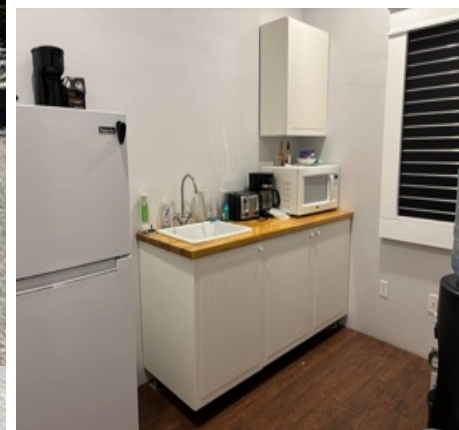
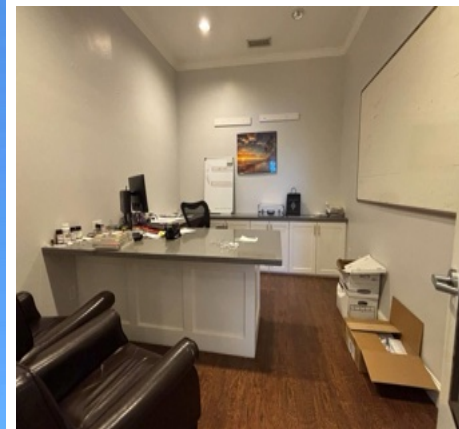


Flex - Industrial Building in Loomis



FOR LEASE | 3,000 OR 6,000 SF PERFECT LOCATION



5945 Jetton Ln
Loomis, CA 95650

Lu Ann Henderson
GQ North Real Estate
Senior Vice President
(916) 798-8559
Luann@GQNorth.com
01912126



GQNorth
real estate

THE SPACE

Location	5945 Jetton Ln Loomis, CA 95650
County	Placer
Cross Street	Swetzer Road

PROPERTY VIDEO

HIGHLIGHTS

- ✓ Flexible Layout: Divisible space from 3,000 SF or 6,000 SF.
- ✓ Features an 18- 22 foot clear ceiling height ideal for vertical product stacking.
- ✓ 4 drive-in bays. Two each unit. Small Yard space in back for each unit
- ✓ Zoning: ILT (Light Industrial) zoning for manufacturing or distribution.
- ✓ Parking: Allocates 16 standard vehicle spaces directly in front
- ✓ Constructed out of reinforced concrete for maximum structural longevity.
- ✓ Power: 3 Phase - 200 AMPS 240 V each suite
- ✓ Five private offices, Showroom Area, Built in furniture in some of the offices
- ✓ Floor Drains in the warehouse with tiled room are with drainage and commercial grade kitchen sink
- ✓ Kitchenette with refrigerator, Crown molding throughout the office spaces
- ✓ Completely sprinklered, Security Camera System, Water heater in each unit
- ✓ One of the warehouses is insulated Ample large picture windows

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
3,952	21,430	100,109

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$162,353	\$183,009	\$174,469

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,486	8,087	38,456

PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	6,000
LAND SF	13,504
LAND ACRES	0.31
YEAR BUILT	1996
ZONING TYPE	ILT - Light Industrial
SUPER FLAT FLOORS	Yes
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	16
CEILING HEIGHT	22'
GRADE LEVEL DOORS	4 - 2 Each Suite
FENCED YARD	No

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Industrial use
EAST	Flex Building
WEST	Residential

MECHANICAL

HVAC	Gas
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Amps: 400 Volts: 110-208 Phase: 3
LIGHTING	Fluorescent

TENANT INFORMATION

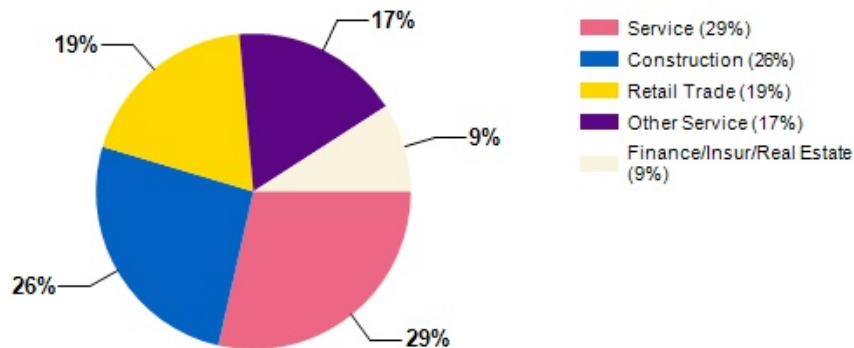
LEASE TYPE	NNN
PRICING	\$1.20 PSF
NEGOTIABLE	Yes



Loomis

- ✓ The property is located in the city of Loomis, known for its small-town charm and picturesque surroundings. Loomis is situated in Placer County, which is known for its thriving agricultural industry, including farms and vineyards. Nearby attractions include the historic downtown Loomis with its quaint shops and restaurants, as well as the iconic High Hand Nursery. The area offers a peaceful and scenic environment, with easy access to outdoor activities such as hiking and biking trails. Loomis is conveniently located near major highways, providing access to larger cities like Sacramento for additional amenities and business opportunities.

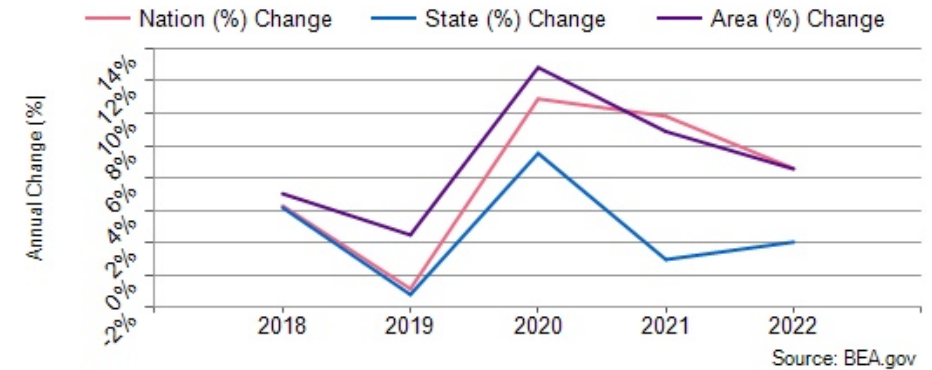
Major Industries by Employee Count



Largest Employers

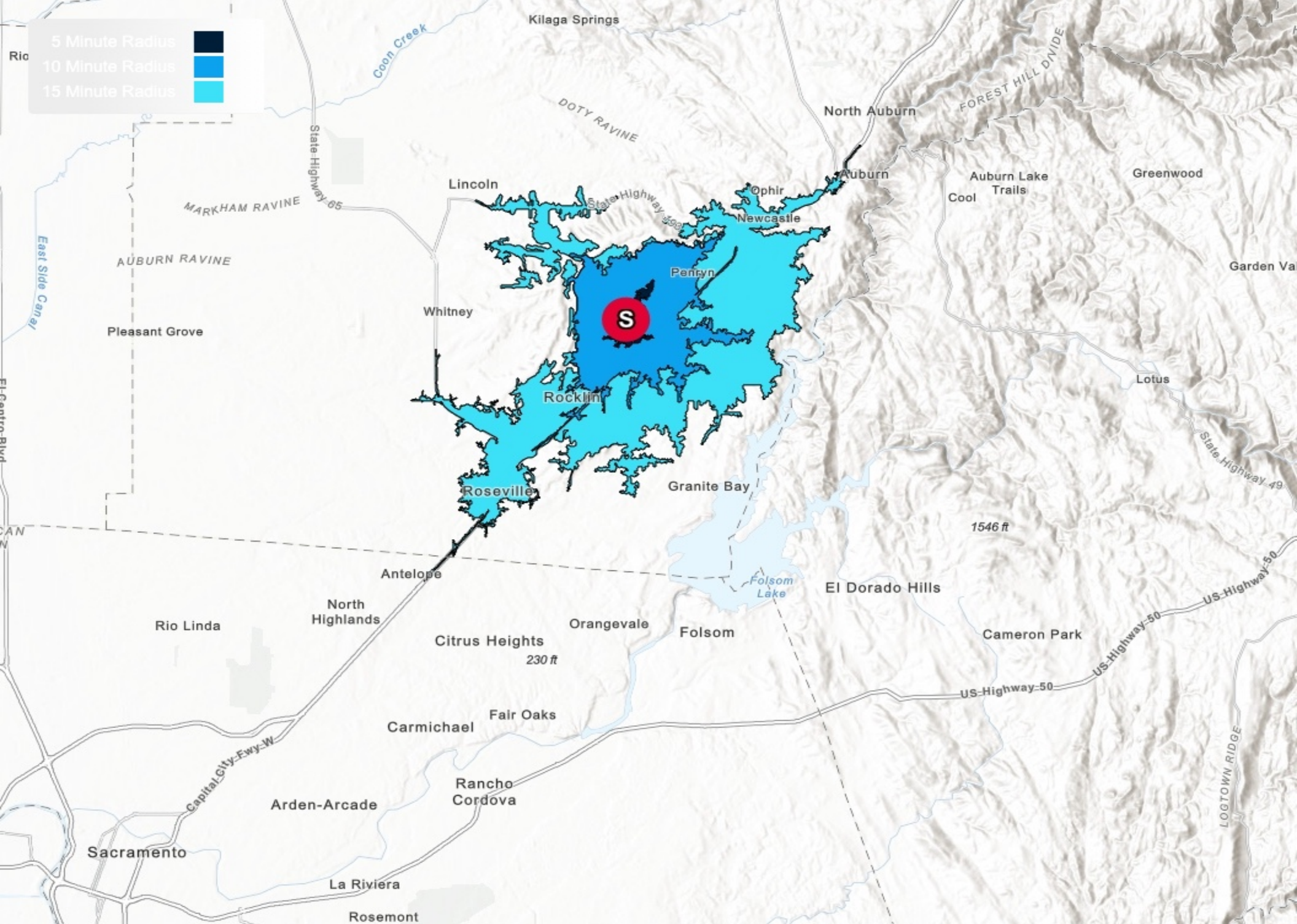
Kaiser Permanente	3,064
Hewlett-Packard	2,500
Placer County	2,400
Union Pacific Railroad	2,000
Sutter Health	1,983
Northstar at Tahoe	1,500
Thunder Valley Casino Resort	1,412
City of Roseville	1,282

Placer County GDP Trend

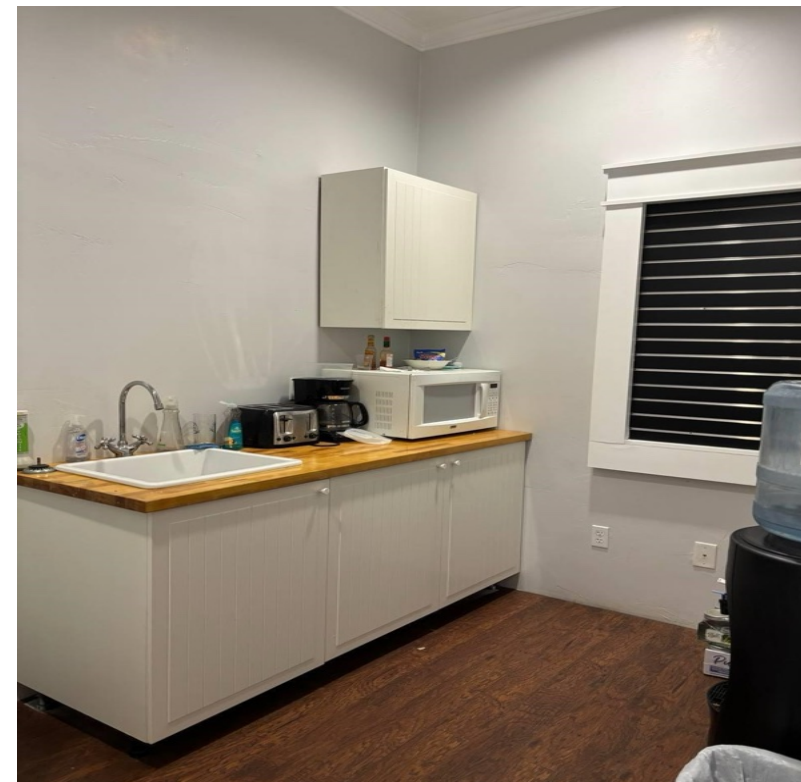


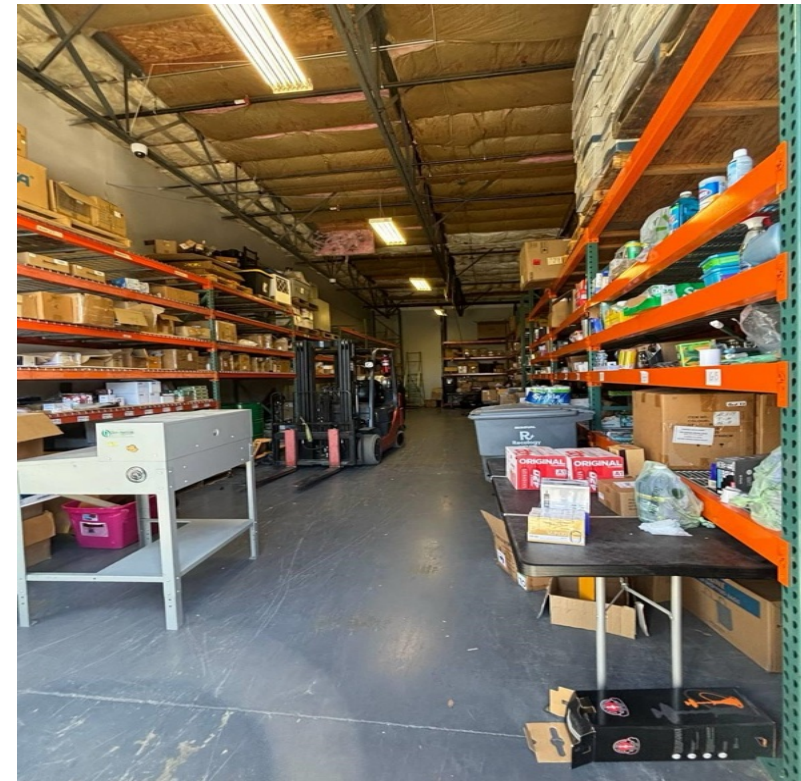
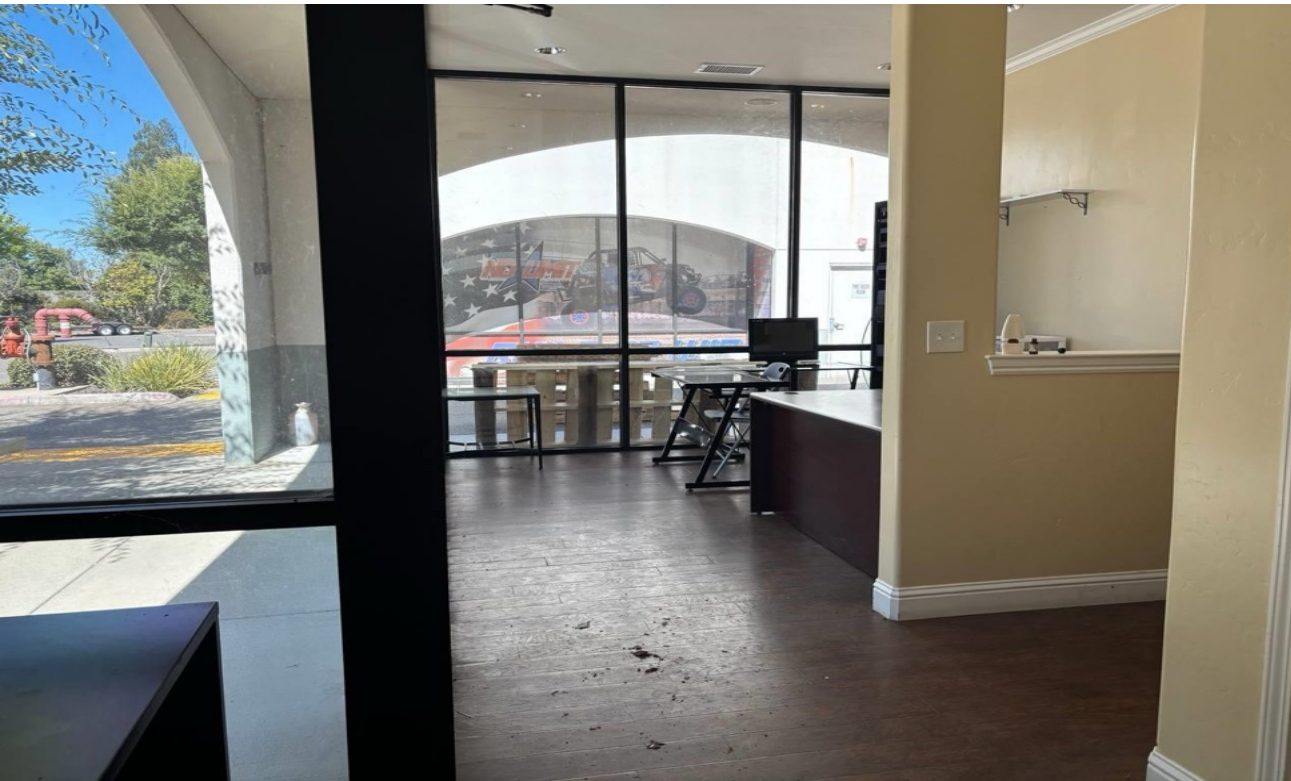


5945 Jetton Ln, Loomis,
CA 95650

















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.

Flex - Industrial Building in Loomis

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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.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

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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