

# For sale or lease

## Auto dealership and service center

Sale price: \$5,100,000

Lease rate: varies, see below

6250 Florin Road | Sacramento, CA 95823

- Total available building SF:  $\pm 29,126$ 
  - showroom, office, auto repair and storage
- Total site size:  $\pm 4.11$  acres with  $\pm 3.7$  acres available for occupancy
- Available building breakdown:
  - **Buildings 1 & 3: \$22,000 per month + NNN**  
 $\pm 10,837$  SF showroom, offices, parts storage &  $\pm 9,210$  SF shop
  - **Building 2: \$12,000 per month + NNN**  
 $\pm 4,499$  SF shop/storage
  - **Building 4: \$8,000 per month + NNN**  
 $\pm 4,580$  SF shop
- Excellent visibility to Florin Road
- Curb Cuts: Florin Road (2) and Fawn Way (1)
- Located across from Florin Towne Centre, a  $\pm 45$  acre,  $\pm 600,000$  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



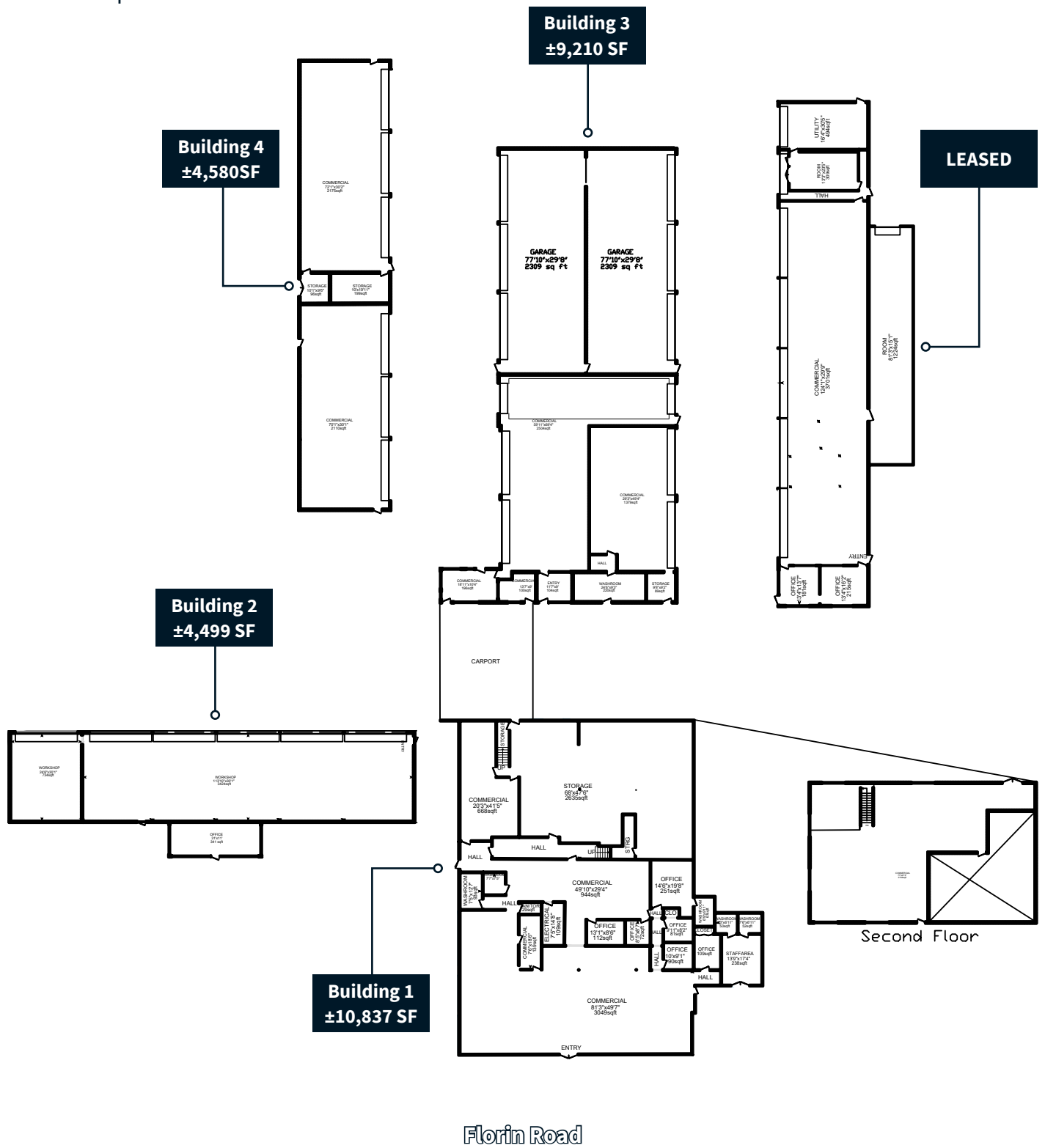
--- = Shared access for H2 Autobody      ★ = Monument Sign

SITE PLAN NOT TO SCALE





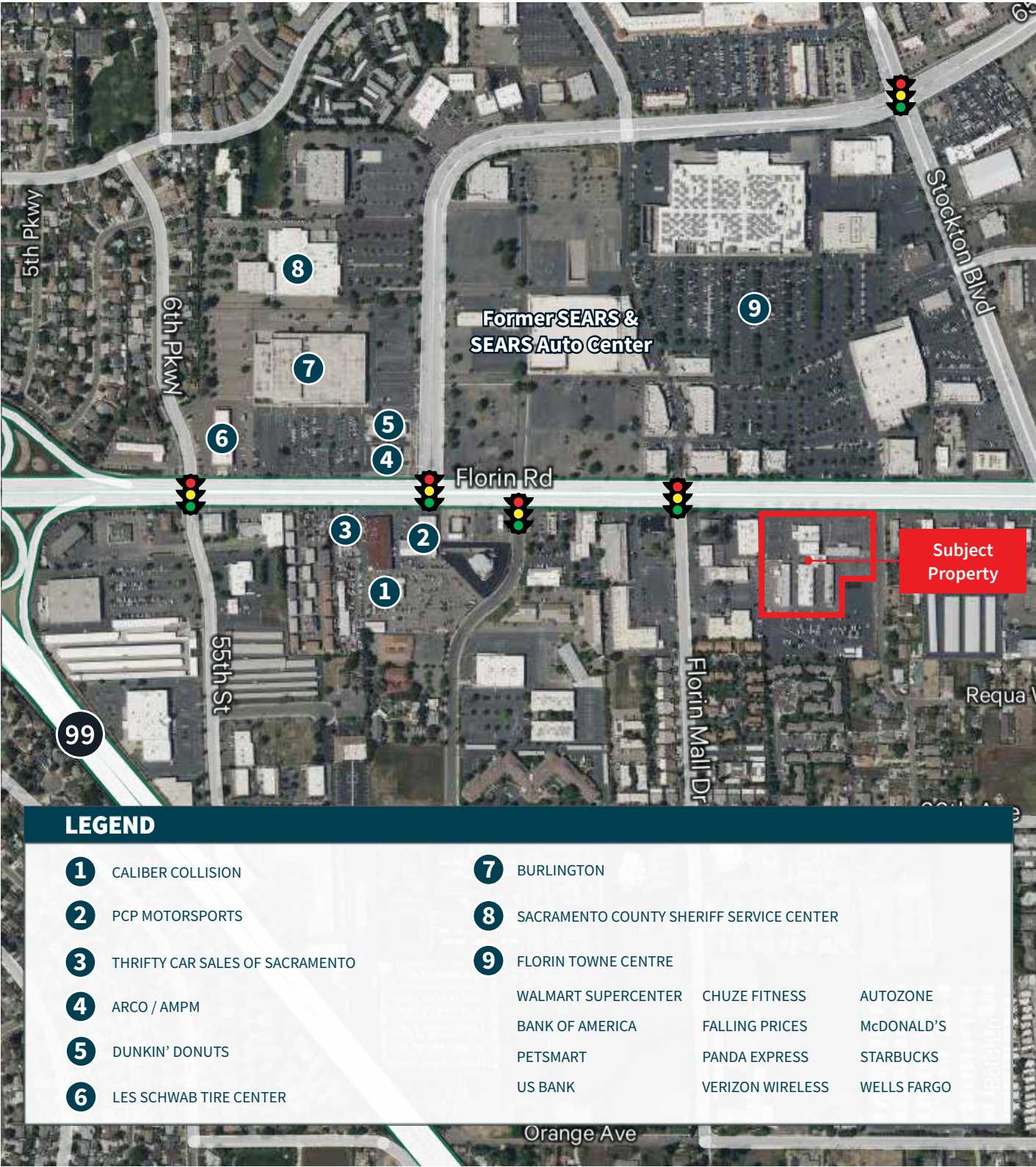
## Floor plans



FLOOR PLANS NOT TO SCALE.  
ALL MEASUREMENTS ARE APPROXIMATE.

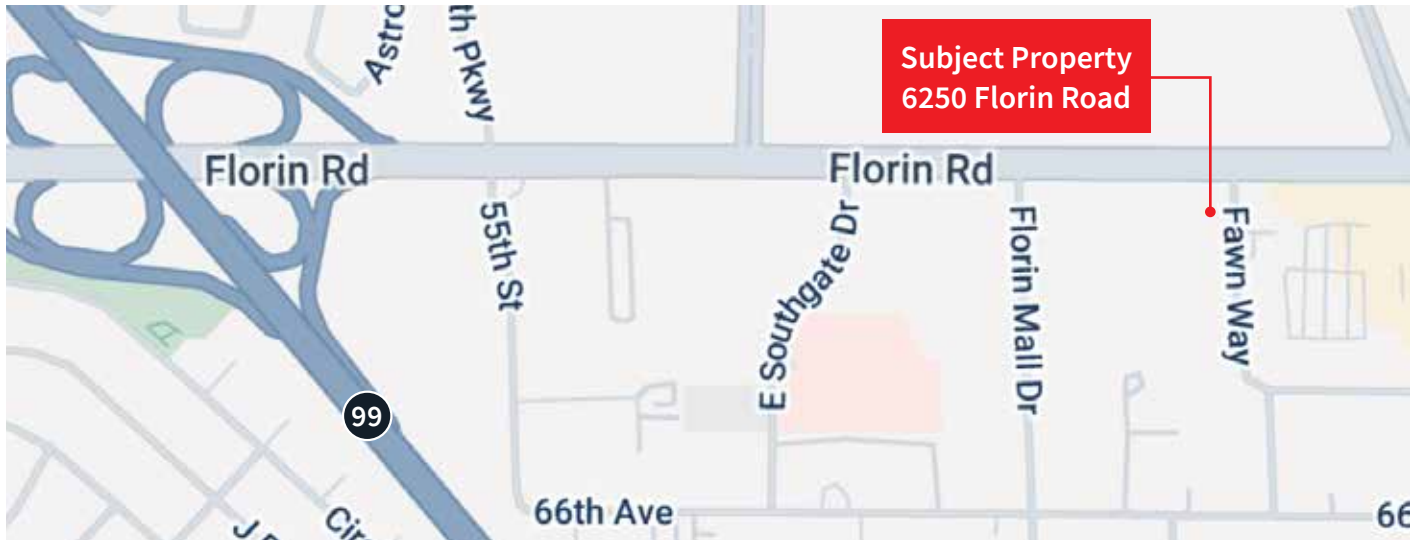


# Vicinity neighbors

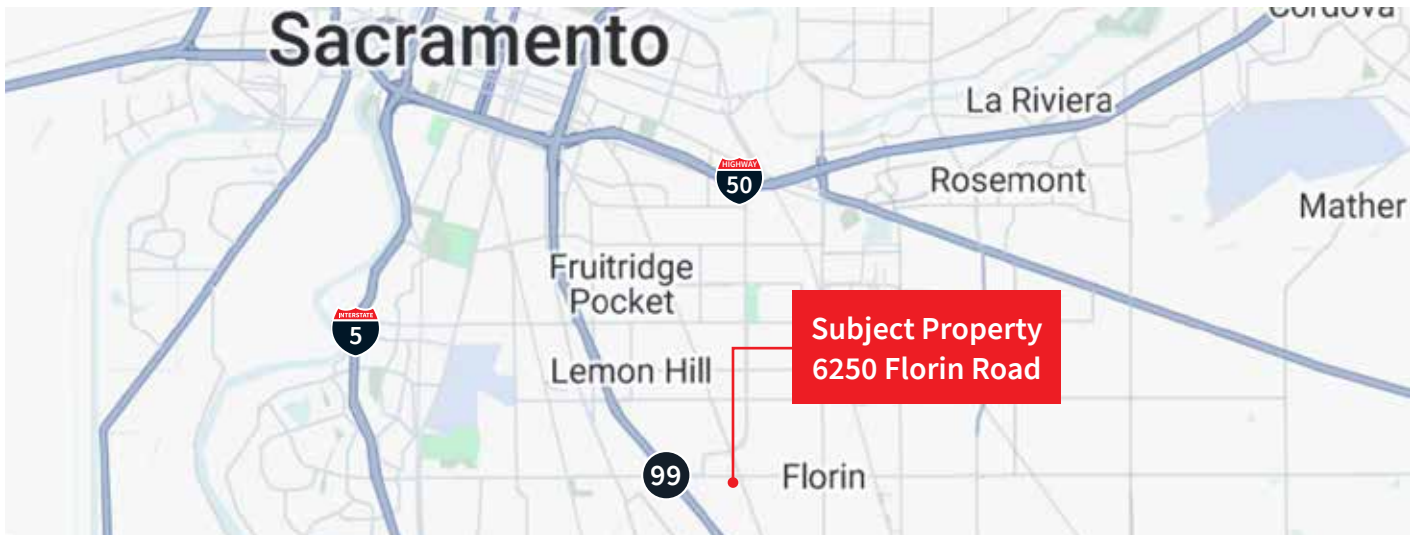


## Location maps

### Street map



### Regional map



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