

For Lease - Industrial Building With Yard

1584 Silica Ave , Sacramento CA 95815

FOR LEASE

Freeway Visibility , Ample Power



Prepared By:

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GQNorth
real estate

THE SPACE

Location	1584 Silica Ave Sacramento, CA 95815
County	Sacramento
APN	277-0101-029-0000
Cross Street	Cormorant Way

HIGHLIGHTS

- Excellent Freeway I80 Visibility / Great Advertisement
- 5,040 Square Feet Warehouse with Office
- Large Fenced Yard 0.4 Acres
- Zoning M1
- Clear Height 14'
- Loading Doors 2 GL
- 4 Privater Offices and One Storage Room.
- One Retail Lobby with Counter
- Landlord is open to revision of current layout
- Security Roll Up Front Door
- 3 Phase / 480V / 240 Amps
- Two Restrooms
- Counterspace & Sink in Warehouse
- 916-798-8559 Lu Ann. Call/Text
- 916-698-5238 Beau. Call/Text
- \$1.10 / NNN Call for details

LU ANN HENDERSON

SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

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- 📞 Sacramento (916) 798-8559
- ✉️ info@matrixcre.ai

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
17,252	151,623	385,779

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$69,233	\$96,923	\$109,620

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,215	56,329	152,737

PROPERTY FEATURES

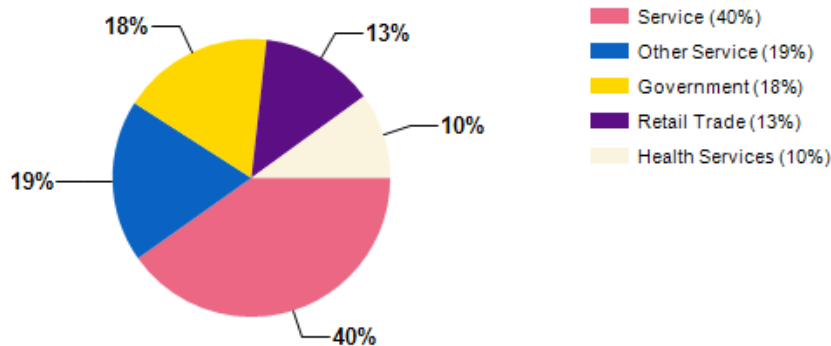
BUILDING SF	5,040
LAND ACRES	0.404
YEAR BUILT	1961
ZONING TYPE	M-1-R
BUILDING CLASS	Retail Trade
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1 Stand Alone
CEILING HEIGHT	18'
GRADE LEVEL DOORS	2
SKYLIGHTS	Yes
FENCED YARD	Yes
OFFICE SF	Landlord open to possible
OFFICE TO WAREHOUSE RATIO	New configuration



(I-80 Bus), Capital City Freeway

- Rare 5,040 SF light industrial / service facility in the heart of Sacramento's Erickson Industrial Park. Ideal for service operations, small manufacturing, repair shops, last-mile delivery, or flex users. Zoning (M-1-R) supports a wide array of uses. The building is ready for your tenant improvements — turnkey or shell. Excellent access to major arterials and proximity to dense customer / labor base. Limited units of this size remain in the market: seize the opportunity now."
- Located between El Camino and Arden Way

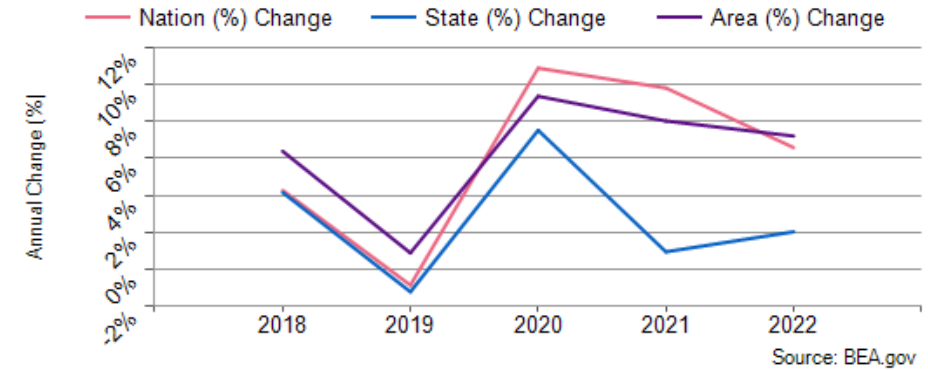
Major Industries by Employee Count

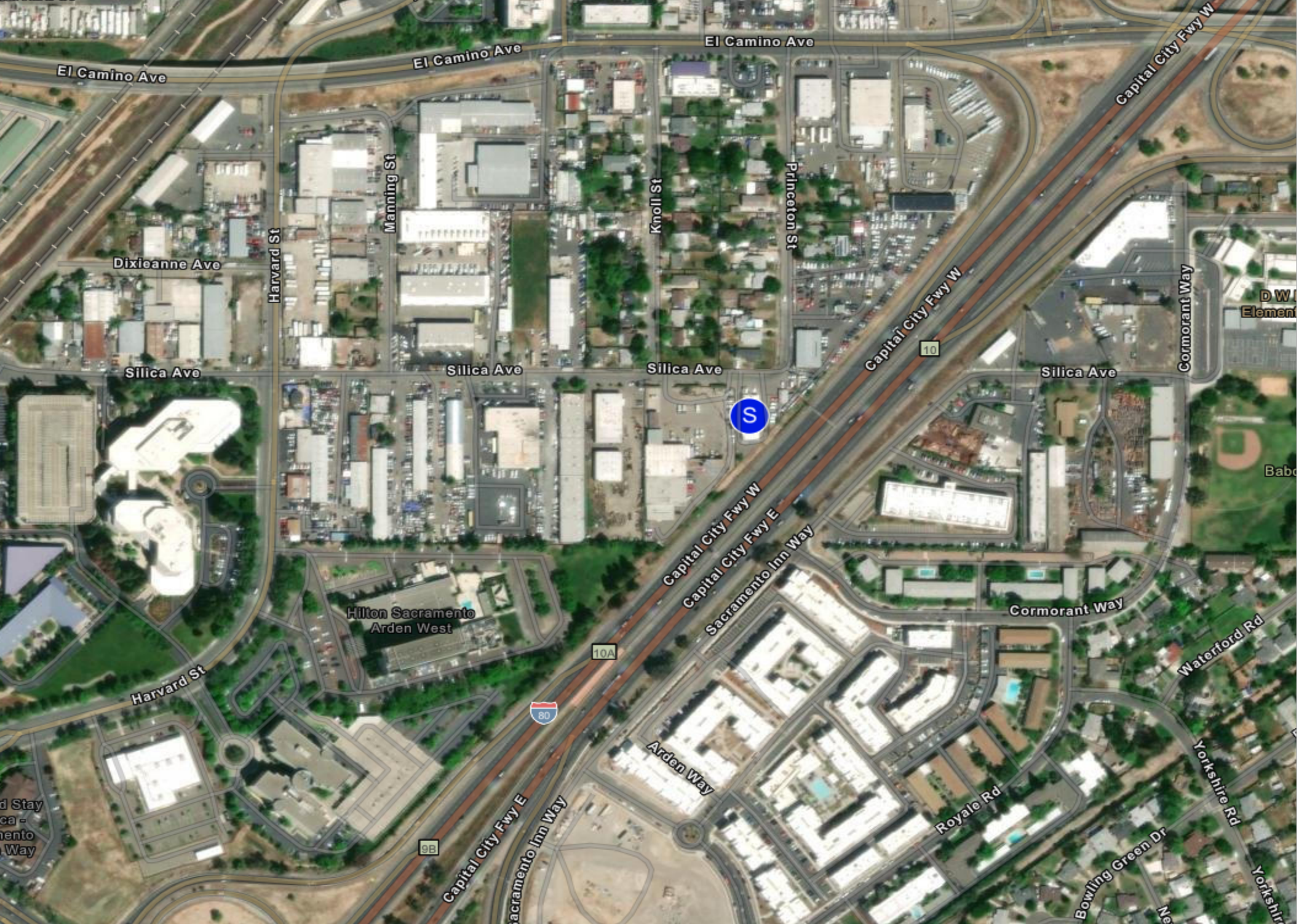


Largest Employers

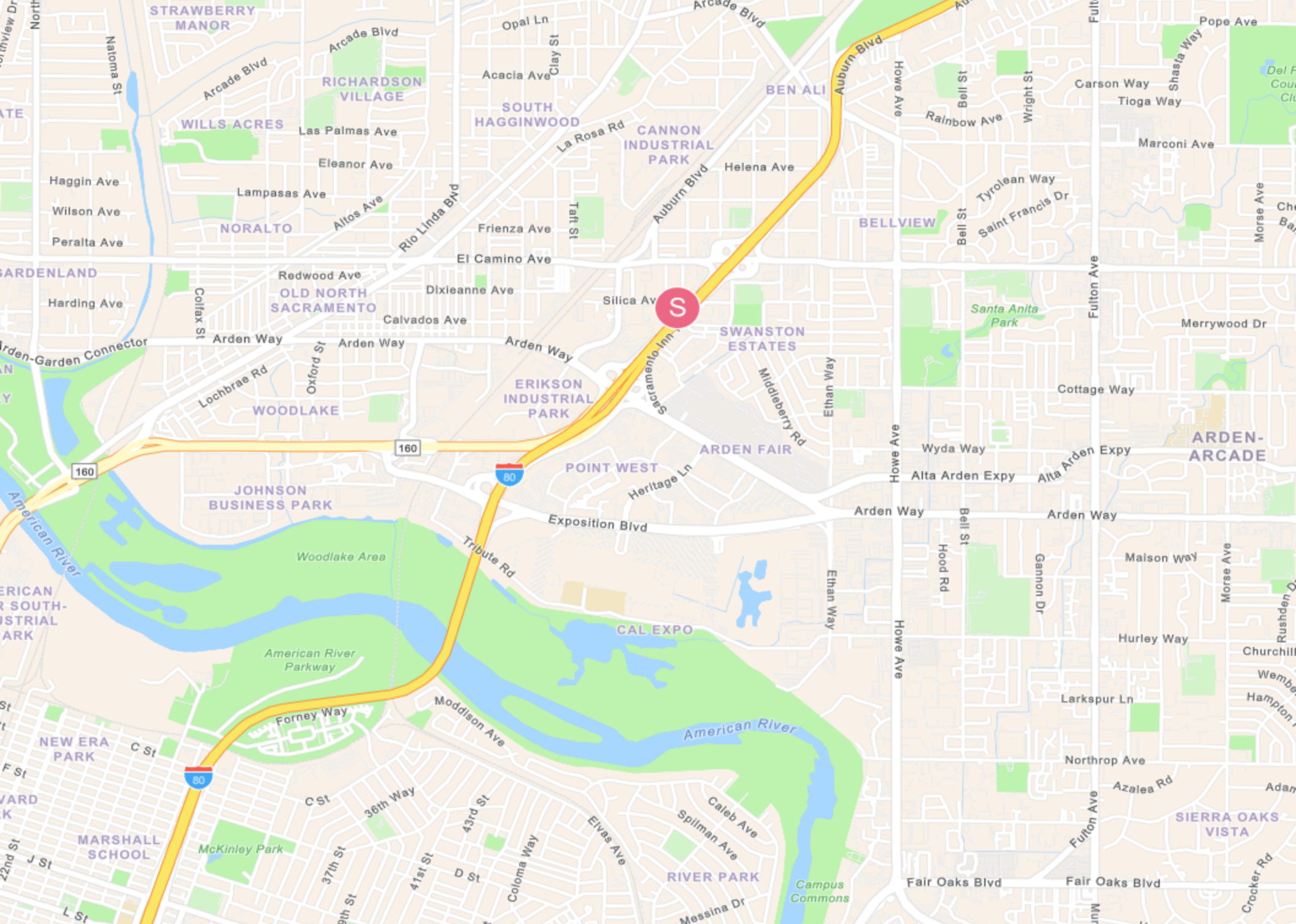
State of California	113,610
UC Davis Health System	16,075
Sacramento County	13,611
Kaiser Permanente	11,856
U.S. Government	10,699
Sutter Health	10,129
Dignity Health	7,353
San Juan Unified School District	5,346

Sacramento County GDP Trend



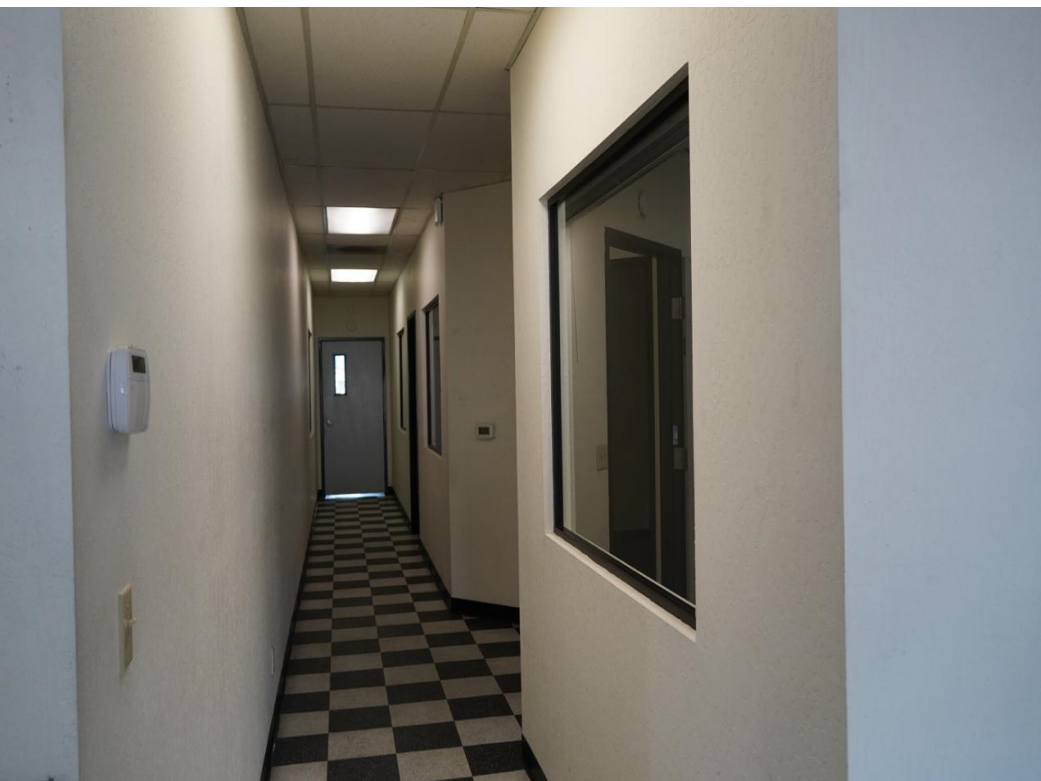


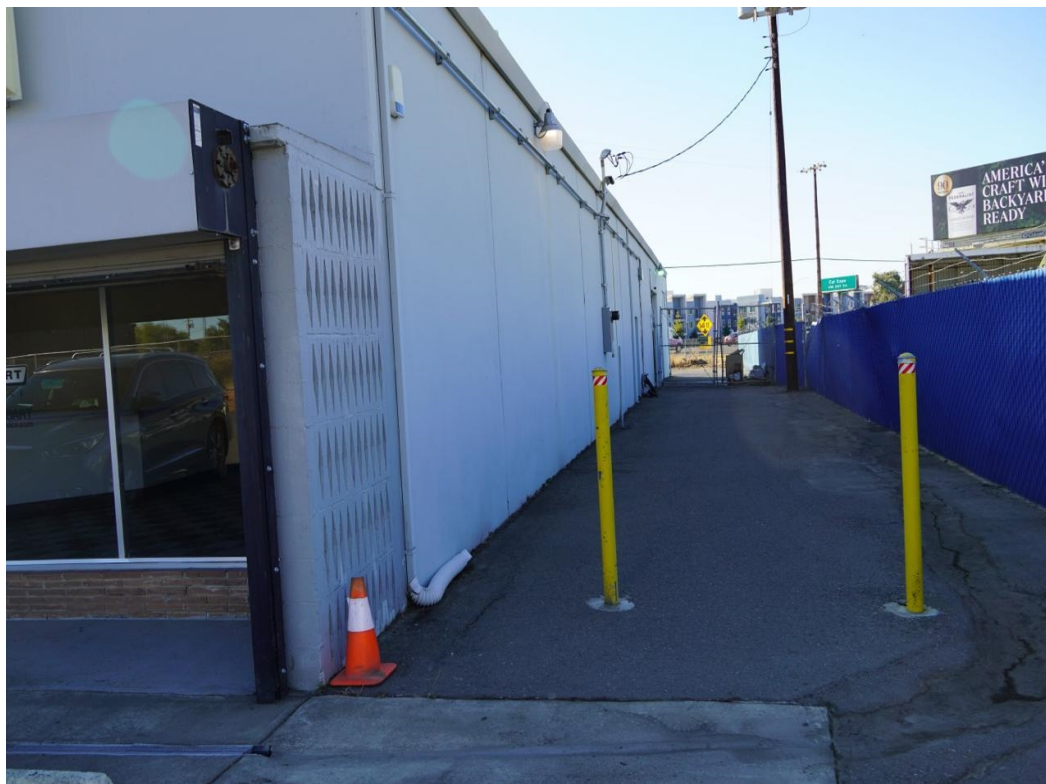














Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.

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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.

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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.

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:



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