



GQNorth
real estate

Lu Ann Henderson
GQ North Real Estate
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2,200 SF WAREHOUSE ZONED M1

0.60 AC - PAVED WITH 968 SF HOUSE
3623 51ST AVE, SACRAMENTO CA 95823

THE SPACE

Location	3623 51st Ave Sacramento, CA 95823
County	Sacramento
Cross Street	Franklin Blvd

PROPERTY VIDEO

HIGHLIGHTS

- ✓ Secured gated industrial compound
- ✓ 4 - bays, Expansive concrete yard & staging area
- ✓ Heavy-duty metal industrial infrastructure
- ✓ Warehouse restroom and utility work space
- ✓ Extra Covered fabrication & equipment area
- ✓ Ample space for trucks, trailers & machinery
- ✓ Convenient access to Hwy 99 and Sacramento commercial corridors
- ✓ Including Separate Residential Structure
- ✓ 968 SF Residential Living Area 2 Bed / 1 Bath Home
- ✓ Ideal Live-Work Setup

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
20,379	191,282	394,181

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$72,583	\$95,031	\$115,286

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,274	62,296	144,369

PROPERTY FEATURES

NUMBER OF UNITS	2
WAREHOUSE BUILDING SF	2,200
HOUSE SFR	968
LAND SF	26,066
LAND ACRES	0.5984
YEAR BUILT	1927
ZONING TYPE	M-1
BUILDING CLASS	Industrial / Warehouse
LOCATION CLASS	Commercial / Industrial Corridor
NUMBER OF STORIES	1
NUMBER OF ROOMS	5
CEILING HEIGHT	12-18'
GRADE LEVEL DOORS	4
FENCED YARD	Yes

NEIGHBORING PROPERTIES

NORTH	Industrial Warehouse
SOUTH	Commercial Building
EAST	Commercial Building
WEST	Commercial

MECHANICAL

ELECTRICAL / POWER	3 Phase 240 / 480V
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CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	Metal
PARKING SURFACE	Ample
ROOF	Metal
LANDSCAPING	Completely paved



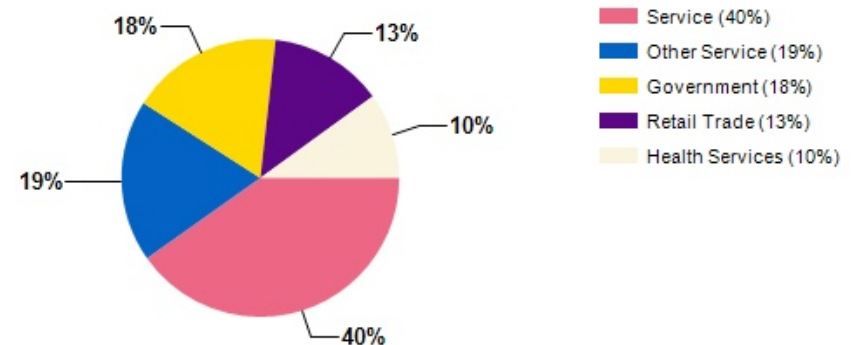
Location Industrial City

- ✓ South Sacramento is located off Highway 99, at the 47th Ave exit, next to the executive airport. It is within walking distance to the light rail station.

Strategically Located Commercial Property in Sacramento's Florin Business Corridor

- ✓ The property is located in the Florin area of Sacramento, known for its diverse community and vibrant cultural scene. Nearby amenities include the Florin Towne Centre, a popular shopping destination with a variety of stores and restaurants. The property is situated close to major transportation routes such as Highway 99, providing convenient access for employees and customers. The area features a mix of industrial and commercial properties, attracting a range of businesses looking for different types of spaces. Local businesses in the vicinity include manufacturing companies, logistics firms, and service providers, contributing to a dynamic business environment.
- ✓ What a rare find! Located in the heart of South Sacramento in a vibrant commercial district. This property offers unparalleled usability and accessibility to enhance your business's appeal. Gated, asphalted and with 12,000 sq ft of concrete. This versatile commercial building (zoned M-1) with 2,200 sq stand-alone building and potential separate future office building (968 sq ft) has a lot to offer! Commercial building has four garage/workshop sections that can be utilized in multiple uses. Open access can accommodate a range of configurations and business operations ideal for a variety of business needs! From car repair shops, trucking business, woodwork/remodeling, to welding. Building is positioned in a super high-traffic and offering excellent desirable location. With many Upgrades and lots of potential, it will not last long!!

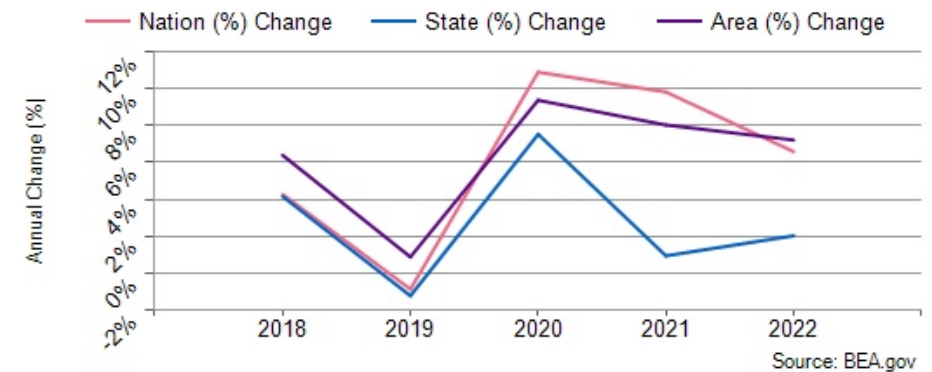
Major Industries by Employee Count



Largest Employers

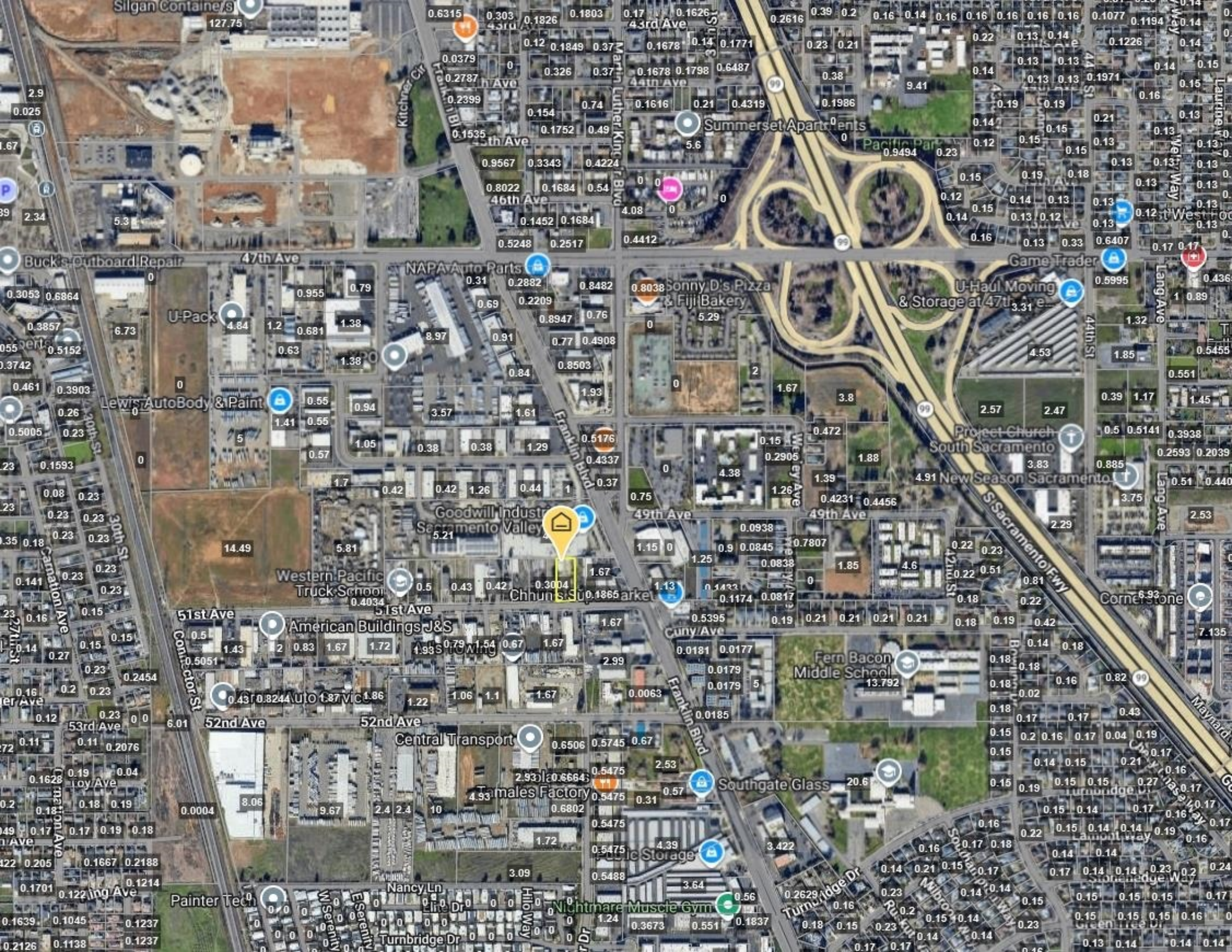
State of California	113,610
University of California Davis	16,075
Sacramento County	13,611
Kaiser Permanente	11,856
U.S. Government	10,699
Sutter Health	10,129
Dignity Health	7,353
San Juan Unified School District	5,346

Sacramento County GDP Trend





**3623 51st Ave,
Sacramento, CA 95823**





3623

United Carburetor

1.67

1.67

0.29

0.28

0.3004

3619

0.5984

0.3556

0.2424

P M Tru0.1865air

Tacos Jessica #2
Tacos

Ave

51st Ave

51st Ave

51st Ave

51st Ave

51st Ave

51st Ave

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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.

2,200 SF Warehouse Zoned M1

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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.

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Exclusively Marketed by:



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