ann Henderson
Senior Vice President
(916) 798-8559
Luann@GQNorth.com
Lic: DRE# 01912126

HendersonCRE Virtual Tour

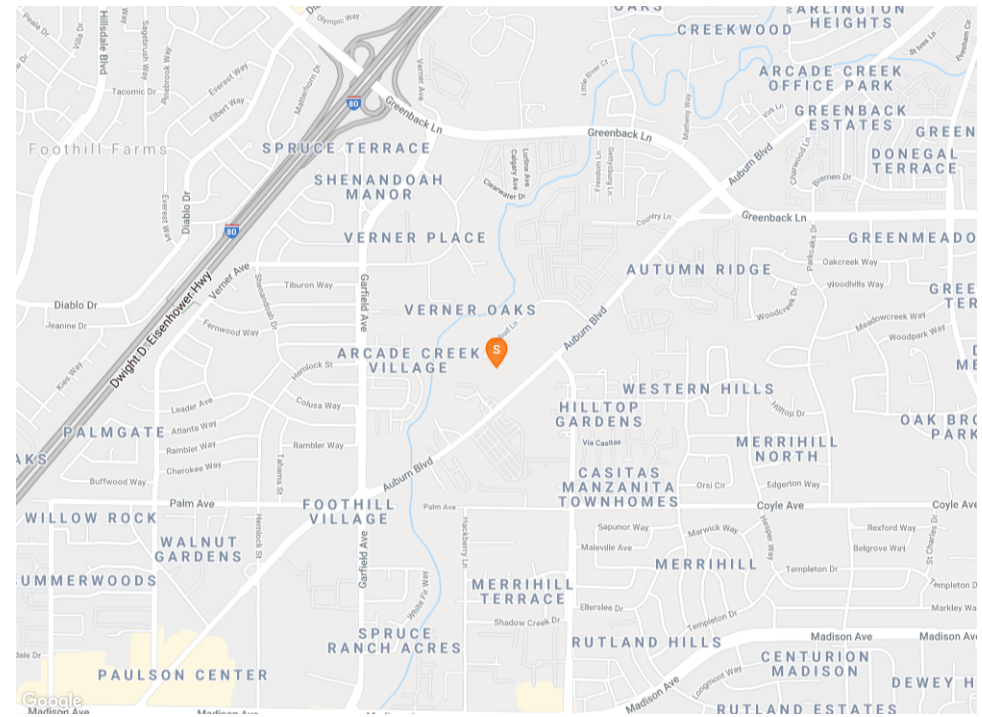
(310) 367-8933
Luann@GQNorth.com

GQNorth
real estate

BUILDING HIGHLIGHTS

- Secure 10 Foot Barb Wired Fencing
- Asphalt Covered Front Yard, utilized as one or Split
- Multiple Grade Level Doors on Each Side, Front & Back
- Easy Access to I-80 & Greenback Blvd.
- 0.65 acres zoned GC
- Building sf 7,080, each side being 3,540
- Tandem Doors with Big Large Back Lots
- Built Out Offices with Restrooms
- Quiet Private Street
- \$0.70 sqft \$0.25 NNN
- Possibility of taking entire 7,080 SF
- 916-798-8559 Lu Ann Henderson

Locator Map



PROPERTY DESCRIPTION

NUMBER OF UNITS	2
BUILDING SF	7,080
NET RENTABLE AREA (SF)	28,430
LAND SF	28,430
LAND ACRES	0.653
YEAR BUILT	1964
ZONING TYPE	GC
BUILDING CLASS	Light Industrial
SUPER FLAT FLOORS	Yes
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
GRADE LEVEL DOORS	6
FENCED YARD	Yes

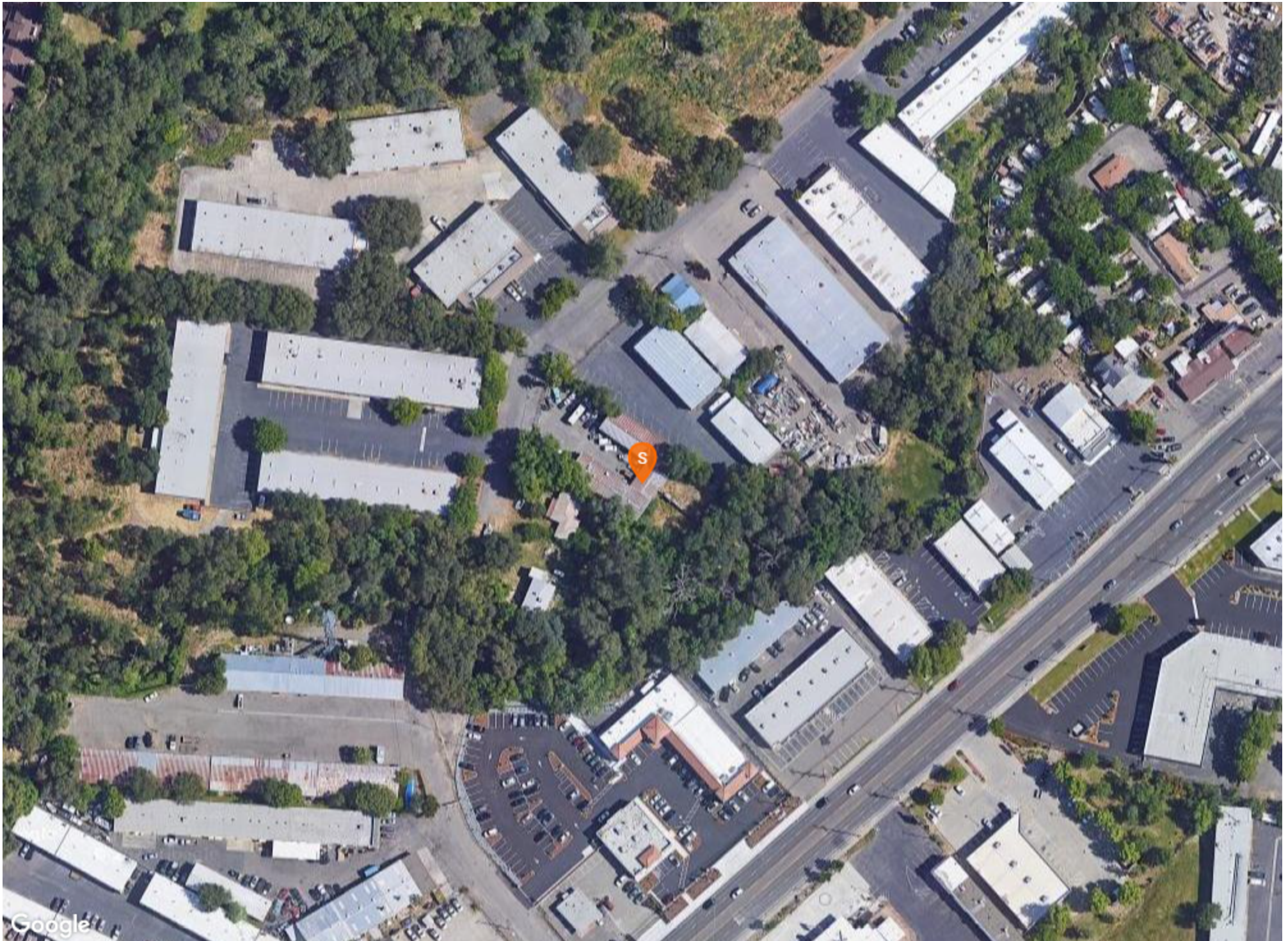
NEIGHBORING PROPERTIES

NORTH	Ridgeline
SOUTH	M&S Auto
EAST	Dicicco Mechanical
WEST	Rim Pros Of Sacramento

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	Metal
PARKING SURFACE	Asphalt
ROOF	Metal
LANDSCAPING	Back Lot





Google





Lu Ann Henderson

Senior Vice President

DRE# 01912126

California Commercial Real Estate

Southern 310-367-8933 / Northern 916-798-8559

Call/Text

Invest@HendersonCRE.com

Take a Virtual Tour
HendersonCRE.com





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Real Estate Sales and Leasing at GO North Real Estate and HendersonCRE.com. Lu Ann is a CCIM candidate and has received three CCIM certificates. She's nearing the 2021 year with 25 completed transactions with seven transactions of over \$7,000,000.00 in commercial sales and eighteen in leasing transactions, most dual agency.

Lu Ann is an exclusive California listing agent, servicing the Sacramento, Bay Area, and Los Angeles markets. She comes with a wide range of local and international investors. 90% of her boutique sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named Power Broker by Costar/LoopNet for the second quarter of 2020.

Lu Ann has been responsible for multiple millions in California, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate. Lu Ann started her California commercial real estate career in 2013 as a two-year intern for an investor that holds commercial assets worldwide. Learning from some of the savviest private commercial investors, she now utilizes these strategies in all her transactions, which keeps her known for her top closing commercial real estate success rate and overall transaction volumes are in the top 5% of brokers.

Lu Ann played a vital role in the nine-month due diligence duties for purchasing 277 acres at Larry Bell Dairy Farm negotiated for \$3.8 million in 2013. She was responsible for troubleshooting the entire AG-80, 277 acres, and the 12 residential properties located at 11318 Franklin Blvd, Elk Grove, CA. Lu Ann manages the back end of housing and development for commercial and agricultural purchases.

First receiving her Nevada Real Estate License in 2005, Lu Ann started with the Blasco Development group and attended several commercial meetings on various development – transnational projects underway. Usually, the only female in the group exposed to a wealth of knowledge, she quickly learned that her passion was commercial real estate. Her first project was assisting the sellers in the sale transaction of the Spanish Palm Apartments, located at 5250 S. Rainbow Blvd., Las Vegas NV. 89118. The buyer utilized her assistance in selling the first two phases of a 376-unit Apartment sale transaction for \$52.6 million. The buyers purchased the apartments for a condominium conversion.

In 2015, the City of Sacramento opened a map naming Industrial approved zoning for cultivation in the cannabis industry. Lu Ann was one of the first courageous commercial agents in the region to take on uncharted territory while actively attending city ordinance meetings obtaining all necessary rules and regulations into this new real estate arena for her clients.

Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential buyers and tenants to benefit her commercial listings, utilizing Costar/LoopNet, Crexi, and her database. In 2020, during the COVID pandemic shut down, she realized there was still considerable demand for commercial space. Once again, her entrepreneur mindset has led her to create a new YouTube Channel, HendersonCRE.com, which further expands her digital marketing and property display globally.

In January 2021, Lu Ann was approached by a Los Angeles business brokerage firm looking to collaborate with her. Known for her skilled nature, integrity, and professionalism, she has now collaborated with a reputable team offering a complete evaluation of your business, which includes Business Sales, Mergers & Acquisitions, Business Valuation, Opinion of Value Report, Pre-Sale Consultation, and Exit Strategy.

2 Unit Industrial Building

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GQ North Real Estate and it should not be made available to any other person or entity without the written consent of GQ North Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Lu Ann Henderson

Senior Vice President

(916) 798-8559

Luann@GQNorth.com

Lic: DRE# 01912126



HendersonCRE Virtual Tour

(310) 367-8933

Luann@GQNorth.com

