

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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GQNorth
real estate

HIGHLIGHTS

- ✓ In the Power Inn Submarket
CLEAN 7,800 sq ft, Concrete Tiltup
- ✓ Zoned M2 - Auto Body and Parts Store
- ✓ Fenced Yard on 0.84 Acres
- ✓ Auto-sales, storage, rental is permitted by right in this zone
- ✓ Wide Open Insulated Warehouse Space
- ✓ With Minimal Office and New carpets will be installed
- ✓ (2) 12' x 14' drive ins
- ✓ Ample Power 480Y / 277V 3 Phase / 208Y 120V # Phase
- ✓ Complete sprinkler fire suppression system
- ✓ Two ADA restrooms. One located in the warehouse
- ✓ Lu Ann Henderson (916) 798-8559
- ✓ Watch the Youtube Video on this Beauty!

LU ANN HENDERSON

SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

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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
ELECTRICAL / POWER	480Y / 277V 3 Phase
SECOND PANEL	208Y / 120V 3 Phase

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Concrete Tilt Up
INTERIOR	Insulated
PROPERTY TYPE	Warehouse

TENANT INFORMATION

LEASE TYPE	NNN
PPSF	\$1.03


Take an Instant Walkthrough
<https://www.youtube.com/@matrixCREAI>


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.

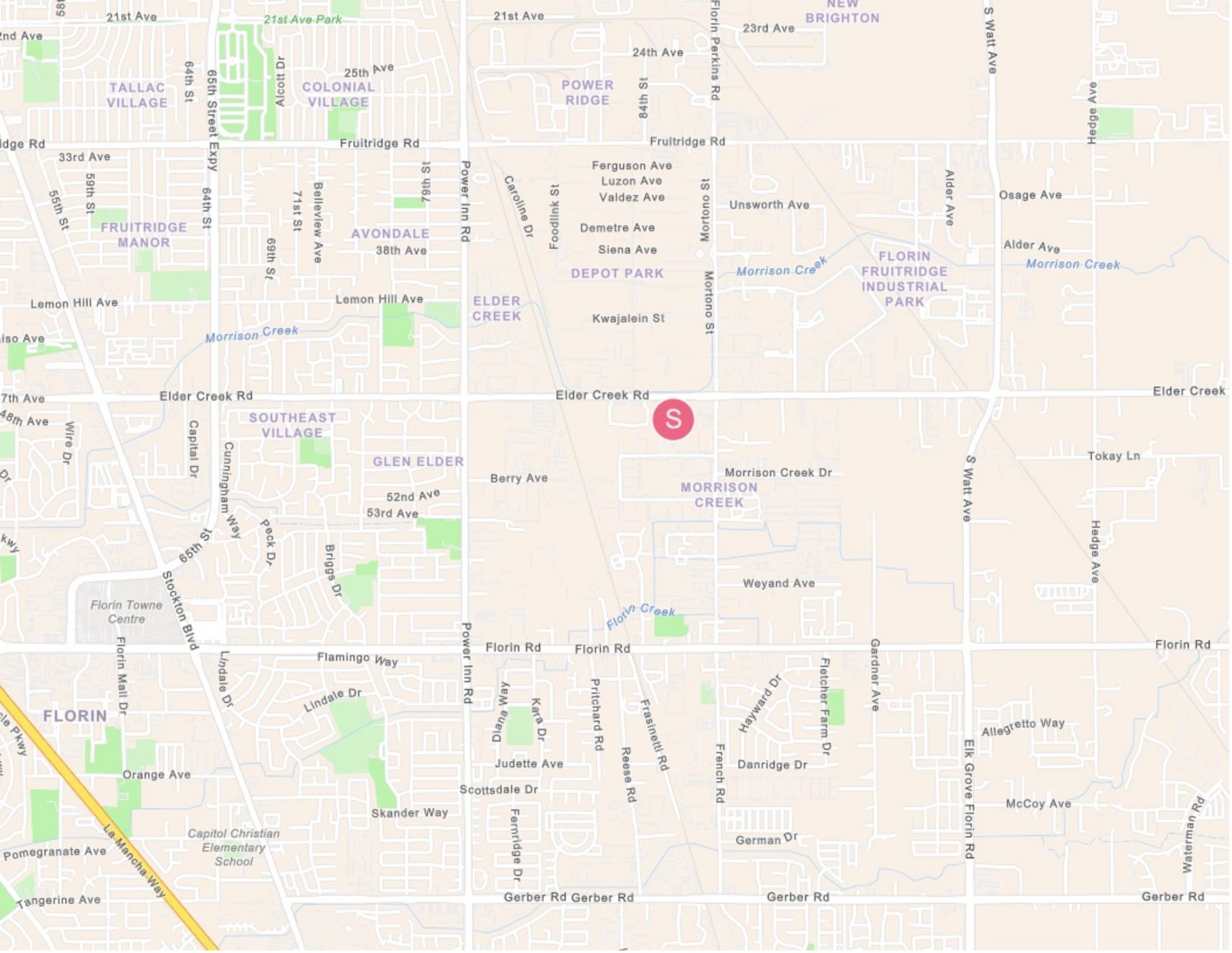
Auto-sales, storage, rental is permitted by right in this zone since it is not within 1/2 a mile of a light rail station.

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.





TALLAC VILLAGE

COLONIAL VILLAGE

POWER RIDGE

FRUITRIDGE MANOR

AVONDALE

DEPOT PARK

FLORIN FRUITRIDGE INDUSTRIAL PARK

ELDER CREEK

SOUTHEAST VILLAGE

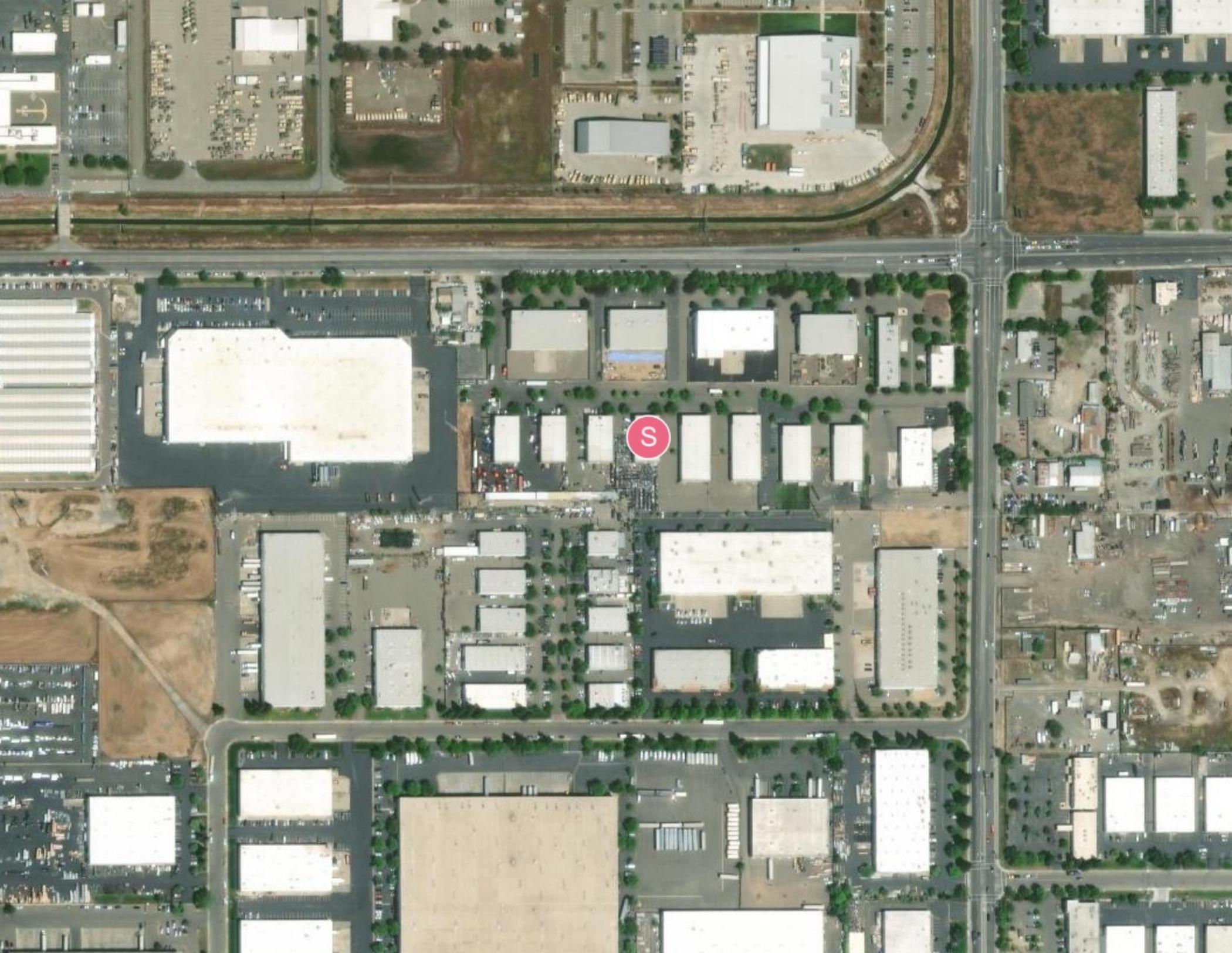
GLEN ELDER

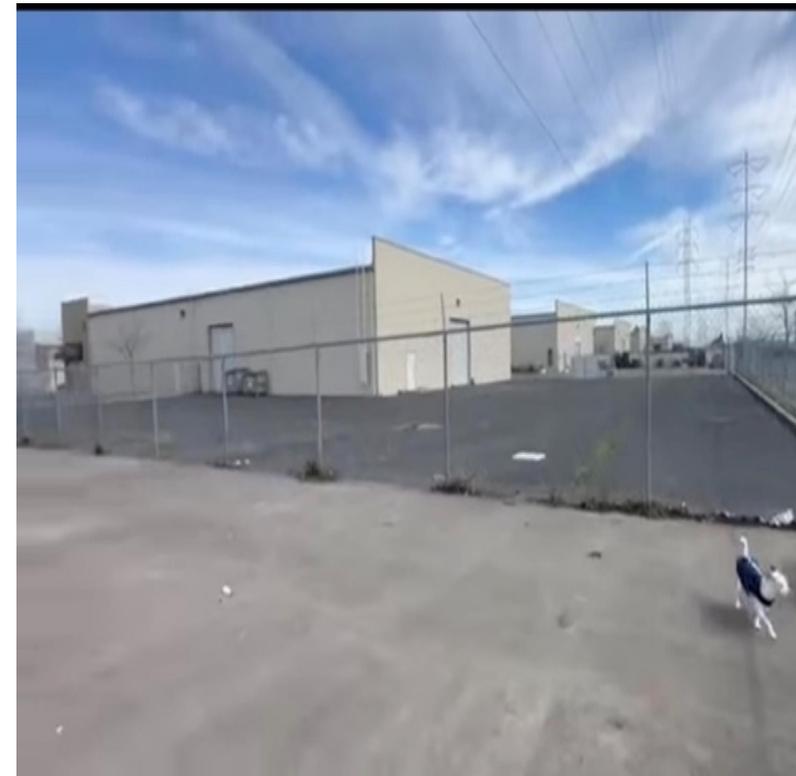
MORRISON CREEK

FLORIN

Capitol Christian Elementary School













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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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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