

Fenced, Stand Alone Industrial Warehouse

CONVENTIONAL OR CANNABIS USE IN THE OTTO CIRCLE INTERMIX

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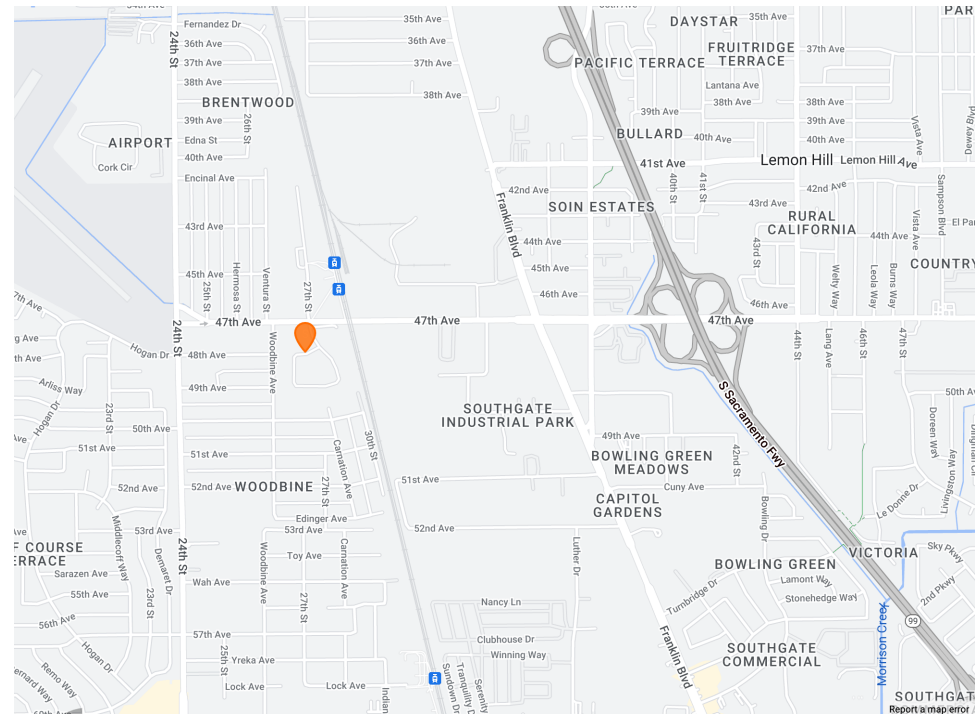
209 Otto Circle
Sacramento , CA 95822

GQNorth
real estate

BUILDING HIGHLIGHTS

- AVAILABLE FOR LEASE CONVENTIONAL OR CANNABIS USE
- CONVENTIONAL OR CANNABIS USE IS WELCOMED
- CITY APPROVED CUP FOR CANNABIS DISTRIBUTION AND MANUFACTURING
- LONG TERM TENANT, STRONG FINANCIALS & CREDIT ONLY NEED APPLY
- 16 X 14 ROLL-UP DOORS / ONE 10 X 12
- 1,000 GALLON FUEL STORAGE TANK ON SITE
- AIR DISTRIBUTION IN WAREHOUSE
- CONVENTIONAL USE \$1.00 PSF NNN
- CANNABIS USE \$1.20 PSF NNN
- IN THE COMPOUND OF OTTO CIRCLE
- EASY ACCESS TO HWY 99
- TAKE A VIRTUAL TOUR ON YOUTUBE HENDERSONCRE.COM
- CALL/TEXT FOR DETAILS 916-798-8559 LU ANN HENDERSON

Locator Map



PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	5,140
LAND SF	22,100
LAND ACRES	0.507
YEAR BUILT	1975
ZONING TYPE	M-1S-EA-4
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	12
CEILING HEIGHT	19
GRADE LEVEL DOORS	3
FENCED YARD	Yes
OFFICE SF	1000
OFFICE TO WAREHOUSE RATIO	4140

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	200 Amps 240/120 V, 3 Phase

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Cinder Block
PARKING SURFACE	Paved

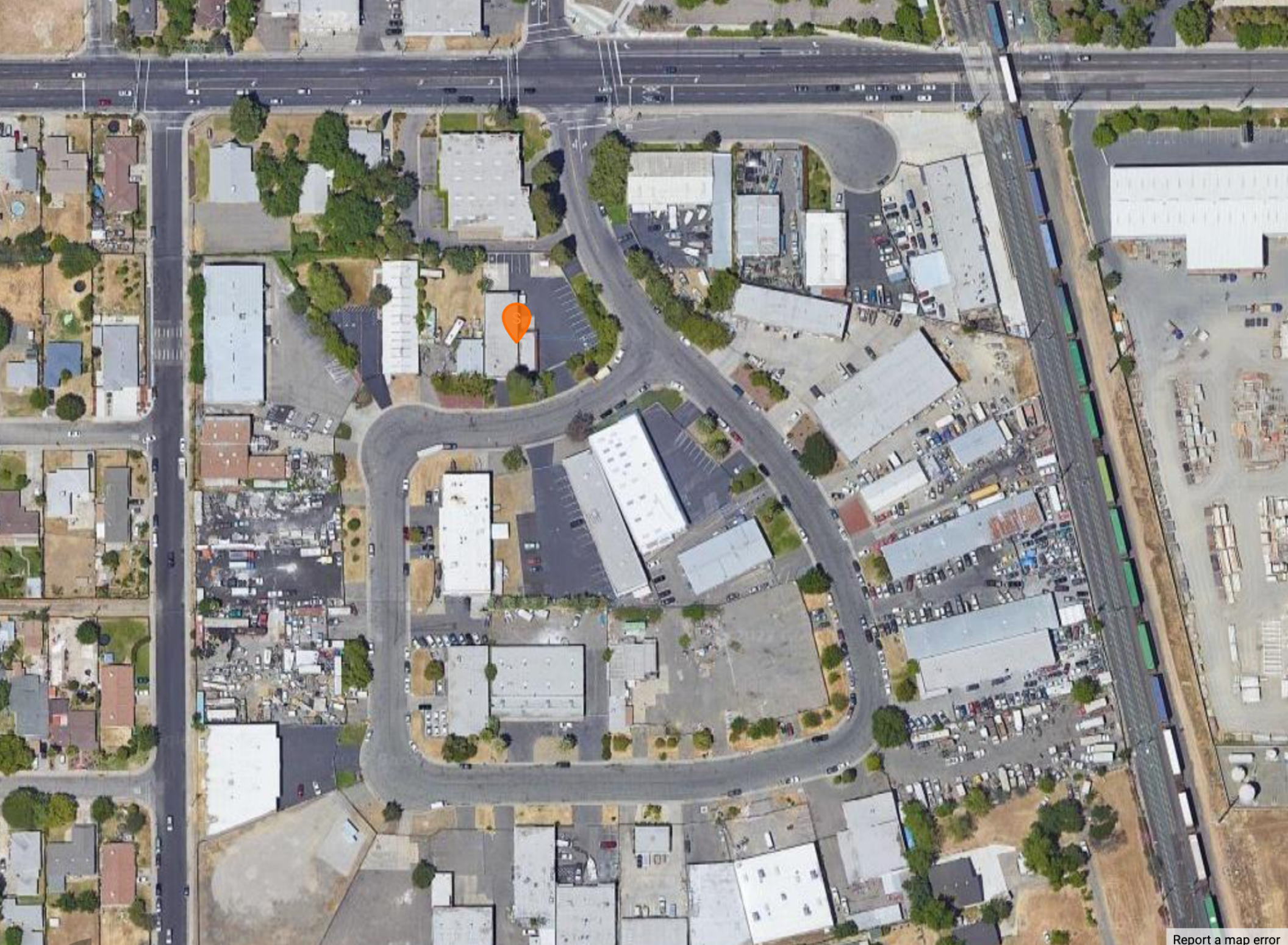
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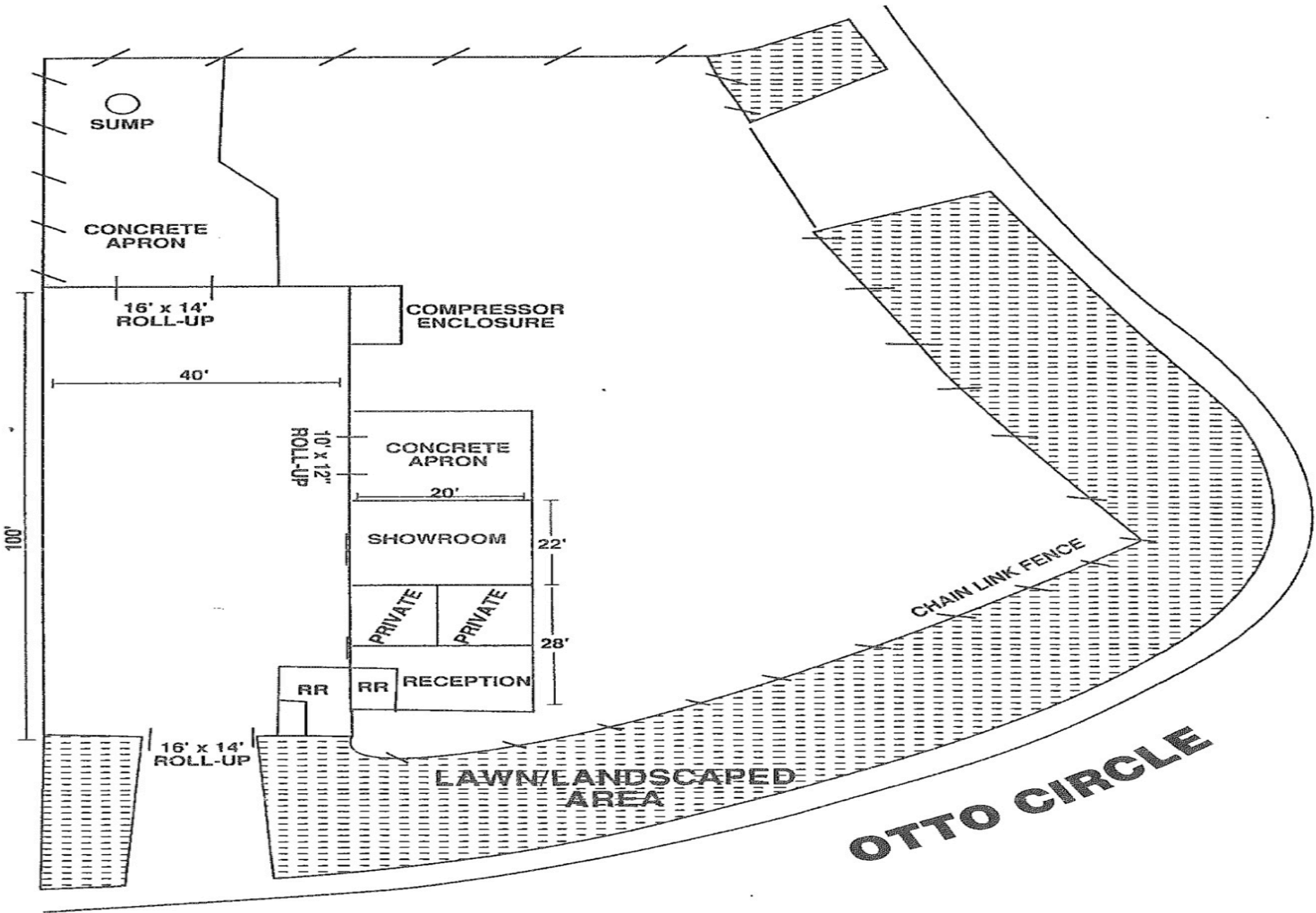
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Call/Text

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[Report a map error](#)



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 GQ North Real Estate and HendersonCRE.com. Lu Ann is a CCIM candidate and has received three CCIM certificates.

Lu Ann is an exclusive “boutique” California Commercial Real Estate listing agent, servicing the Sacramento, Bay Area, and Los Angeles markets selling over \$26. Millions in sales and a 92% average in closing her exclusive listings. 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.

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 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 Nevada commercial real estate career in 2005 with original Las Vegas family developers. She continued 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 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.

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 and obtaining all necessary rules and regulations for this new real estate arena for her clients. Additionally, Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential buyers and tenants to benefit from 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. Lu Ann has collaborated with a reputable team offering a complete evaluation of your business, including Business Sales, Mergers & Acquisitions, Business Valuation, Opinion of Value Report, Pre-Sale Consultation, and Exit Strategy.

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Exclusively Marketed by:



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