

Three Bay Industrial Building

3645 51st Ave, Sacramento CA 95823

FOR LEASE

Small 3,750 SF on 0.43 Acres Zoned M1



Lu Ann Henderson
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Senior Vice President
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GQ North
real estate

THE SPACE

Location

3645 51st Ave
Sacramento , CA 95823

Cross Street

Franklin Road

 PROPERTY VIDEO

HIGHLIGHTS

- ✓ 3,750 SF Cinder Block Industrial with Three Bays
- ✓ Large 0.43 Acre M1 Lot - Property Entirely Fenced
- ✓ Possibility Of Approx. 0.80 Acres Of Yard
- ✓ One Office with Separate Private Gate Entrance
- ✓ Full Kitchen including Stove, Refrigerator, Bar and Large Break Room
- ✓ Industrial Sink in warehouse, Restroom with Shower
- ✓ Washer & Dryer Included - Ample Closet Space
- ✓ Loft for added Storage and
- ✓ Auto Use, Construction, Trucking Use OK. Open To Most Uses
- ✓ Partially Paved Lot Open to Gravel For Other Portion
- ✓ Fantastic Location Near HWY 99 Freeway
- ✓ Checkout The Youtube Video
- ✓ Call For Details 916-798-8559

LU ANN HENDERSON

SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

 San Francisco (415) 982-9496

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 info@matrixcre.ai

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
20,006	193,750	395,921

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$70,332	\$90,402	\$108,389

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,055	61,975	142,619

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	3,750
LAND ACRES	0.43
ZONING TYPE	M1
SUPER FLAT FLOORS	Yes
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
CEILING HEIGHT	15.8' / 13.4'
GRADE LEVEL DOORS	Three
GRADE LEVEL DOORS HEIGHT	(1) 11.8' / (2) 12'
FENCED YARD	Barbed Wire Fencing
OFFICE SF	200

NEIGHBORING PROPERTIES

NORTH	Tire Shop
SOUTH	Auto Mechanic
EAST	Tire Shop
WEST	Auto Mechanic

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Single Phase 120/240V

TENANT INFORMATION

LEASE TYPE	NNN
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Heavy Industrial Sector

- ✓ Located in the Southgate Industrial Sector of South Sacramento. Right off Franklin Blvd and 47th ave Near the 99 Freeway.

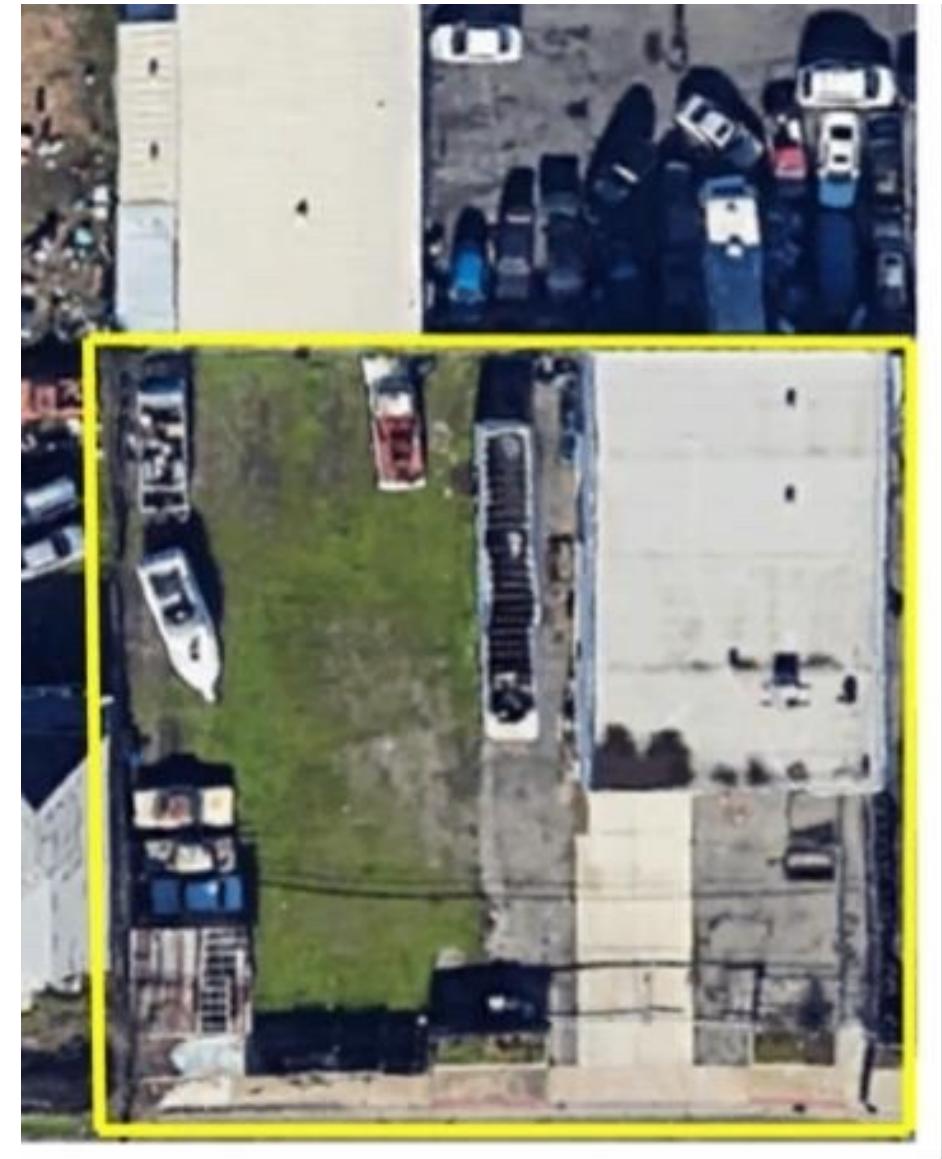
Southgate Industrial Park, situated in the South Sacramento area, is a established hub for logistics and industrial operations, with recent developments including projects like the U.S. Cold Storage parking lot expansion. The area features varied industrial spaces, including proximity to major corridors like Florin Perkins Road. It serves as a key location for business, logistics, and light manufacturing within Sacramento County.

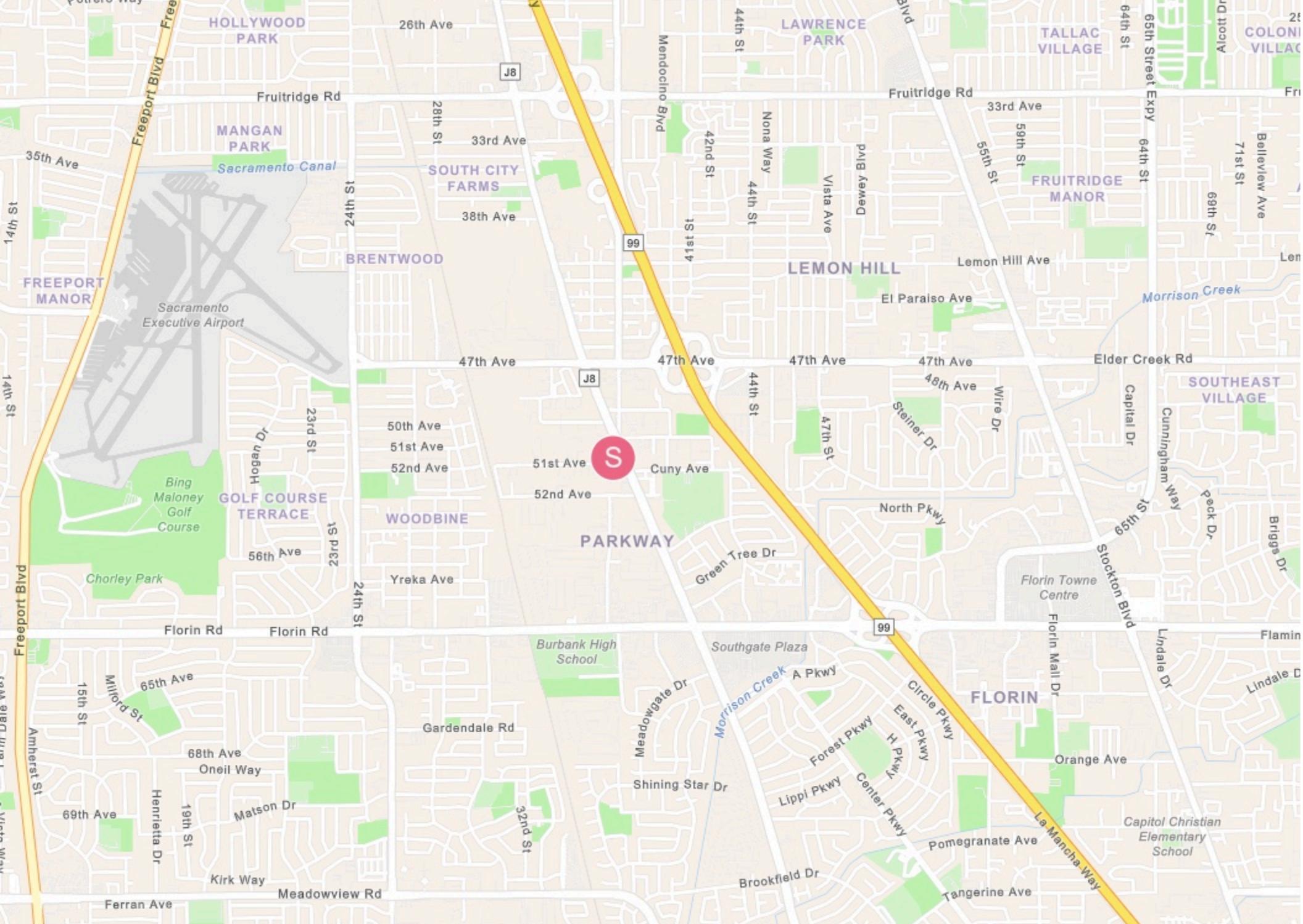
Next To The Sacramento Executive Airport

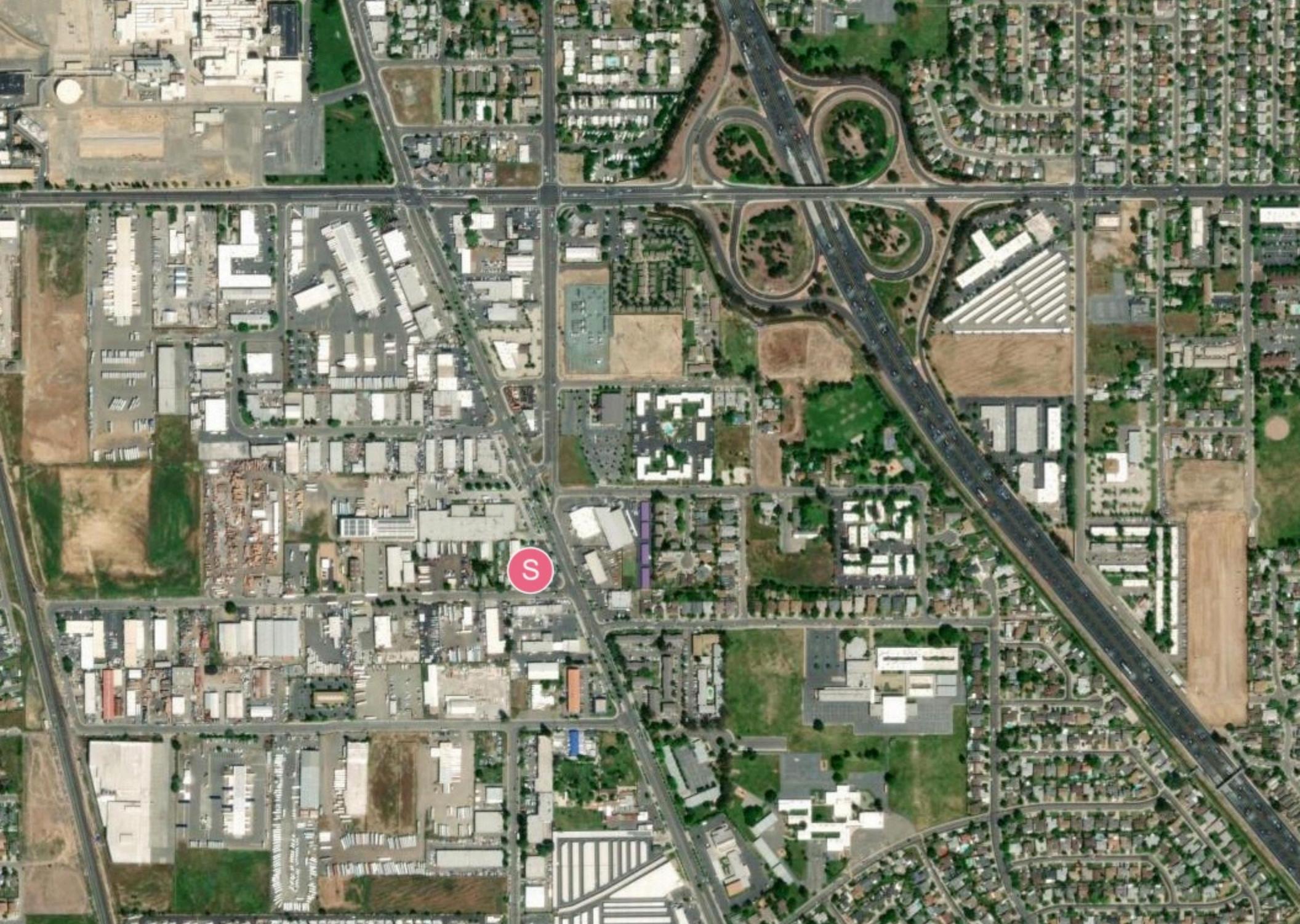
- ✓ Close by to the Sacramento Executive Airport and Lots of Mexican Restaurants and Shops Nearby.

Largest Employers

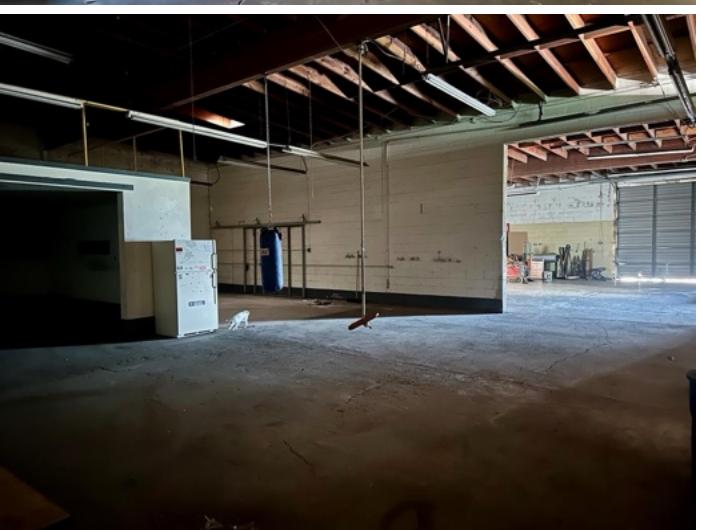
State of California	113,610
UC Davis Health System	16,075
Sacramento County	13,611
Kaiser Permanente	11,856
U.S. Government	10,699
Sutter Health	10,129
Dignity Health	7,353
San Juan Unified School District	5,346















Up to 0.78 Acres Available



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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