

# Warehouse Zoned M2s on 0.84 Acres

6490 Florin Perkins Rd, Sacramento CA 95828

FOR LEASE

For Lease 7,800 SF Industrial With Fenced Yard



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**GQ**North  
real estate



# THE SPACE

Location	6490 Florin Perkins Rd Sacramento, CA 95828
City	Sacramento
Cross Street	Elder Creek Road

 PROPERTY VIDEO

## HIGHLIGHTS




- ✓ In the Power Inn Submarket
- ✓ Previous Autobody and Parts Store
- ✓ Equipped with Sprinklers
- ✓ Auto-sales, storage, rental is permitted by right in this zone
- ✓ Wide Open Warehouse Space With Minimal Office
- ✓ Youtube Video and More Photos coming soon
- ✓ Lu Ann Henderson (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](mailto:info@matrixcre.ai)

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
1,770	107,192	365,166

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$68,774	\$91,116	\$103,004

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
483	33,439	120,172

## PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	7,800
LAND SF	36,721
LAND ACRES	0.84 Acres
YEAR BUILT	2006
TENANCY	Single
ZONING TYPE	M2s
BUILDING CLASS	B
SUPER FLAT FLOORS	Yes
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Seven
PARKING RATIO	2.94/1,000 SF
CEILING HEIGHT	20'
GRADE LEVEL DOORS	12 x 14 (2)
SUBDIVISION NAME	Massie & Company - Phase 2
SKYLIGHTS	No
FENCED YARD	Yes Large Yard Space
OFFICE SF	500
RESTROOM	Two

## NEIGHBORING PROPERTIES

NORTH	IRG Granite
SOUTH	Industrial Use
EAST	Industrial Use
WEST	Metro Cannabis Dispensary

## MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes

## CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Concrete Tilt Up
INTERIOR	Insulated
PROPERTY TYPE	Warehouse

## TENANT INFORMATION

LEASE TYPE	NNN
PPSF	\$1.03



## Power Inn Submarket

- ✓ The Power Inn submarket is a premier, supply-constrained industrial hub in Sacramento, CA, characterized by low vacancy, strong rental growth, and high demand. Situated near Highways 50 and 99, this central industrial corridor features heavy industrial zoning (M-1/M-2), catering to manufacturing, logistics, and distribution tenants.

### This property is zoned M-2(S).

- ✓ Lessor is Open to Dismantling use. Tenant must apply for CUP with City of Sacramento and wait possible approval, including all cost and time associated must be paid by tenant.

Auto-sales, storage, rental is permitted by right in this zone since it is not within 1/2 a mile of a light rail station.

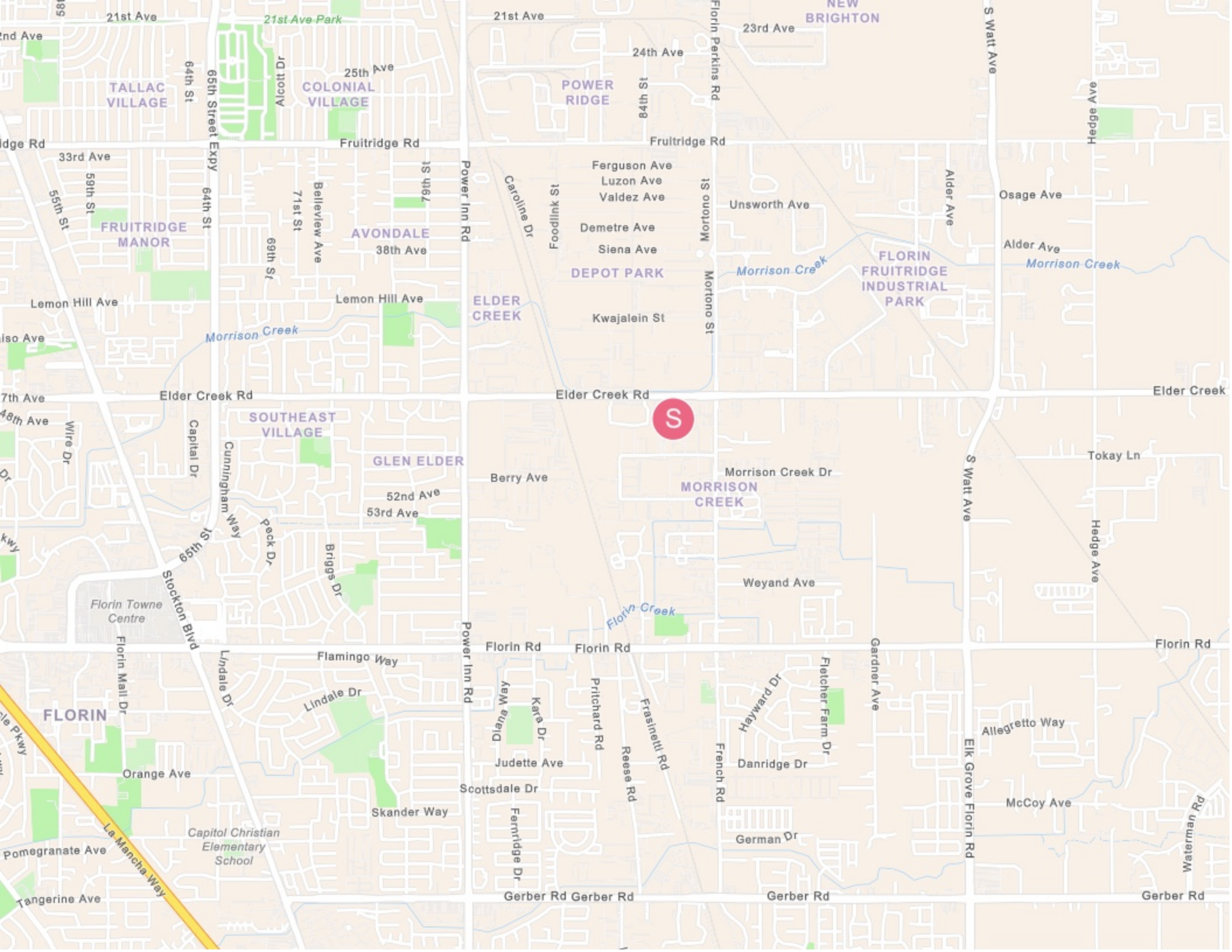
A Conditional Use Permit by the Planning and Design Commission is required for Auto dismantler use in the M-2(S) zone.

A Conditional Use Permit is a discretionary process that requires a hearing and mailed notices to neighbors, and is associated with an increased review time (5-6 months) and review fees. Approval is not an automatic right of the applicant. More information can be found within Section 17.808.200 (A) of the City Code.

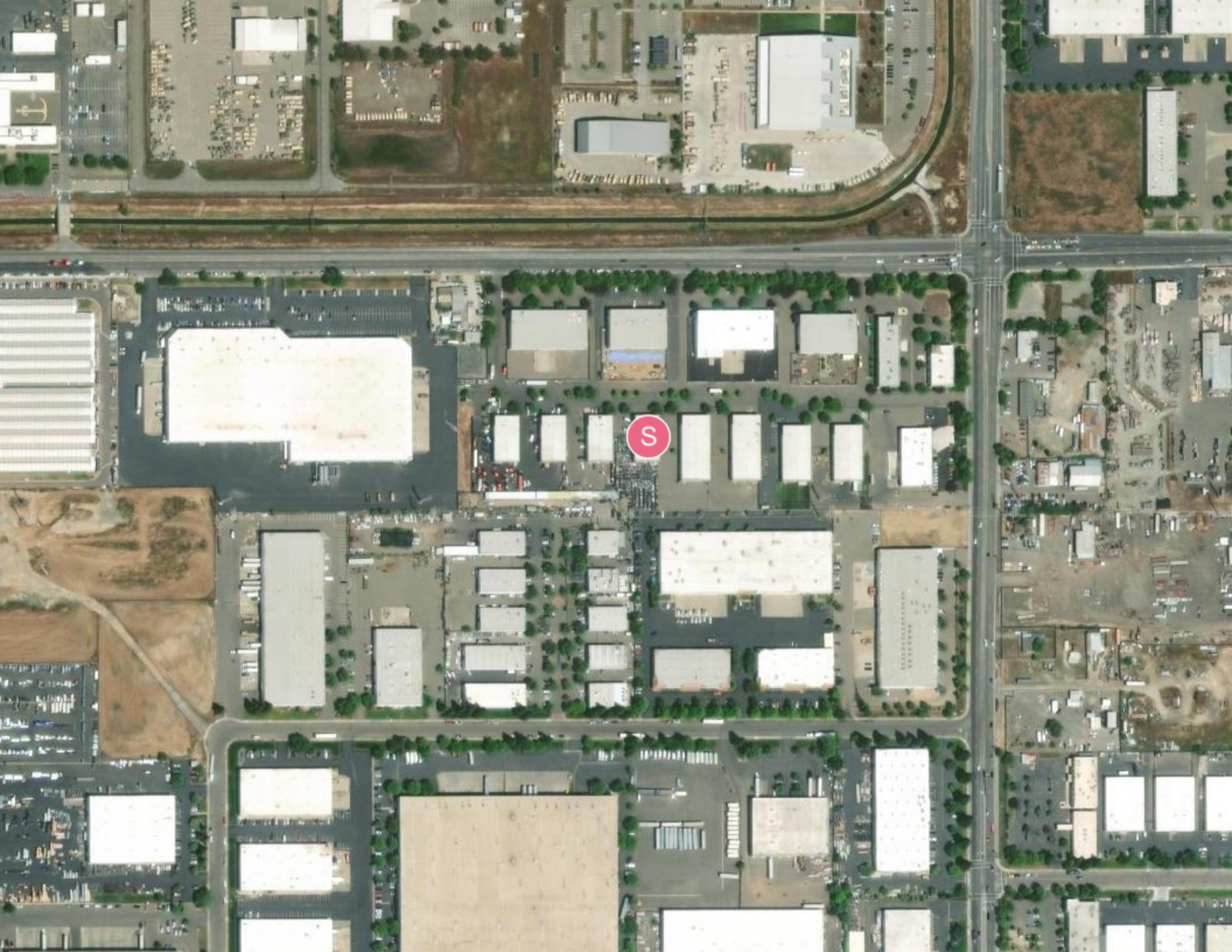
The cost of a Planning and Design Commission Conditional Use Permit starts at approximately \$20,000, and can vary depending on the complexity of the project. A list of fees will be provided upon application submittal.



















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](mailto:Infor@MatrixCRE.ai) and visit the website at [MatrixCRE.ai](https://MatrixCRE.ai).



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## CONFIDENTIALITY and DISCLAIMER

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.

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 tenants, 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.

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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