

# For sale or lease

## Auto dealership and service center

Sale price: \$5,100,000 (\$129 PSF)

Lease rate: varies, see below

6250 Florin Road  
Sacramento, CA 95823

- Total building area: ±39,641 SF (5 buildings)
- Total available building SF: ±18,289
  - office, auto repair and storage
- Total site size: ±4.11 acres with ±2.7 acres available for occupancy
- Available building breakdown:
  - **Building 2: \$12,000 per month + NNN**  
±4,499 SF shop/storage
  - **Buildings 3: \$8,900 per month + NNN**  
±9,210 SF shop
  - **Building 4: \$6,500 per month + NNN**  
±4,580 SF shop & yard area
- Excellent visibility to Florin Road
- Curb Cuts: Florin Road (2) and Fawn Way (1)
- Located across from Florin Towne Centre, a ±45 acre, ±600,000 SF shopping center anchored by: Wal-Mart Supercenter, Falling Prices, Chuze Fitness, and Petsmart; also includes Panda Express, Starbucks and McDonald's among other national tenants.
- Zoned: AC, Auto Commercial (per Sacramento County)
- Traffic Counts: Florin Rd & Fawn Way: 32,807 cars per day (*source ESRI*)



# Site plan



--- = Shared access for H2 Autobody

★ = Monument Sign

•••• = Wash bay (1/2 available for shared use)

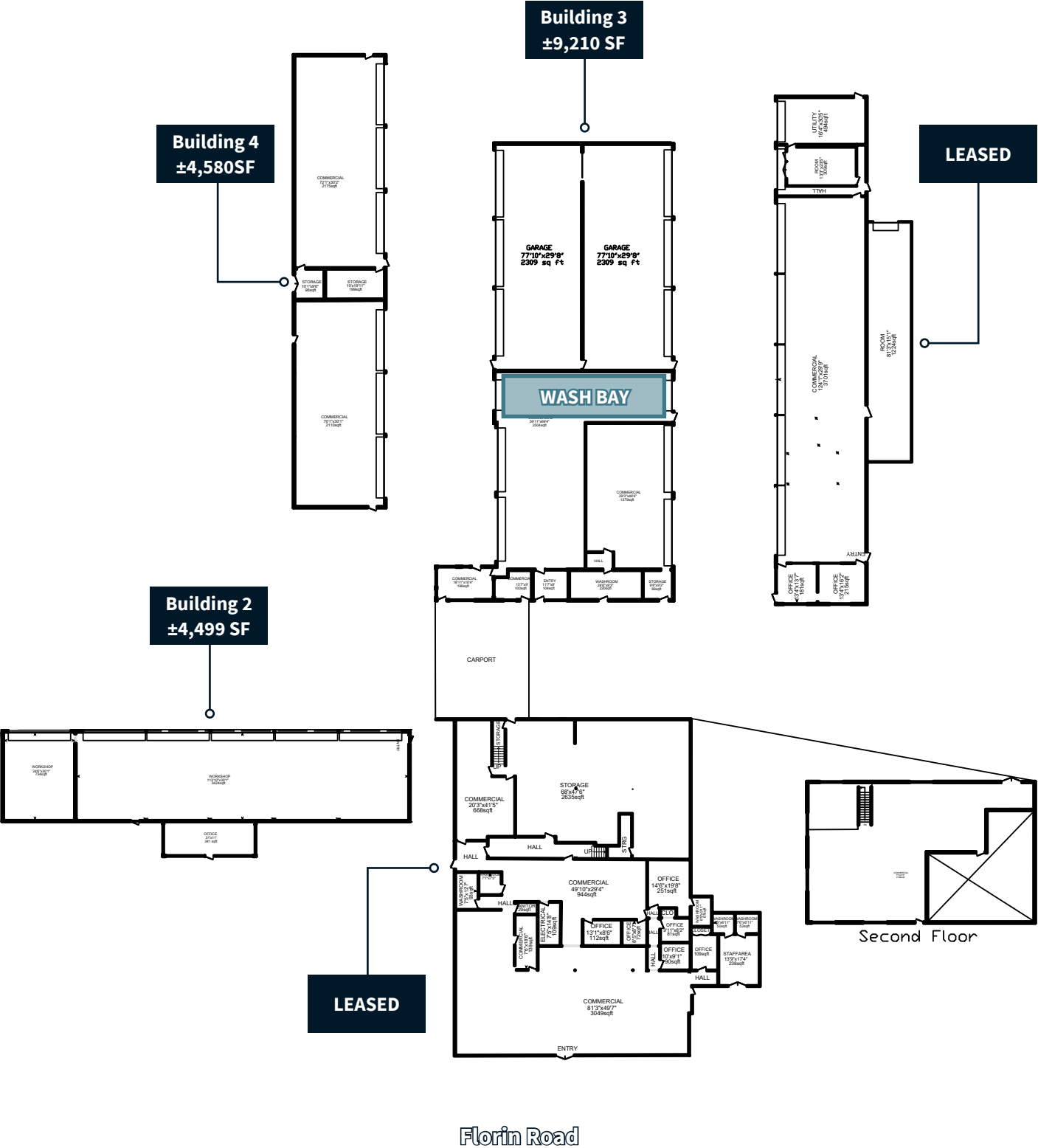
== = Yard area for Building 4



SITE PLAN NOT TO SCALE

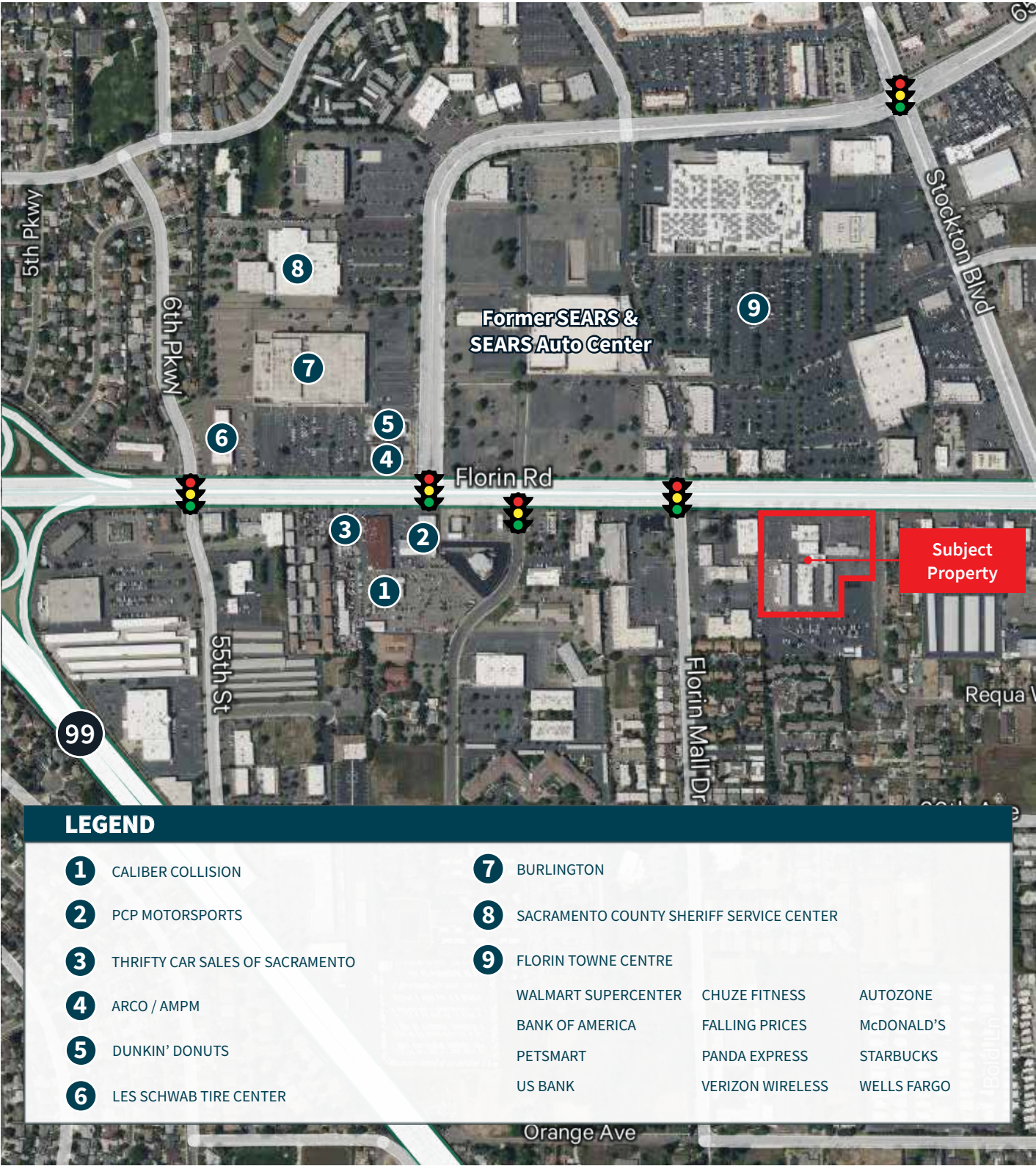


Floor plans



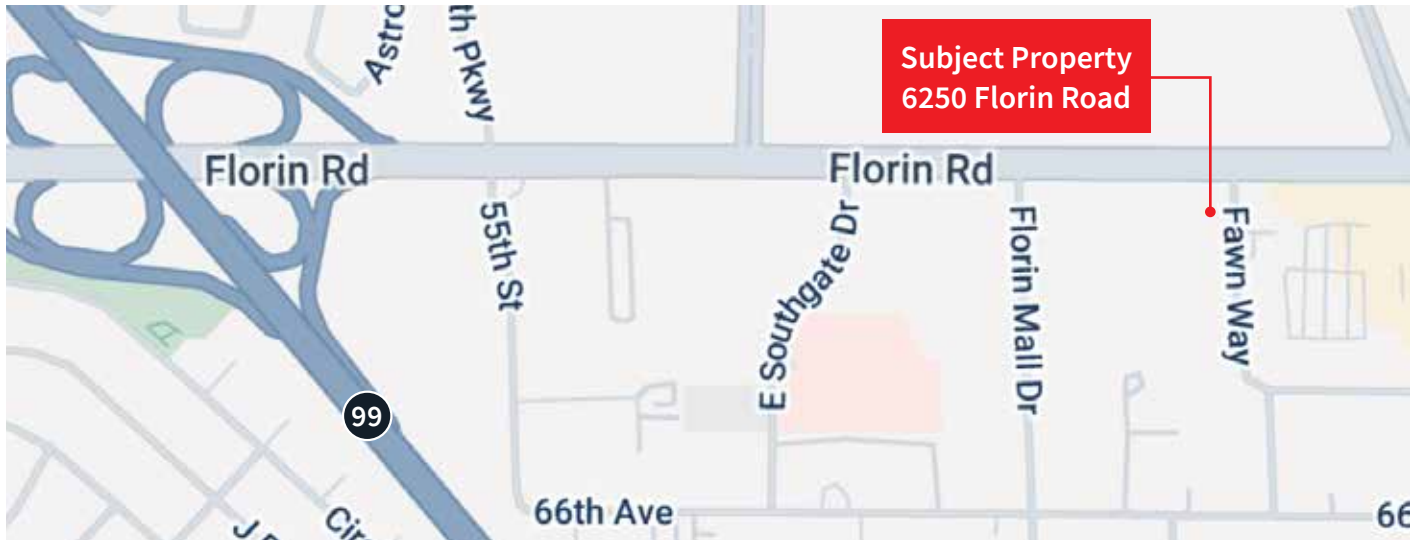
FLOOR PLANS NOT TO SCALE.  
ALL MEASUREMENTS ARE APPROXIMATE.

Vicinity neighbors

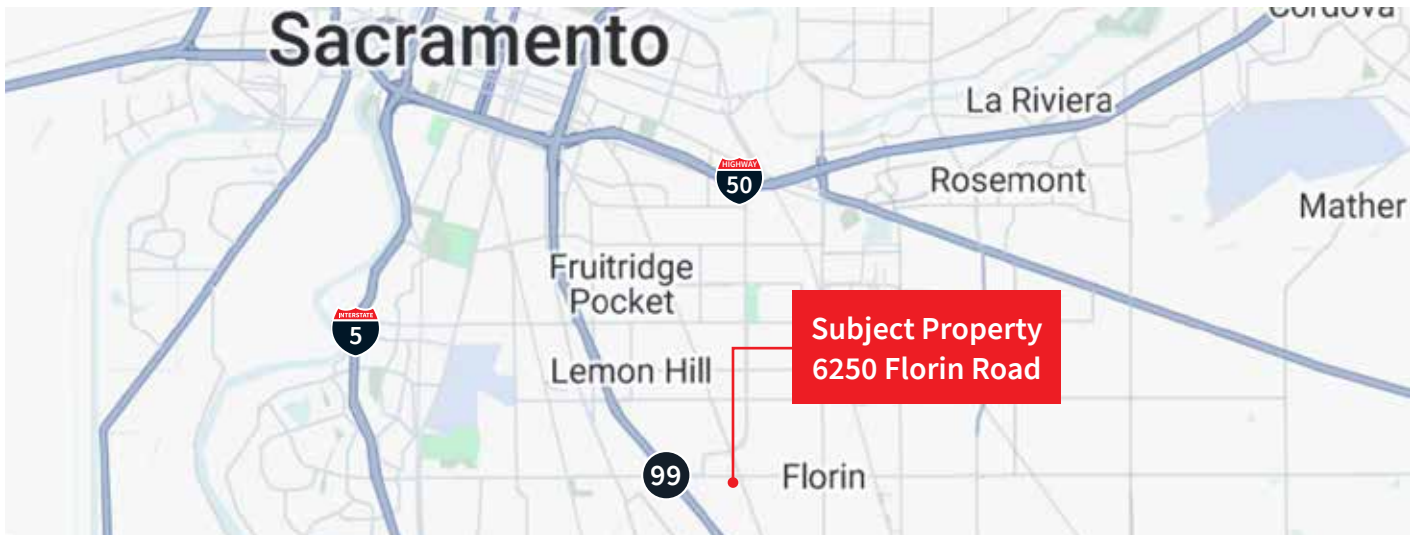


## Location maps

### Street map



### Regional map



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