

# Live \* Work \* Trucking \* Warehouse on 1.32 Acres

WAREHOUSE - 3 BD HOUSE - OFFICE ON 1.32 ACRES

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**GQ**North  
real estate



# BUILDING HIGHLIGHTS

- LIVE \* WORK \* TRUCKING YARD ON 1.3 ACRES
- 3BD/2BA House approx. 1,700 SF
- Warehouse approx. 1,775 SF One Roll Up Door
- 1.34 Acres On Recycled AB Gravel / Trucking Base Rock
- Leased Single Tenant Only, No Splitting House, Warehouse , Yard
- \$8,500 A Month / Rate Incentives On Approved Credit
- Create an Income Producing Truck Yard
- Near the HWY 50 / Power Inn Sector /S Watt Ave / Bradshaw
- HendersonCRE.com For More Industrial Property Brochure



Locator Map



Regional Map



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## PROPERTY DESCRIPTION

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NUMBER OF UNITS	2
NET RENTABLE AREA (SF)	3,475
LAND SF	57,499
LAND ACRES	1.32
ZONING TYPE	M-1 (SM)
BUILDING CLASS	Warehouse / Office
LOCATION CLASS	Industrial
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	Two
GRADE LEVEL DOORS	One
FENCED YARD	Yes
OFFICE SF	1,700
OFFICE TO WAREHOUSE RATIO	50/50

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# Lu Ann Henderson

## Senior Vice President

DRE# 01912126

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Call/Text

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Take a Virtual Tour  
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**Lu Ann Henderson**  
Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Real Estate Sales and Leasing at GQ 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. [Advisor Profile](#) | Live \* Work \* Trucking \* Warehouse on 1.32 Acres



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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.

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*Exclusively Marketed by:*



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