

3,100 SF M-1 Industrial, West Sacramento



FOR LEASE | 0.35 ACRE FENCED YARD WITH TWO BUILDINGS



506 Glide Avenue
W. Sacramento, CA 95691

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THE SPACE

Location	506 Glide Avenue W. Sacramento, CA 95691
County	Sacramento
Cross Street	Rice Ave

HIGHLIGHTS

- ✓ One warehouse offers a private restroom and office space
- ✓ One lot with two warehouses Approx 3,100 SF total
- ✓ Additional storage space is available in each warehouse
- ✓ 2 - Roll-up doors one on each warehouses
- ✓ Owner is Open to Demo Some Office Space If Needed
- ✓ Industrial M-1 Zoning
- ✓ There is an estimated clear height of 12' - 14'
- ✓ Ample space for a truck, van, or taxi fleet
- ✓ Convenient and easy access to I80 and I-5 West Sacramento
- ✓ Possibility for a Trucking Company or a storage service
- ✓ 0.35-acre Fenced-in and fully paved yard
- ✓ PSF-*call for details* 916-798-8559
- ✓ \$3,000.00 / NNN

LU ANN HENDERSON

SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

- 📞 San Francisco (415) 982-9496
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POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,033	75,856	232,883

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$63,539	\$106,536	\$119,361

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,243	30,124	94,761

PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	3,100
LAND ACRES	0.35
YEAR BUILT	1969
ZONING TYPE	M1
SUPER FLAT FLOORS	Yes
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
CEILING HEIGHT	12' / 14'
GRADE LEVEL DOORS	2
SKYLIGHTS	Yes
FENCED YARD	Yes

NEIGHBORING PROPERTIES

NORTH	RV Park
SOUTH	Residential
EAST	Truck Dealer
WEST	RV Park

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes

CONSTRUCTION

FOUNDATION	Contrete
FRAMING	Metal/Wood
EXTERIOR	Metal/Wooden Stucco
PARKING SURFACE	Pavement
ROOF	Metal/Shingle
LANDSCAPING	Almost None

TENANT INFORMATION

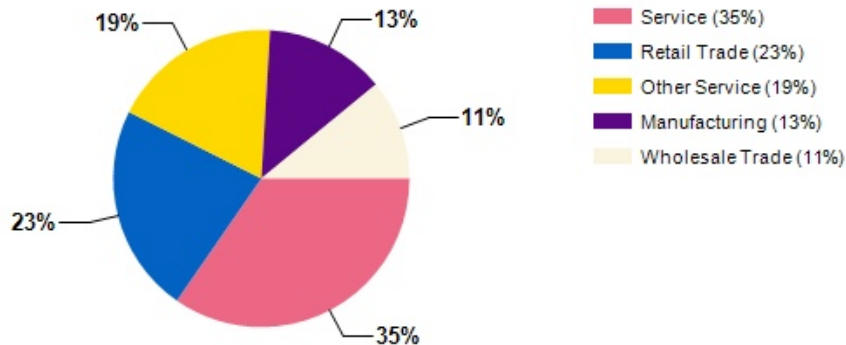
LEASE TYPE	NNN
PRICING	\$3,000.00 / NNN
AVAILABILITY	Vacant



West Sacramento

- ✓ This is conveniently located in the West Sacramento industrial-zoned area and close to the freeways. This industrial lot offers two freestanding warehouses totaling approximately 3,100 total sq ft. This property is situated on a fenced-in, fully paved 0.35-acre yard, providing easy access to I-80 & I-5. While one warehouse offers a private bathroom, office, and additional storage space, each has roll-up doors and an estimated clear height of 12'-14'. The fenced-in yard provides ample space for a truck or van court. This property is conveniently located in the industrial-zoned area of West Sacramento, with easy access to the freeways. It features two freestanding warehouses totaling approximately 3,100 square feet. The property is on a fully paved, fenced-in yard spanning 0.35 acres, providing excellent access to I-80 and I-5.
- ✓ One of the warehouses includes a private bathroom, office space, and additional storage, while both warehouses feature roll-up doors and have an estimated clear

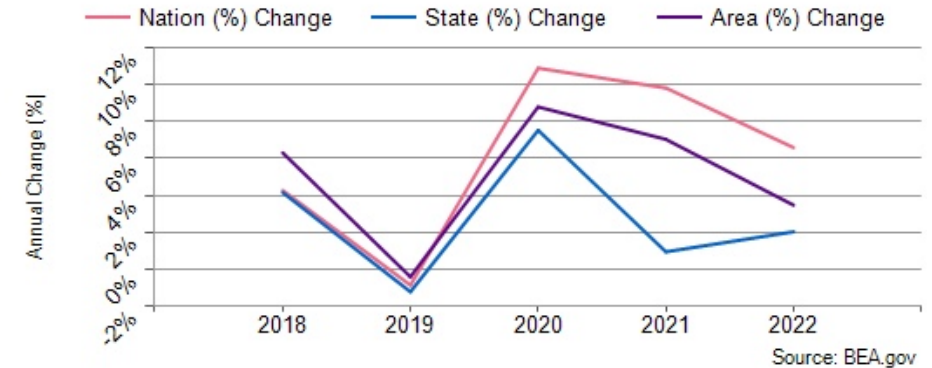
Major Industries by Employee Count

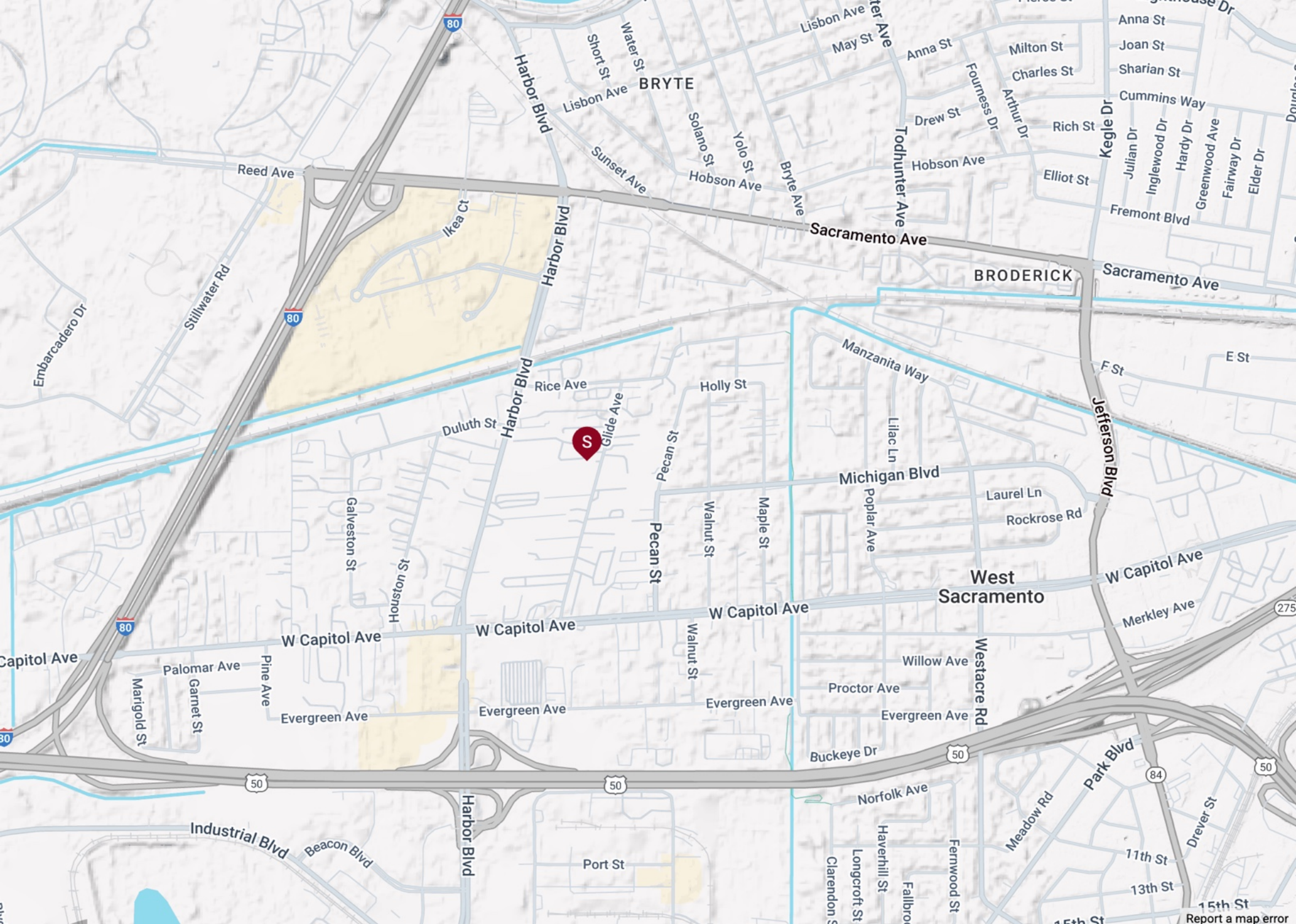


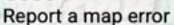
Largest Employers

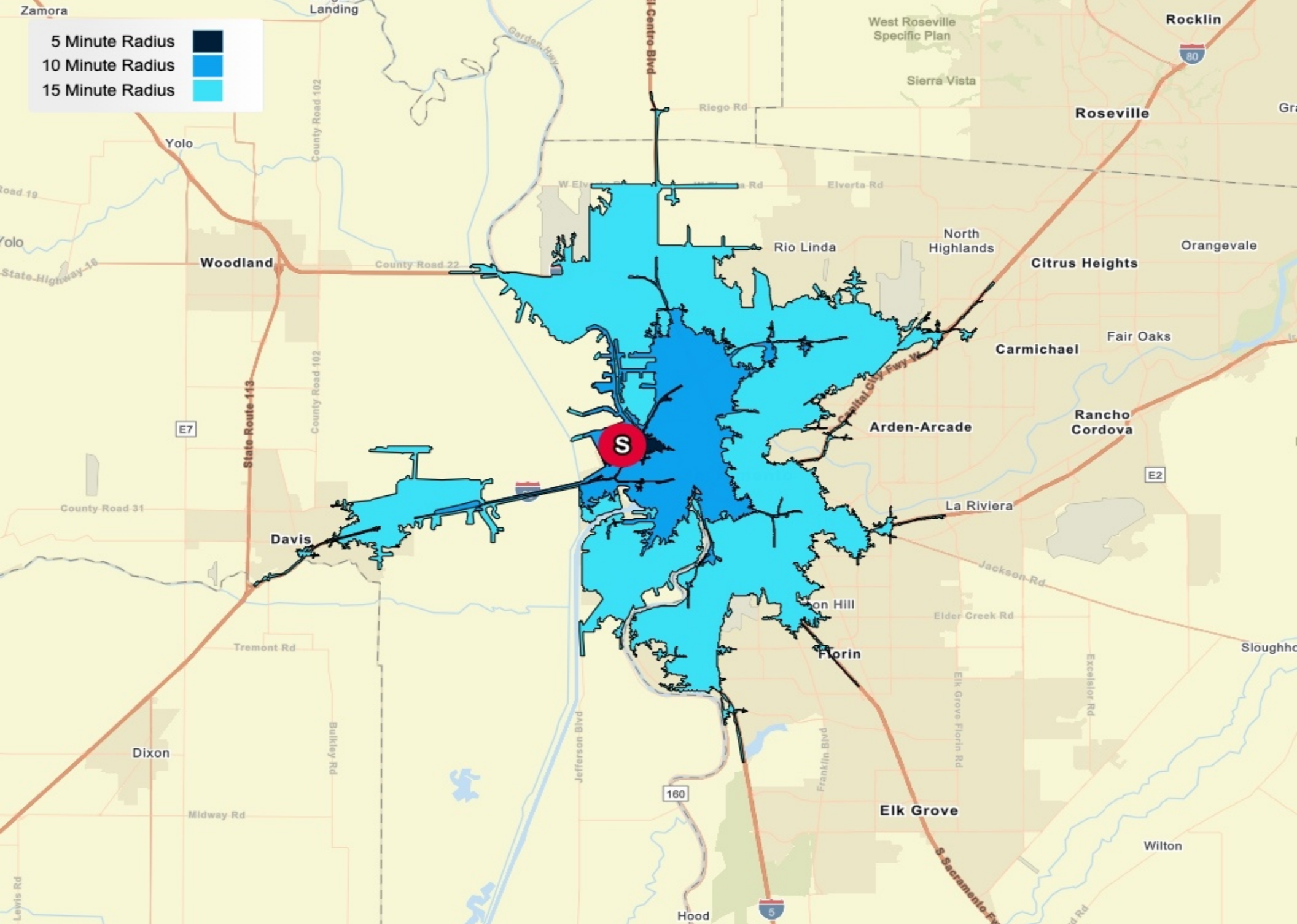
State of California	107,876
UC Davis Health	16,075
Sacramento County	13,252
Kaiser Permanente	10,934
U.S. Government	10,507
Sutter Health	9,350
Dignity Health/Catholic Healthcare West	7,353
Intel	5,000

Yolo County GDP Trend



















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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Exclusively Marketed by:



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