

5,200 SF Industrial / Flex Opportunity

197 Otto Circle , Sacramento CA 95822

OFFERING MEMORANDUM

Excellent Upgrades on 0.46 Acres Zoned M1



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GQNorth
real estate

5,200 SF Industrial / Flex Opportunity

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Exclusively Marketed by:



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Brokerage License No.: Dre#:01942200



01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	197 Otto Circle Sacramento CA 95822
CITY	Sacramento
MARKET	South Sacramento
SUBMARKET	Industrial City
BUILDING SF	5,200 SF
LAND ACRES	0.46
LAND SF	20,038 SF
YEAR BUILT	1966
YEAR RENOVATED	2021
APN	036-0181-008-0000

FINANCIAL SUMMARY

PRICE	\$1,195,000
PRICE PSF	\$229.81

PROPERTY VIDEO

LU ANN HENDERSON


SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

 San Francisco (415) 982-9496

 Sacramento (916) 798-8559

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M1 Industrial Warehouse 2 Units

- ✓ This property is two units, however it can be converted to one. Natural skylights fully insulated and SIX brand new HVAC units. Two ADA restrooms. It has a dock and one drive in with 18' high. Industrial kitchen sink area including mop sink. This property has a secure built in safe with another solid secure storage room. High tech security cameras throughout including a security cage for equipment. Large Double doors throughout the units. It has a front check in security room for visitors. It has a break room / Kitchenette, LED lighting throughout. Clean and painted white with polished concrete flooring. The building itself is nicely newly painted. All windows have security bars. This fully insulated warehouse has steel structure throughout. Alarm system.

Large Park Like Property

- ✓ This property has a meticulous landscape with park like grassy area, underground built in BBQ/Smoke pit, RV Hookups with electrical and water. You can pave the rest of the 1/2 acre for more parking for trucks and storage. Possibly a another building. Partially paved with ADA parking and Fire zone parking. Extremely tall security iron fencing with privacy screen throughout. It has an electric gate and one extra large pedestrian security door leading to the street. This property gives an extremely secluded private warehouse in the "one way in" cul de sac. This is a highly sought after circle.

CUP for Distribution / Light manufacturing

- ✓ The current use is a manufacturing and distribution center that is completely built out. It was used as an industrial kitchen for chocolates and the other unit has office, breakroom, and a quarantine \storage It also has a built in safe room. This property has all the necessary perks for a turnkey operations unit as the license is also for sale, inquire within. (916) 798-8559. This property is also being sold for owner user for any industrial use.

PERFECT OWNER USER

- ✓ This property has all the perks and a lot of upgrades were added here. This is a perfect owner user flex or convert it into a warehouse and keep all the upgrades. You can also or lease out the second unit for income producing property. So many configurations can be done here as they two units currently connect with double doors. This location is the gem!





02

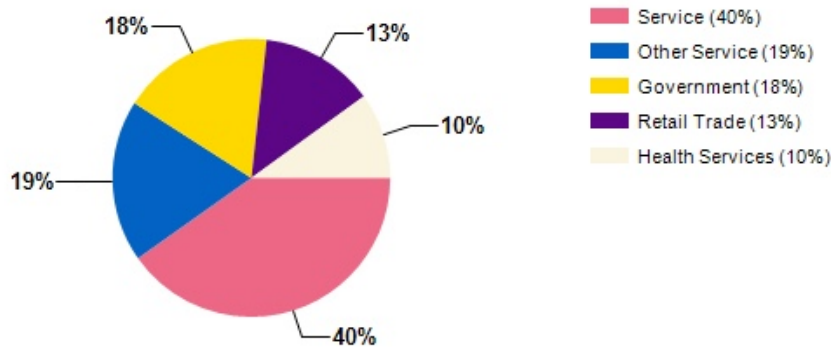
Location

- Location Summary
- Local Business Map
- Aerial View Map
- Drive Times (Heat Map)

Location Industrial City

- ✓ • Otto Circle in Sacramento is located high off the hwy 99 exit 47th Ave, next to the executive airport. It is walking distance to the light rail station and happens to be a very Cannabis friendly circle with lots of security cameras. With only one entrance into the Circle and one entrance out, it makes for a private and controlled location.

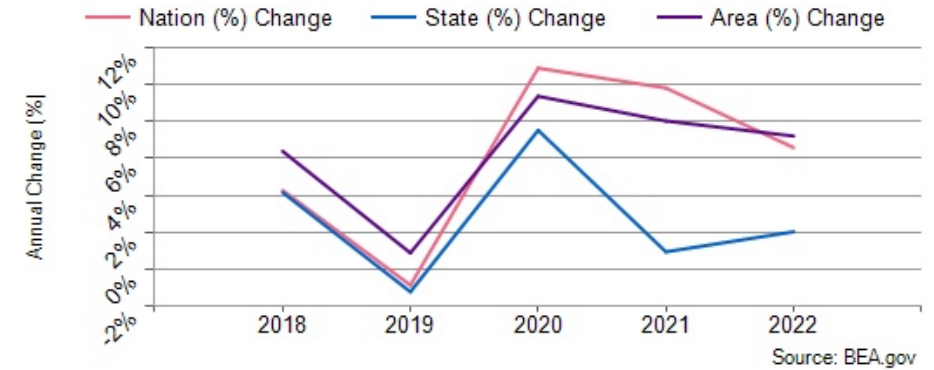
Major Industries by Employee Count

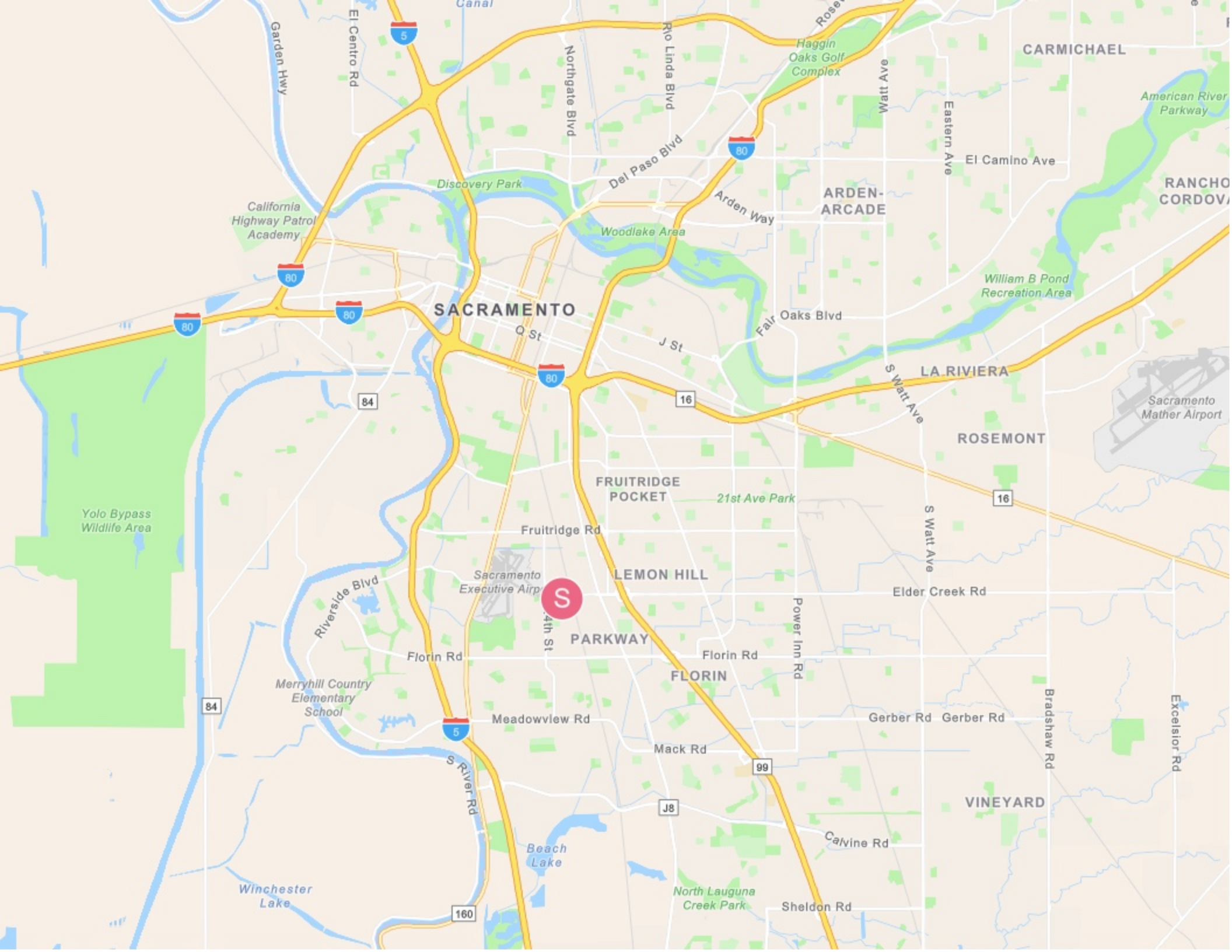


Largest Employers

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





SACRAMENTO

CARMICHAEL

ARDEN-ARCADE

RANCHO CORDOVA

LA RIVIERA

ROSEMONT

FRUITRIDGE POCKET

LEMON HILL

PARKWAY

FLORIN

VINEYARD



California Highway Patrol Academy

Haggin Oaks Golf Complex

William B Pond Recreation Area

Sacramento Mather Airport

Yolo Bypass Wildlife Area

Merryhill Country Elementary School

Sacramento Executive Airp

Beach Lake

North Lauguna Creek Park

Winchester Lake



Garden Hwy

El Centro Rd

Northgate Blvd

Rio Linda Blvd

Del Paso Blvd

Arden Way

Watt Ave

Eastern Ave

El Camino Ave

Fair Oaks Blvd

S Watt Ave

S Watt Ave

Elder Creek Rd

Riverside Blvd

Fruitridge Rd

21st Ave Park

Florin Rd

Florin Rd

Power Inn Rd

Meadowview Rd

Mack Rd

Gerber Rd Gerber Rd

Bradshaw Rd

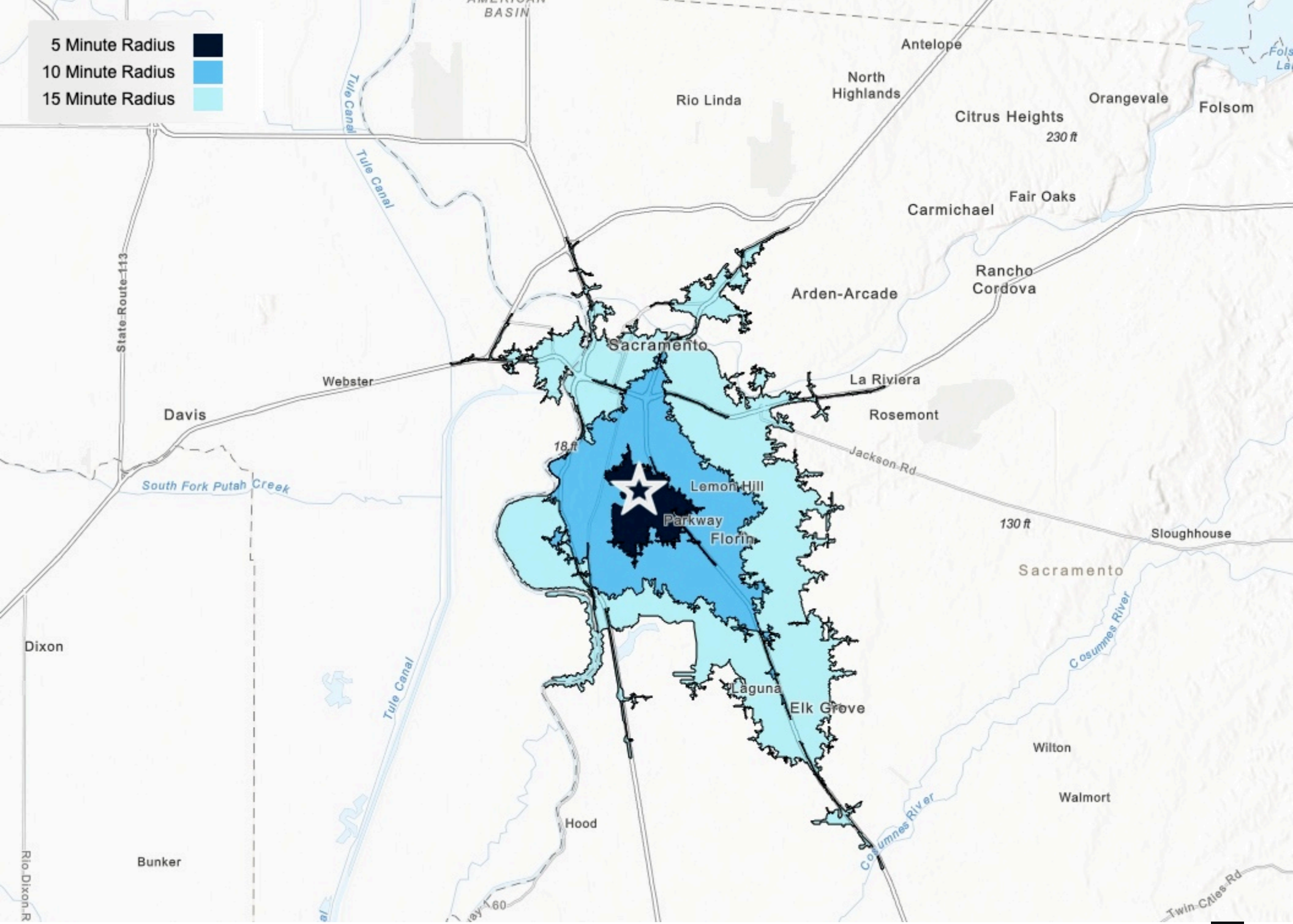
Excelsior Rd

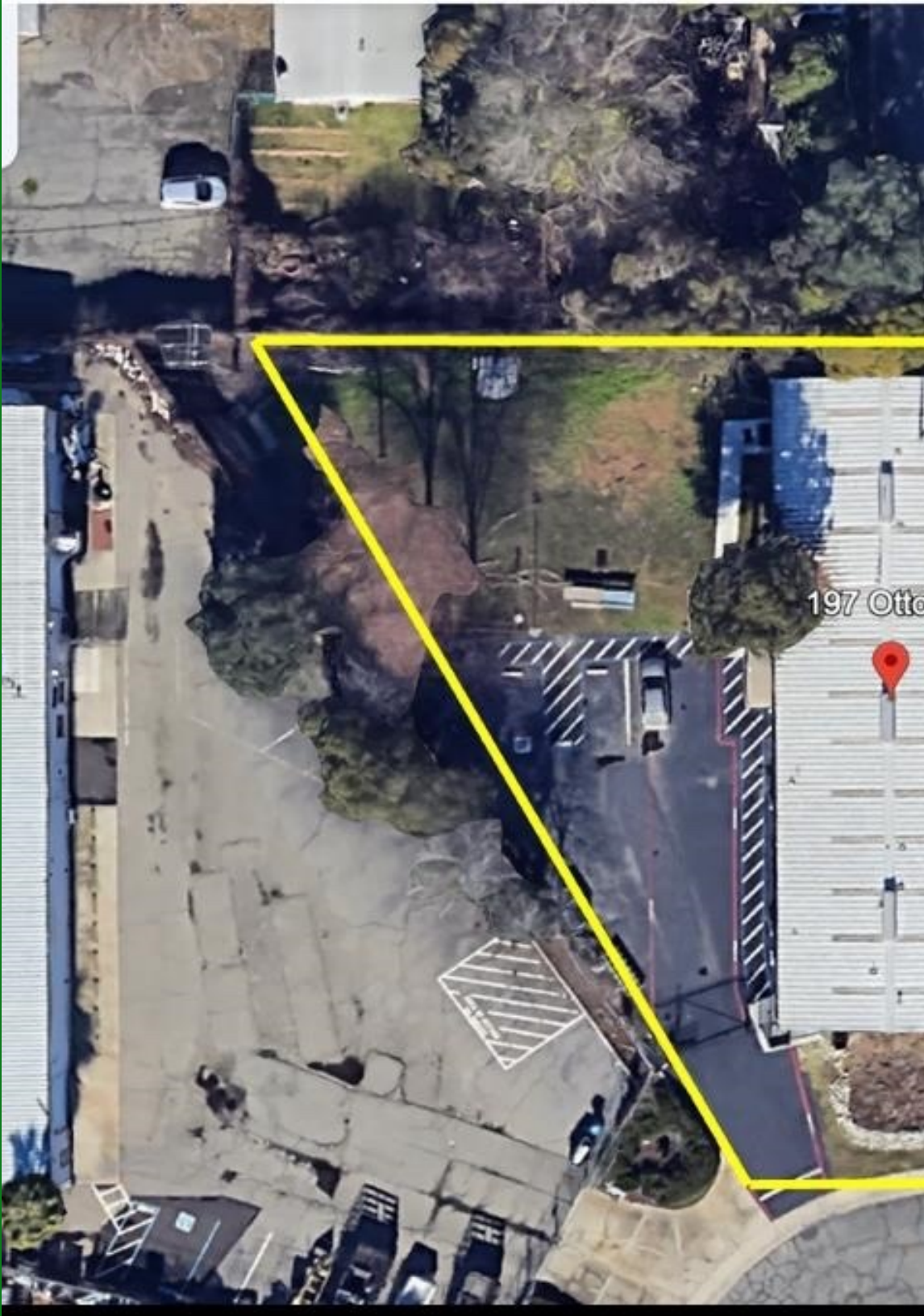
Calvine Rd

Sheldon Rd



5 Minute Radius
 10 Minute Radius
 15 Minute Radius





03

Property Description

- Property Features
- Floor Plan
- Property Images

PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	5,200
LAND SF	20,038
LAND ACRES	0.46
YEAR BUILT	1966
YEAR RENOVATED	2021
# OF PARCELS	One
ZONING TYPE	M1s-ea-4
SUPER FLAT FLOORS	Yes
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Six
PARKING RATIO	1,1000
CEILING HEIGHT	14'
DOCK HIGH DOORS	One
GRADE LEVEL DOORS	One
SKYLIGHTS	Yes
FENCED YARD	Iron Electric Fencing
OFFICE SF	1,000

NEIGHBORING PROPERTIES

NORTH	Industrial Circle
SOUTH	Industrial Building
EAST	Industrial Building
WEST	Industrial Building

MECHANICAL

HVAC	Yes Six New
FIRE SPRINKLERS	No
ELECTRICAL / 3 PHASE	120/240V /
LIGHTING	New LED throughout

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Metal and Cinder Block
EXTERIOR	Metal
ROOF	Metal and Insulated
LANDSCAPING	Park Like Landscape

CONDITIONAL USE PERMIT

DISTRIBUTION SUITE A	With Quarantine storage cages
LIGHT MANUFACTURING SUITE B	Kitchen for candies / chocolates
LICENSE FOR SALE	Yes Distribution

Take an Instant Walkthrough

<https://www.youtube.com/@matrixCREal>

MATRIXCREAL










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 2950 E. Philadelphia St.
 Ontario CA 91761
 909-923-1800

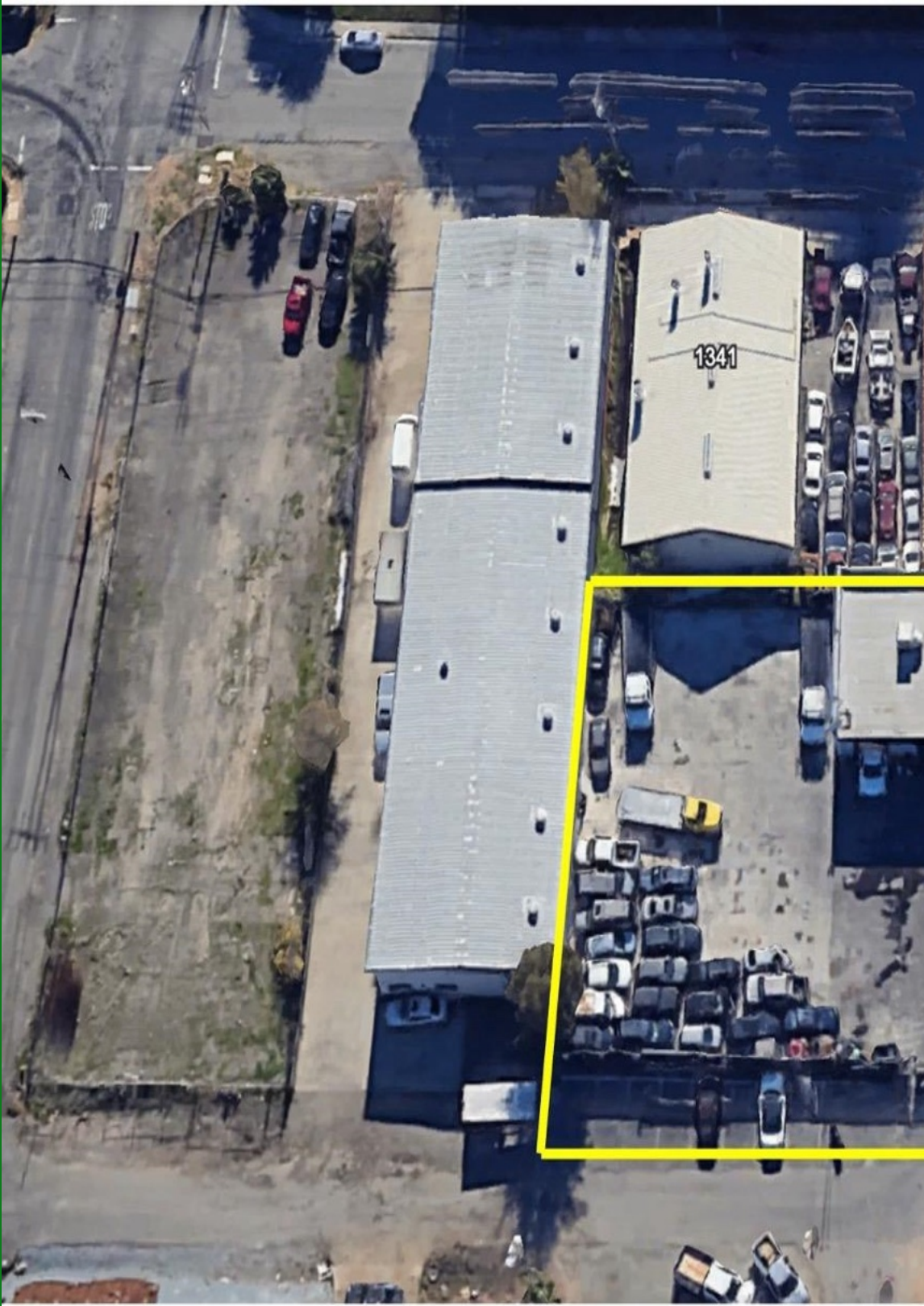
Catalog #	Through Bus	Section Amps			
WCTSW8 - 4 - 1D - MOD02	400A MAX.	400A MAX.			
Voltage	Phase	Wire	Frequency	NEMA Type	Mfr. Date
120/240V AC	~ 1 Ø	3 W	60 Hz	N3R	05/12/20

S/O #: RS44387

Maximum Short Circuit Current Rating R.M.S. Symmetrical of 100,000 A.I.C.
 The actual rating is dependent on any installed devices.
 See the 'UL Series Limit Rating Label Inside section.
 SUITABLE FOR USE AS SERVICE EQUIPMENT WHEN NO MORE THAN SIX DISCONNECTS ARE PROVIDED.

UL 891 Deadfront Switchboard - File E59802




 DEADFRONT SWITCHBOARD SECTION
 E85547
 2 OF 2
 L - 87233365



04

On Market Comps

On Market Comps Summary

	PROPERTY	BLDG SF	ASK PRICE	PSF	CAP RATE	BUILT	DISTANCE (mi)
1	 <p>Investment Only with Leaseback 1336 - 1340 Dixieanne Sacramento, CA 95815</p>	4,260	\$1,150,000	\$269.95	7.00%	1976	9.70
AVERAGES		4,260	\$1,150,000	\$269.95	7.00%		
S	 <p>5,200 SF Industrial / Flex Opportunity 197 Otto Circle Sacramento, CA 95822</p>	5,200	\$1,195,000	\$229.81		1966	



05 **Company Profile**
Advisor Profile



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 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.

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