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OFFERING MEMORANDUM

OWNER-USER INDUSTRIAL

1336 - 1340 DIXIEANNE AVENUE , SACRAMENTO CA 95815

OWNER-USER INDUSTRIAL

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Exclusively Marketed by:

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Brokerage License No.: Dre#:01942200

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OWNER-USER INDUSTRIAL

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1336 - 1340 Dixieanne Avenue Sacramento CA 95815
MARKET	Sacramento / I80
SUBMARKET	Arden / Arcade
BUILDING SF	4,260 SF
LAND ACRES	0.42
LAND SF	18,295 SF
YEAR BUILT	1976
YEAR RENOVATED	2024
APN	277-0092-004/005

FINANCIAL SUMMARY

PRICE	$1,399,000
PRICE PSF	$328.40

Industrial Building/Warehouse/Office

✓ Unlock the potential of 1336–1340 Dixieanne Avenue, where two parcels combine to offer an expansive yard ideal for industrial operations. Currently occupied by a thriving towing company, the property features a well-maintained 4,260 SF industrial building with 18-foot-high warehouse ceilings and upgraded electrical systems, including new 220A/200V single-phase electrical panels.

✓ The building offers attractive interior office finishes, new LED lighting, new epoxy flooring, three private offices, one conference room, an extra-large bonus room, a separate secure storage room, and two large ADA-compliant restrooms. Additional amenities include a kitchenette, a breakroom with refrigeration, a sauna, a large tiled shower, and five cable phone lines. The property also features electric fencing and new chain-link fencing with plastic privacy slats along the front of the building. A newer roof, installed in 2025, adds further value to this versatile industrial property.

✓ Currently licensed as a towing facility, with a Conditional Use Permit (CUP) authorizing towing company operations.

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02 **Location**

Location Summary

(I-80 Bus), Capital City Freeway

✓ Located between El Camino and Arden Way.

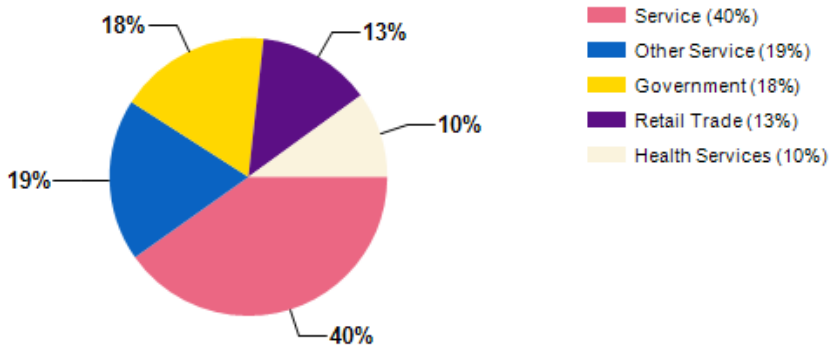
This 4,260 SF light industrial and service facility is located in the heart of Sacramento's Erickson Industrial Park. The property is ideal for service operations, small-scale manufacturing, repair shops, last-mile delivery, and flex users. Its M-1-R zoning supports a wide range of potential uses. The building offers excellent access to major arterial roads and is conveniently located near a dense customer base and labor pool. With limited units of this size remaining on the market, this property presents a valuable opportunity for businesses seeking a versatile industrial space in a well-established location.

Two M-1-R Parcels

✓ 1336 Dixieanne Ave, Sacramento, CA 9581
Size Ac / Sq Ft: 0.207 / 9,000

1340 Dixieanne Ave, Sacramento, CA 95815
Lot Size Ac / Sq Ft: 0.21 / 9,148

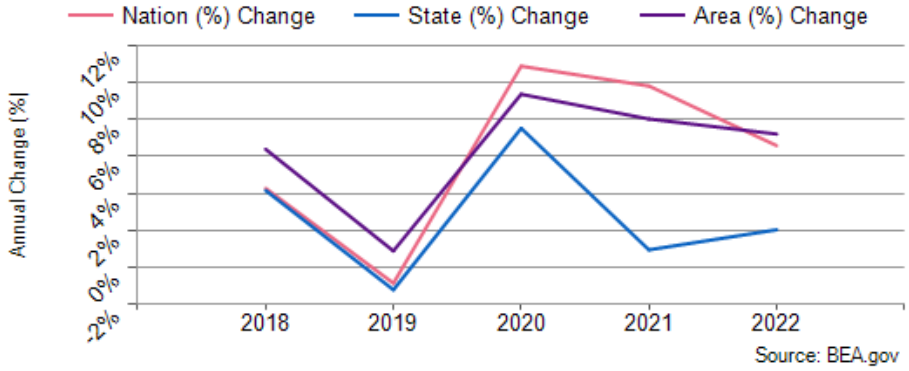
Major Industries by Employee Count



Largest Employers

State of California	113,610
UC Davis Health System	16,075
Kaiser Permanente	11,856
Sutter Health	10,129
Dignity Health	7,353
San Juan Unified School District	5,346
City of Sacramento	5,075
Intel Corporation	4,300

Sacramento County GDP Trend



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03 Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	4,260
LAND SF	18,295
LAND ACRES	0.42
YEAR BUILT	1976
YEAR RENOVATED	2024
# OF PARCELS	two
ZONING TYPE	M1-r
RESTROOMS	Two ADA Restrooms
KITCHENETTE	Full Kitchenette
SUPER FLAT FLOORS	Yes
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	10 Free Surface Spaces
CEILING HEIGHT	16-18 FT
GRADE LEVEL DOORS	Two
FLOORING	Epoxy Flooring
OFFICES	Three Private
FENCED YARD	Yes Completely Paved
OFFICE SF	2,380
CONFERENCE ROOM	LARGE Conference Room

NEIGHBORING PROPERTIES

NORTH	Industrial Use
SOUTH	Industrial Use
EAST	Industrial Use
WEST	Industrial House

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Power 200a/200v Newly Updated
LIGHTING	Newer LED

CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Cinder Block and Wood
EXTERIOR	Concrete and Wood
PARKING SURFACE	Paved Yards
ROOF	Newer Flat Roof

TENANT INFORMATION

MAJOR TENANT/S	Loyal Towing

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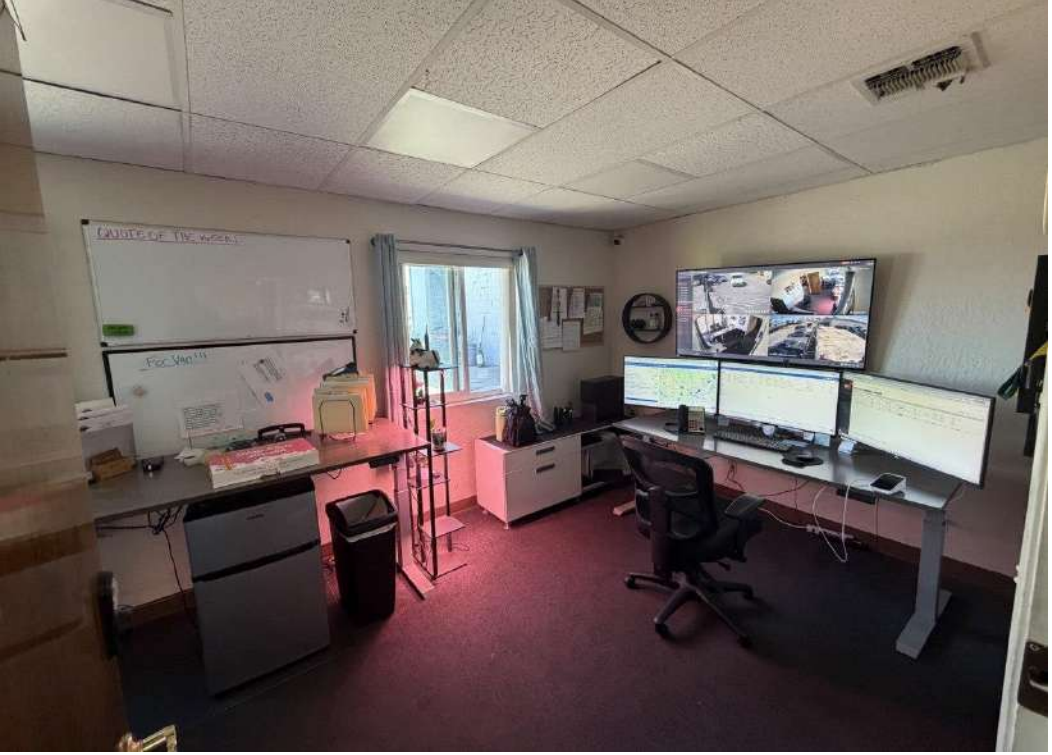
916-421-TOWS
ENTRANCE

EXIT
Emergency Road Service

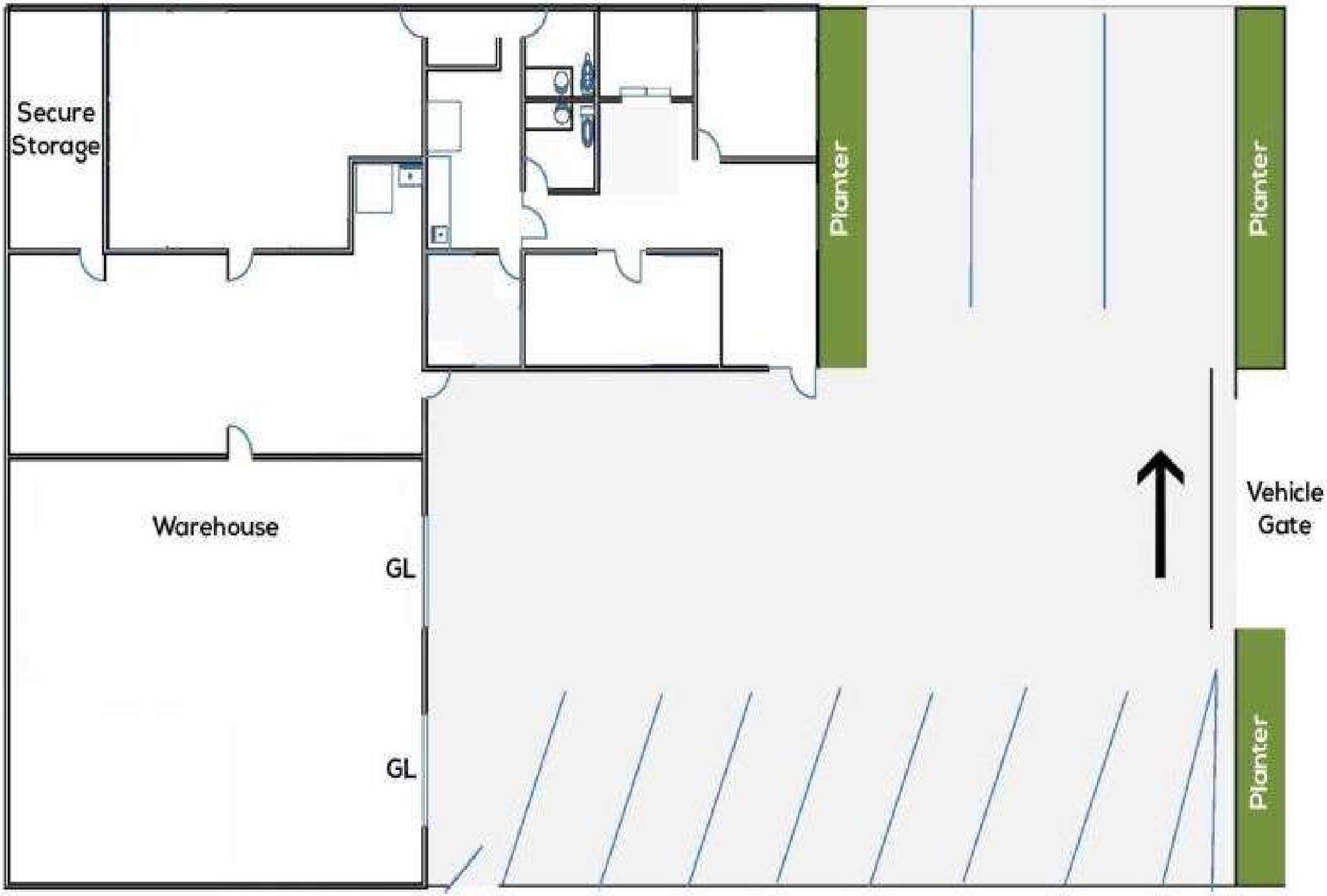
916-421-TOWS

EXIT

WARNING


QUOTE OF THE WEEK!

peaboo
NO PAIN
NO GAIN


Secure Storage
Planter
Planter
Warehouse
GL
GL
Vehicle Gate
Planter

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04 **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.

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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.

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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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