

For Lease - Industrial Building With Yard

FREEWAY VISIBILITY , AMPLE POWER AND MOTIVATED!



FOR LEASE

1584 SILICA AVE, SACRAMENTO, CA 95815

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real estate

THE SPACE

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

 **PROPERTY VIDEO**

HIGHLIGHTS

- Excellent Freeway I80 Visibility / Great Advertisement
- Daily HWY Traffic Count 170,000
- 5,040 Square Feet Warehouse, Zoning M1
- 3 Phase / 240V / 200 Amps
- Large Fenced Yard 0.4 Acres
- 2 GL Doors 2, Clear Height 14'
- 2 Private Offices 1 Conference Room and One Dispatch Room
- One Retail Lobby with Counter
- Landlord is open to revision of current layout
- Security Roll Up Front Door
- Two Restrooms
- Counterspace & Sink in Warehouse
- 916-798-8559. Call/Text Price call for details

LU ANN HENDERSON

SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

-  San Francisco (415) 982-9496
-  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

NUMBER OF UNITS	-83
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/SHOWROOM SF	1,571
WAREHOUSE SF	3,411

MECHANICAL

HVAC	Yes
ELECTRICAL / POWER	3 Phase / 240V / 200 Amps

TENANT INFORMATION

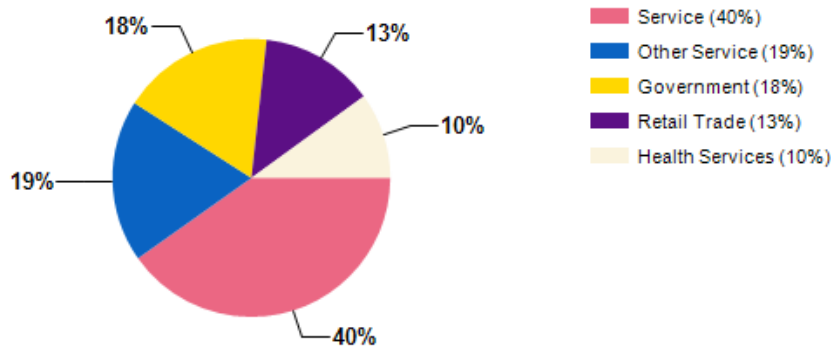
LEASE TYPE	NNN
LEASE RATE	Motivated Call for Details



(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

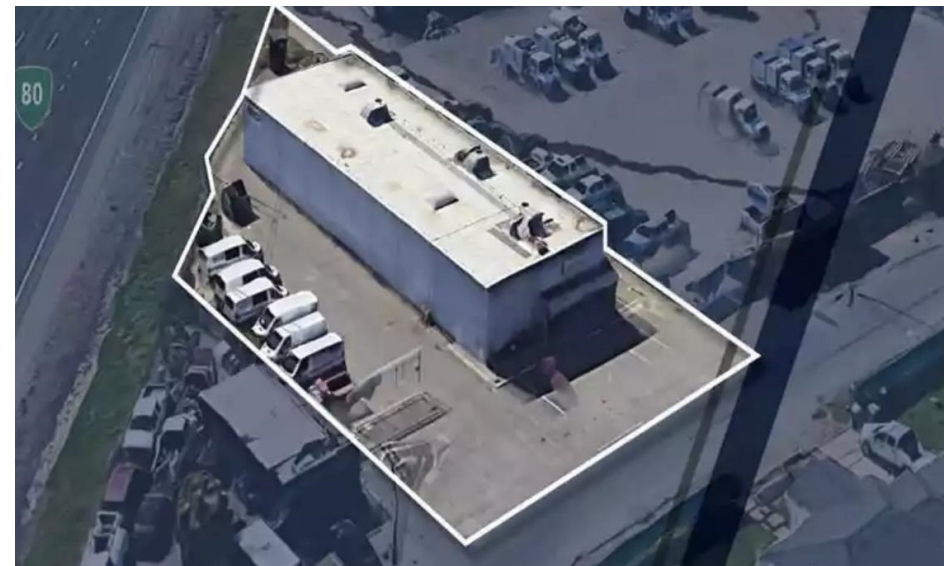
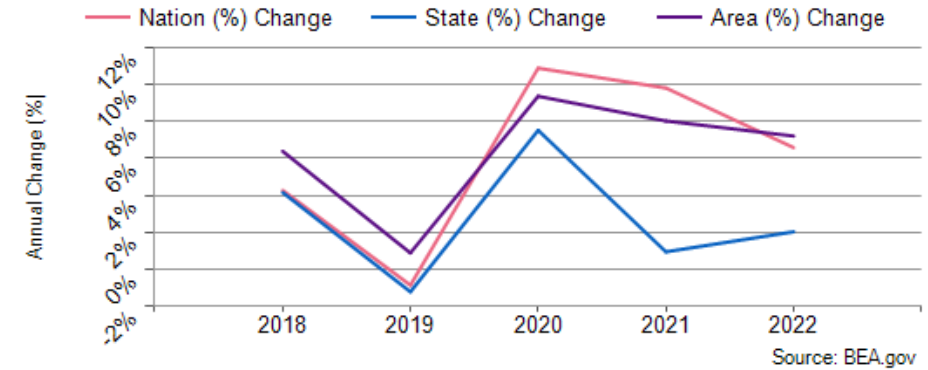
Major Industries by Employee Count

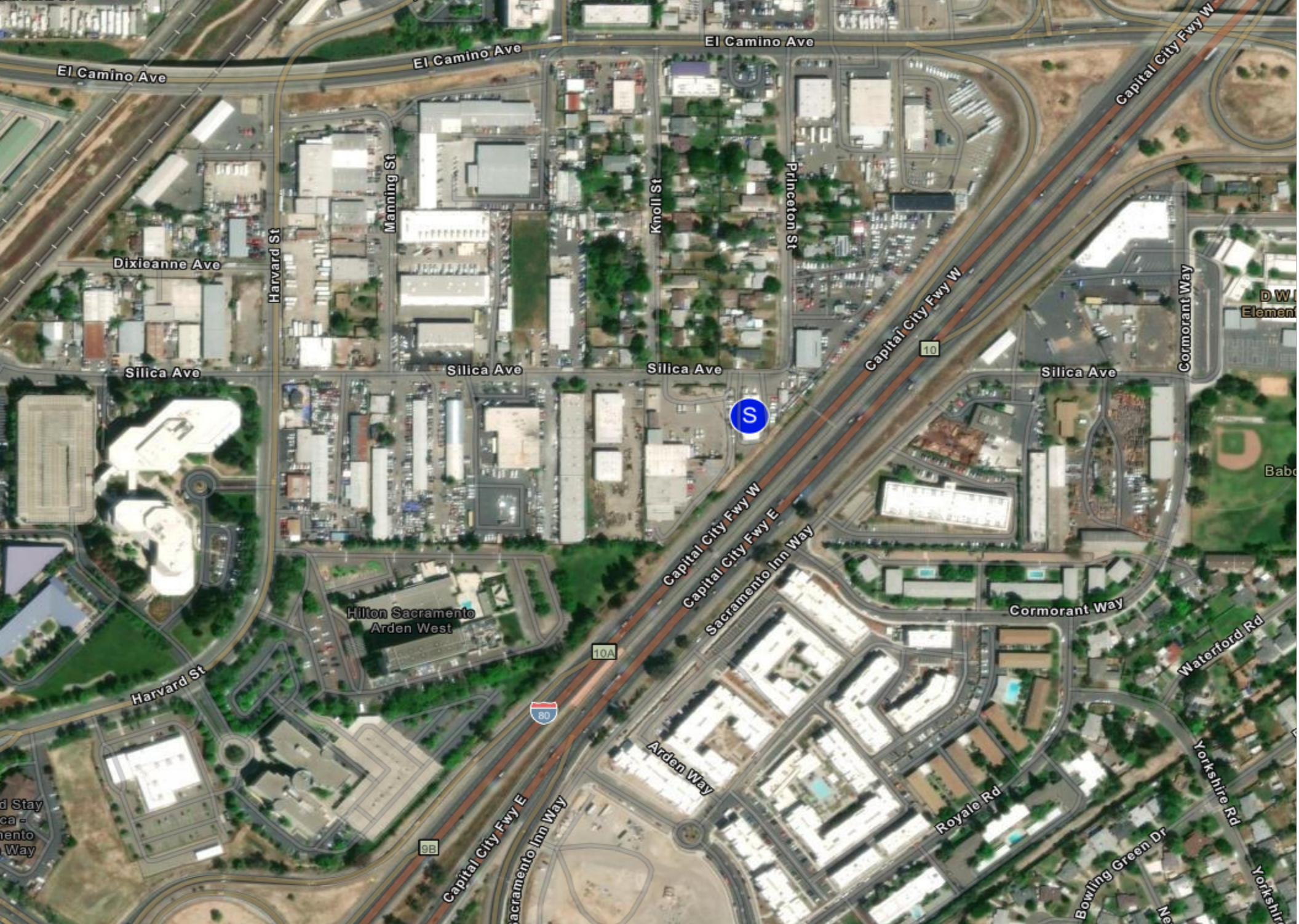


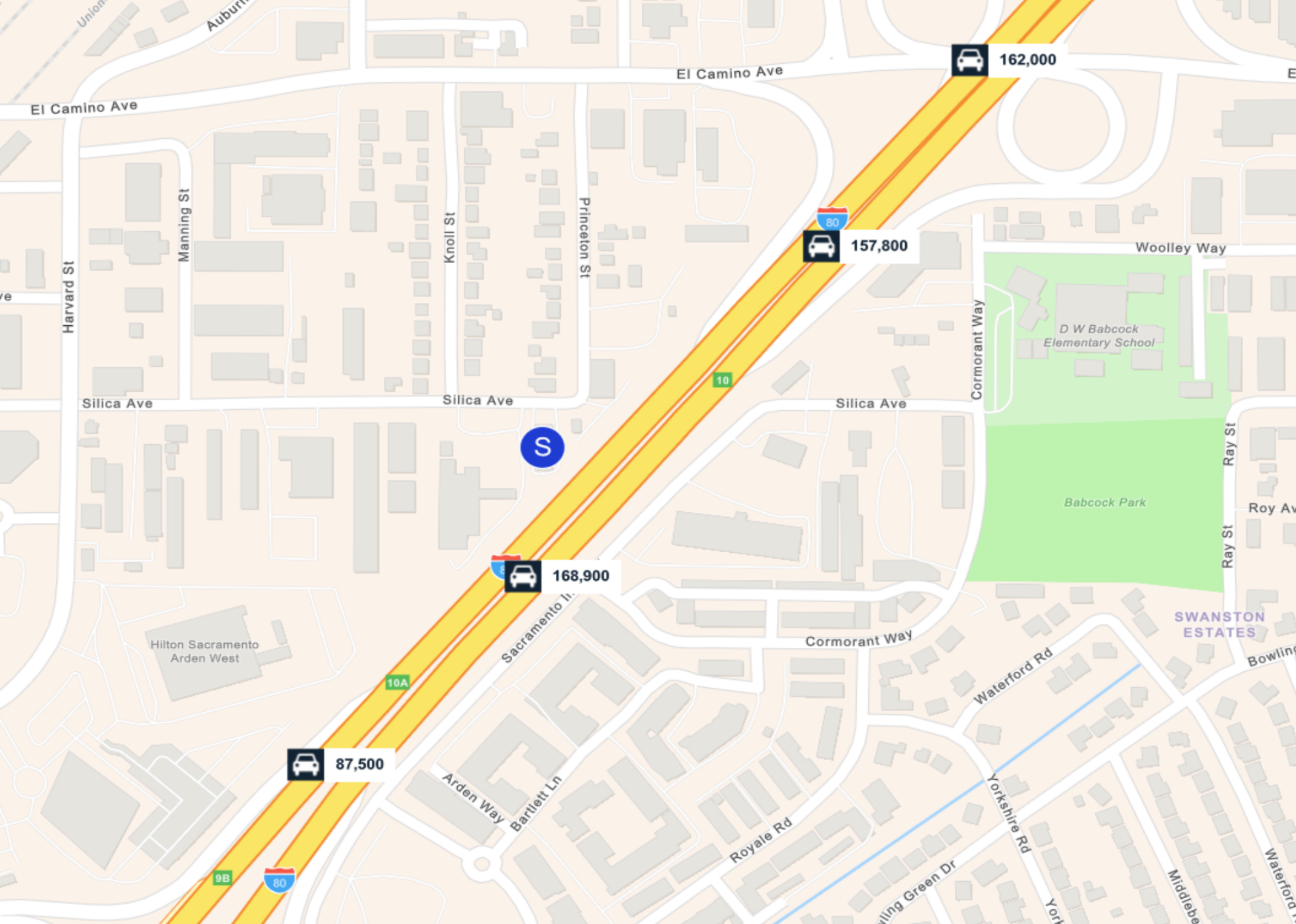
Largest Employers

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



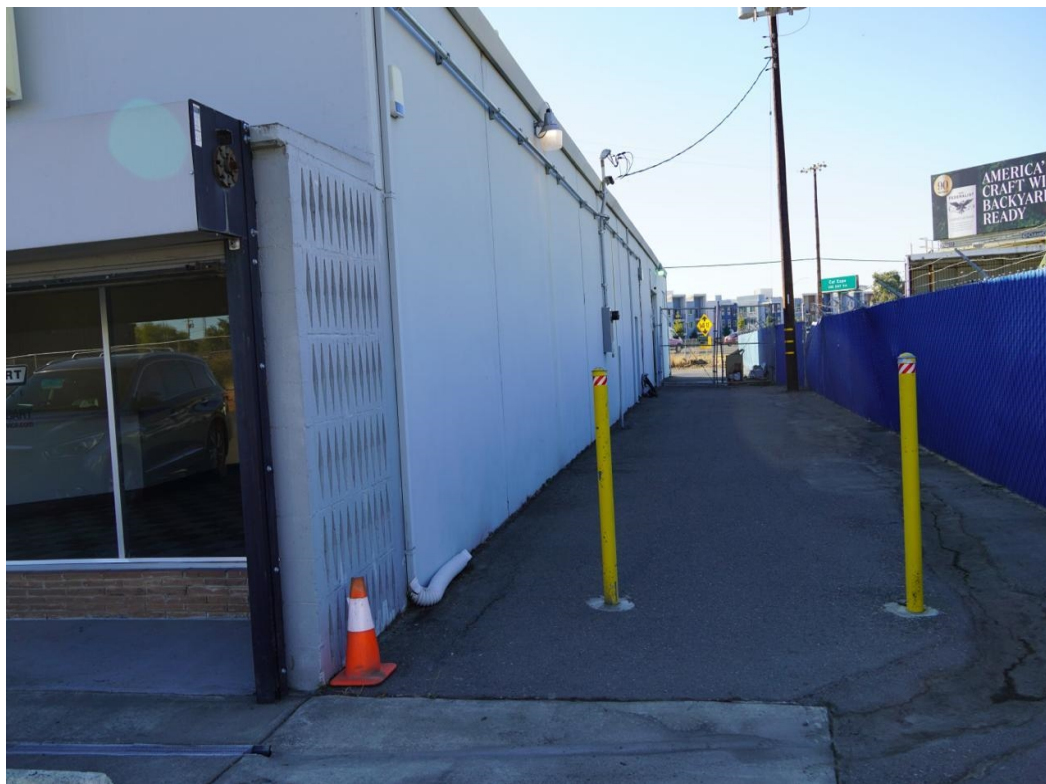














Lu Ann Henderson
Senior Vice President

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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Exclusively Marketed by:



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