

M-1 Industrial Warehouses

506 Glide Avenue, W. Sacramento CA 95691

FOR LEASE

PRICE REDUCTION: *Call for details*

Lu Ann Henderson
GQ North Real Estate
Senior Vice President
(916) 798-8559
Luam@GQNorth.com
01912126

Beau Philip
GQ North Real Estate
Commercial Real Estate Agent
(415) 982-9496
Beau@GQNorth.com
02254863



GQNorth
real estate

THE SPACE

Location	506 Glide Avenue W. Sacramento, CA 95691
County	Sacramento
Cross Street	Rice Ave
Square Feet	3,100

Notes \$4,056.00 through August 31, 2025

HIGHLIGHTS

- ✓ PRICE REDUCTION *Call for details*
- ✓ One warehouse offers a private restroom and office
- ✓ One lot with Two warehouses Approx 3,100 SF total
- ✓ Additional storage space is available in each warehouse
- ✓ Roll-up doors on both warehouses
- ✓ Owner is Open to Demo Some Office Space If Needed
- ✓ Industrial M-1 Zoning
- ✓ There is an estimated clear height of 12'- 14'
- ✓ Ample space for a truck, van, or taxi fleet
- ✓ Convenient and easy access to I80 and I-5
- ✓ Possibility for a Trucking Company or a Taxi service
- ✓ 0.35-acre yard
- ✓ Fenced-in and fully paved
- ✓ PSF-*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
- 📞 Sacramento (916) 798-8559
- ✉️ info@matrixcre.ai

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	14,033	75,856	232,883

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$63,539	\$106,536	\$119,361

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	5,243	30,124	94,761

PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	3,100
LAND ACRES	.35
YEAR BUILT	1969
ZONING TYPE	M1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
FENCED YARD	yes

CONSTRUCTION

FOUNDATION	Contrete
FRAMING	Metal/Wood
EXTERIOR	Metal/Wooden Stucco
PARKING SURFACE	Pavement
ROOF	Metal/Shingle

TENANT INFORMATION

LEASE TYPE	NNN
AVAILABILITY	Vacant



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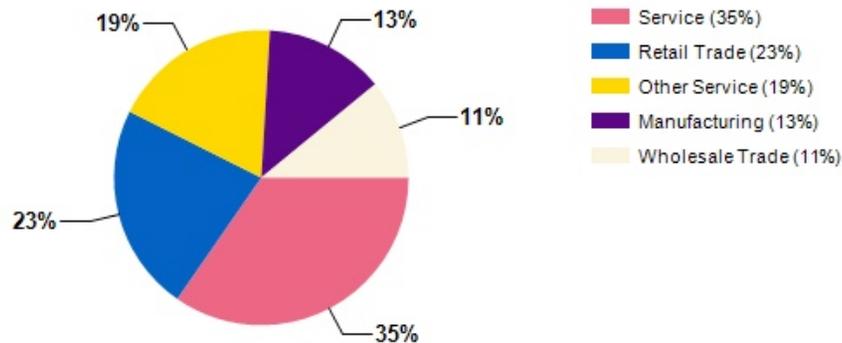
West Sacramento

✓ *PRICE REDUCTION*

This is conveniently located in the West Sacramento industrial-zoned area and close to the freeways. This industrial lot offers two freestanding warehouses totaling approximately 3,100 total sq ft. This property is situated on a fenced-in, fully paved 0.35-acre yard, providing easy access to I-80 & I-5. While one warehouse offers a private bathroom, office, and additional storage space, each has roll-up doors and an estimated clear height of 12'-14'. The fenced-in yard provides ample space for a truck or van court. This property is conveniently located in the industrial-zoned area of West Sacramento, with easy access to the freeways. It features two freestanding warehouses totaling approximately 3,100 square feet. The property is on a fully paved, fenced-in yard spanning 0.35 acres, providing excellent access to I-80 and I-5.

One of the warehouses includes a private bathroom, office space, and additional storage, while both warehouses feature roll-up doors and have an estimated clear height of 12 to 14 feet. The fenced yard offers ample space for a truck or van court. This property is available for a NNN lease.

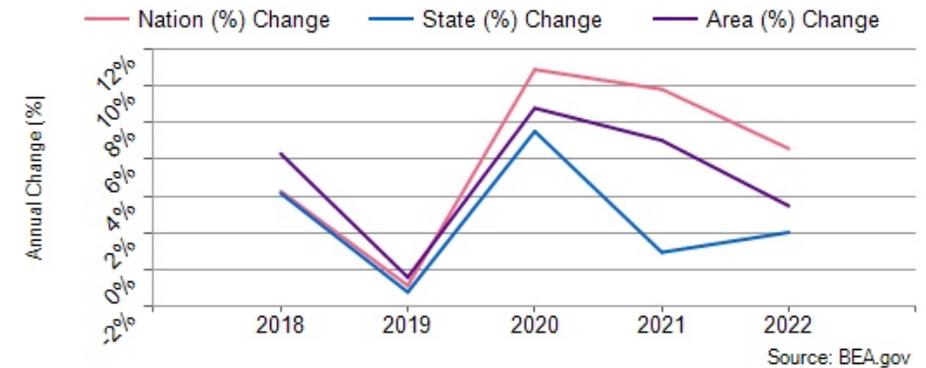
Major Industries by Employee Count

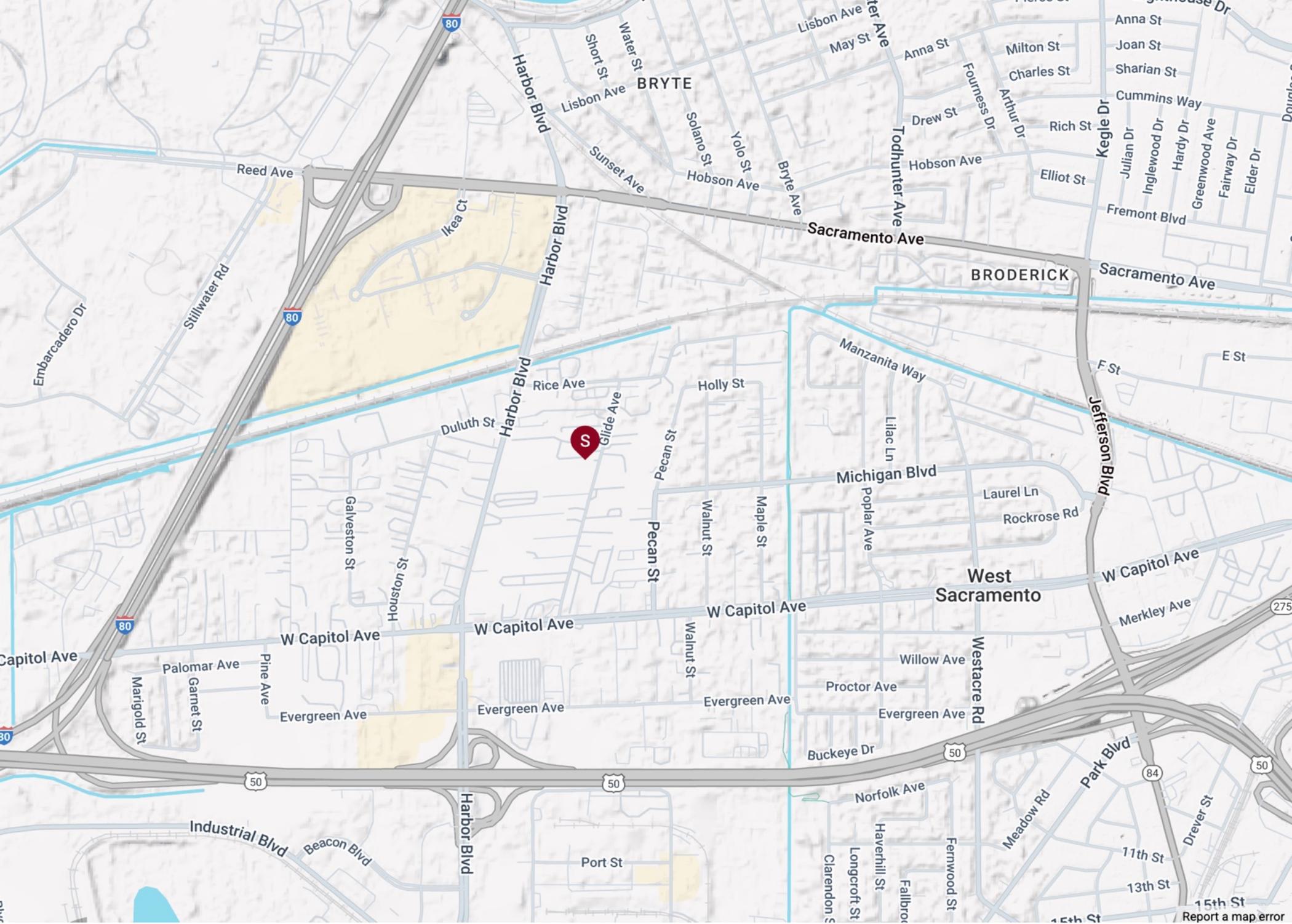


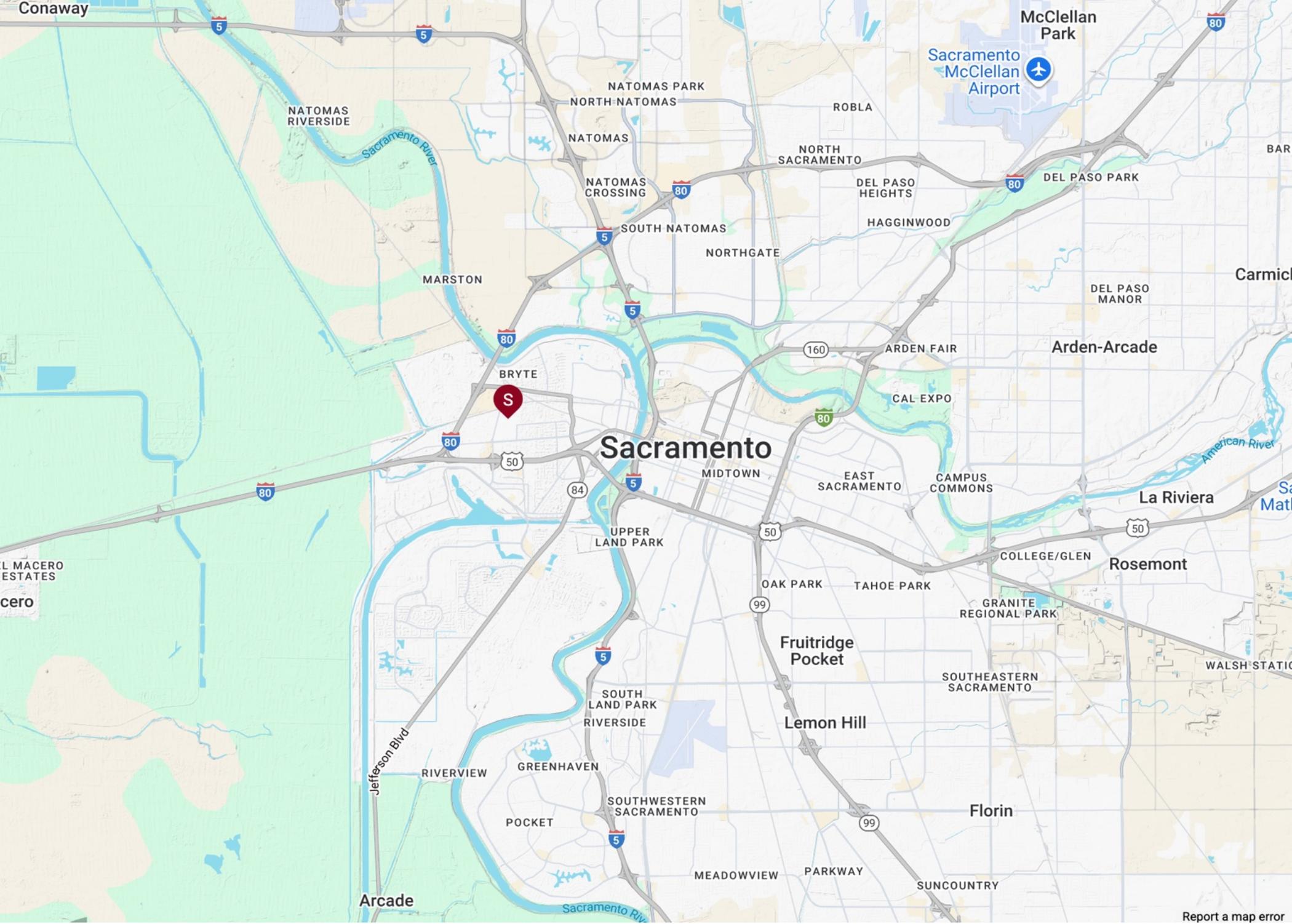
Largest Employers

State of California	107,876
UC Davis Health	16,075
Sacramento County	13,252
Kaiser Permanente	10,934
U.S. Government	10,507
Sutter Health	9,350
Dignity Health/Catholic Healthcare West	7,353
Intel	5,000

Yolo County GDP Trend







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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.



MatrixCRE.AI

Beau Philip
Commercial Real Estate Agent

Beau Philip joined GQ North Real Estate in March 2025. Although new to the industry, he brings two years of internship experience in commercial sales and leasing, as well as practical insight from his own commercial investments.

Before transitioning into commercial real estate, Beau earned a baseball scholarship to Oregon State University. In 2019, he was selected in the second round of the MLB Draft and spent five years in the Atlanta Braves organization as a professional baseball player. His experience as a shortstop and pitcher sharpened his competitive drive and attention to detail—qualities that now enhance his performance in commercial real estate transactions.

Beau’s natural rapport with clients has contributed to a strong start in his career. In his first year, he closed multiple retail and industrial transactions and secured numerous new commercial listings. Committed to versatility, he continues to build experience across all aspects of commercial sales and leasing. Beau specializes in industrial, Retail, and commercial investments. Outside of work, Beau enjoys golfing, coaching baseball, flying planes, and pursuing ongoing education, while prioritizing time with his family.

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Exclusively Marketed by:



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Brokerage License No.: Dre#:01942200

10018 Fair Oaks Blvd., Fair Oaks, CA 95762