



**Lu Ann Henderson**  
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**HendersonCRE Virtual Tour**  
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2060 - 2080 Railroad Dr.  
Sacramento, CA 95815

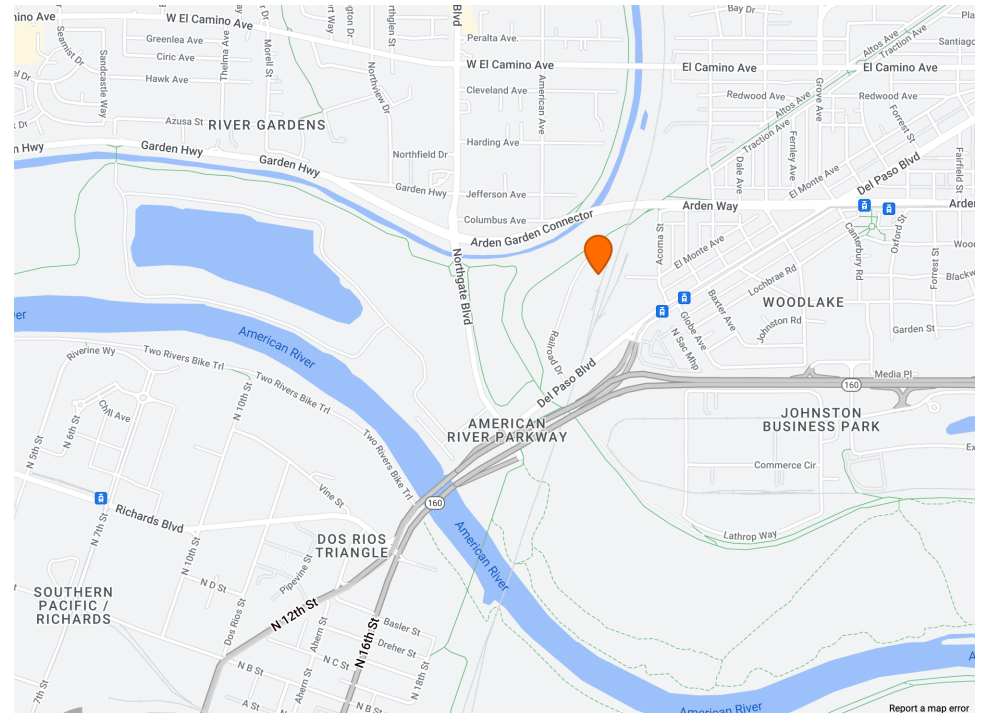
# FOR LEASE INDUSTRIAL

LAST SUITE, 10,000 SF WITH PAVED LOT

**GQ**North  
real estate

# BUILDING HIGHLIGHTS

- LAST INDUSTRIAL SUITE LEFT
- 10k sf with paved lot with possibly up to 1 acre - No dock available
- Perfect for Trucking, Storage, and Construction
- Lease Rate \$0.65 PSF / NNN
- 4 Grade Level Tandem Doors (12' x 14')
- Reinforced Concrete Tilt Up Buildings
- Electric Fencing Around Entire Property
- End of Private Cul-De-Sac
- Conventional Use / Contractors / Trucking Use
- Proximity to Freeways and Downtown
- Yard Space / Private Parking Available
- 916-798-8559 Lu Ann Henderson
- Take a Virtual Tour [HendersonCRE.com](http://HendersonCRE.com)



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## PROPERTY DESCRIPTION

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NUMBER OF AVAILABLE UNITS	1
BUILDING SF	52,400
NET RENTABLE AREA (SF)	10,000
LAND SF	98,881
LAND ACRES	2.27
YEAR BUILT	1966
ZONING TYPE	M-1
BUILDING CLASS	B
CONDITIONAL USE PERMIT	Cultivation/Distribution
SUPER FLAT FLOORS	Yes
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
CEILING HEIGHT	Up to 25'
DOCK HIGH DOORS	2
GRADE LEVEL DOORS	8 of 16 (12' x 14')
SKYLIGHTS	Yes
FENCED YARD	Yes

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## MECHANICAL

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HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	400 amps, 240V, 3 phase
LIGHTING	Metal-Halide

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## CONSTRUCTION

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FOUNDATION	Concrete
FRAMING	Concrete
EXTERIOR	Concrete
PARKING SURFACE	Asphalt
ROOF	Wood













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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.



# FOR LEASE INDUSTRIAL

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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.

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Exclusively Marketed by:



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