

7259 &
7321 32nd Street
North Highlands,
California 95660

Sale Price: \$1,720,000
(\$159.26 PSF)



100% Leased | In-place Cap Rate: 6.73%

For sale

±10,800 SF single-tenant
warehouse with office and yard

 **JLL** SEE A BRIGHTER WAY

Property information

The offering

The property consists of one single-tenant industrial/ commercial building totaling approximately 10,800 SF, and is situated on an approximate 0.25 acre parcel. The property is located about a mile from McClellan Air Force Base in Sacramento's McClellan Submarket.

Originally built in 2007, the facility was purchased in 2020 by the owners of Golden State Interiors. Over the years, Golden State Interiors has kept the property in outstanding condition while operating their custom cabinet manufacturing business. GS Interiors will continue to occupy the property on a proposed 10 year lease with annual rent increases and with an option to renew.

The Property is located in Sacramento County and is zoned M-1 Industrial (Light Industrial) which allows for multiple uses including warehousing, manufacturing, auto repair, processing, truck and large vehicle repair.

The offering provides an investor with the opportunity to purchase a fully- leased, well maintained building, with a strong reputable tenant who has been in business for years.

website: www.gsinteriorsca.com

Property highlights

- Building SF: ±10,800
- Parcel size: ±0.25 acres
- APNs:
 - 208-0180-020-000 (7259 32nd Street)
 - 208-0180-019-000 (7321 32nd Street)
- Zoned: M-1, Light Industrial (City of Sacramento)
- Office areas SF: ±512, includes
 - ±512 SF office (7321 32nd Street)
 - additional office area at 7259 32nd Street, currently used for storage
 - one restroom in the main office (7321)
 - two restrooms in warehouse
- Fenced yard area: ±5,300 SF
- Warehouse clear height: ±14' - ±17'
- Sprinklered (wet, density of 0.17 gpm/ft²)
- Grade-level doors: six (6) total
 - two ±12' x ±12'
 - four ±12' x ±14'
- Skylights in warehouse
- Insulated warehouse
- Dust collection system
- Electrical power rated at 400 Amps
(to be independently verified by buyer/occupant prior to entering into a binding agreement)

Tenant profile

Tenant:	Golden State Interiors
Rentable area:	±10,800SF
Tenant operation:	Custom cabinet manufacturer

Overview: Golden State Interiors is a highly experienced company specializing in architectural and cabinet woodwork, providing custom cabinetry at competitive prices throughout Northern California.

With nearly 30 years experience, they are committed to customer satisfaction and transforming clients' visions into reality.

Their focus on detail, design, and state-of-the-art facilities contributes to a superior product and overall customer experience. They pride themselves on in-house manufacturing using solid lumber, ensuring durable and high-quality products for kitchens, closets, and more.

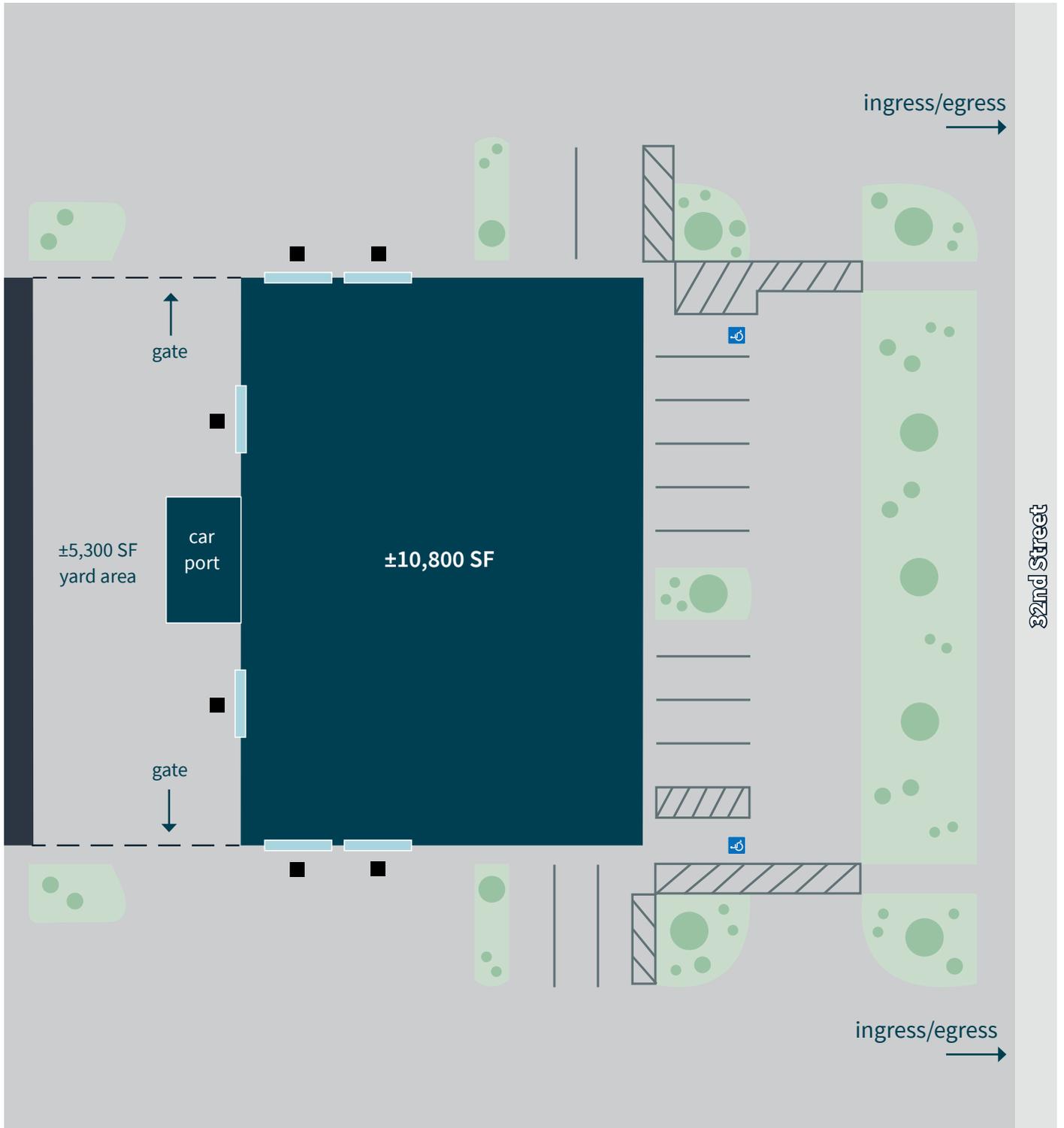
Lease term:	10 years
Base rent:	\$9,650 per month + triple nets (NNN)
Rent PSF:	\$0.89 PSF per month
Annual rent increases:	3%
Options:	1, three-year at fair market value
Comments:	occupying 100% of the property



Photos



Site plan



■ = Grade-level door

SITE PLAN NOT TO SCALE.
PROPERTY LINES AND DIMENSIONS ARE APPROXIMATE.

For more information, view or download the full Sacramento County zoning code

Permitted uses

Zoned M-1 - Light Industrial (County of Sacramento)

Utility and public service facility uses

- utility major & minor

Repair services

- general repair services
- tool repair, sharpening, reconditioning (i.e. small engines or power tools)

Retail, auction and wholesale uses

- wholesale (not otherwise listed - see full zoning code for details)

Vehicle-related uses

- auto repair major, & minor
- equipment rental
- auto wholesale
- utility truck and trailer rent, sales or services

Manufacturing and processing uses

- assembly, manufacturing and processing (indoor), heavy & light
- service yard or workshop

Storage and warehousing uses

- warehousing

NOTE: This chart is provided as a courtesy only, and is any occupant's responsibly to confirm any intended use for the property with Sacramento County at (916) 874-3104.

Financial analysis



PURCHASE PRICE	\$1,720,000
PRICE PSF	\$159.26
PROJECT SF	±10,800

NET RENTAL INCOME	Term	\$ PSF / Month	Monthly	Annual
Golden State Interiors	10 years	\$0.89	\$9,650	\$115,800.00
Gross Effective Income		\$0.89	\$9,650	\$115,800.00

LANDLORD EXPENSES*				Annual
Property Taxes	1.22% of PP	-	-	\$20,984.00
Insurance		-	-	\$8,000.00
Association Dues		-	-	\$0.00
CAPEX Reserves		-	-	\$5,000.00
Management Fee	4.00%	-	-	\$4,632.00
Total Expenses				\$38,616.00

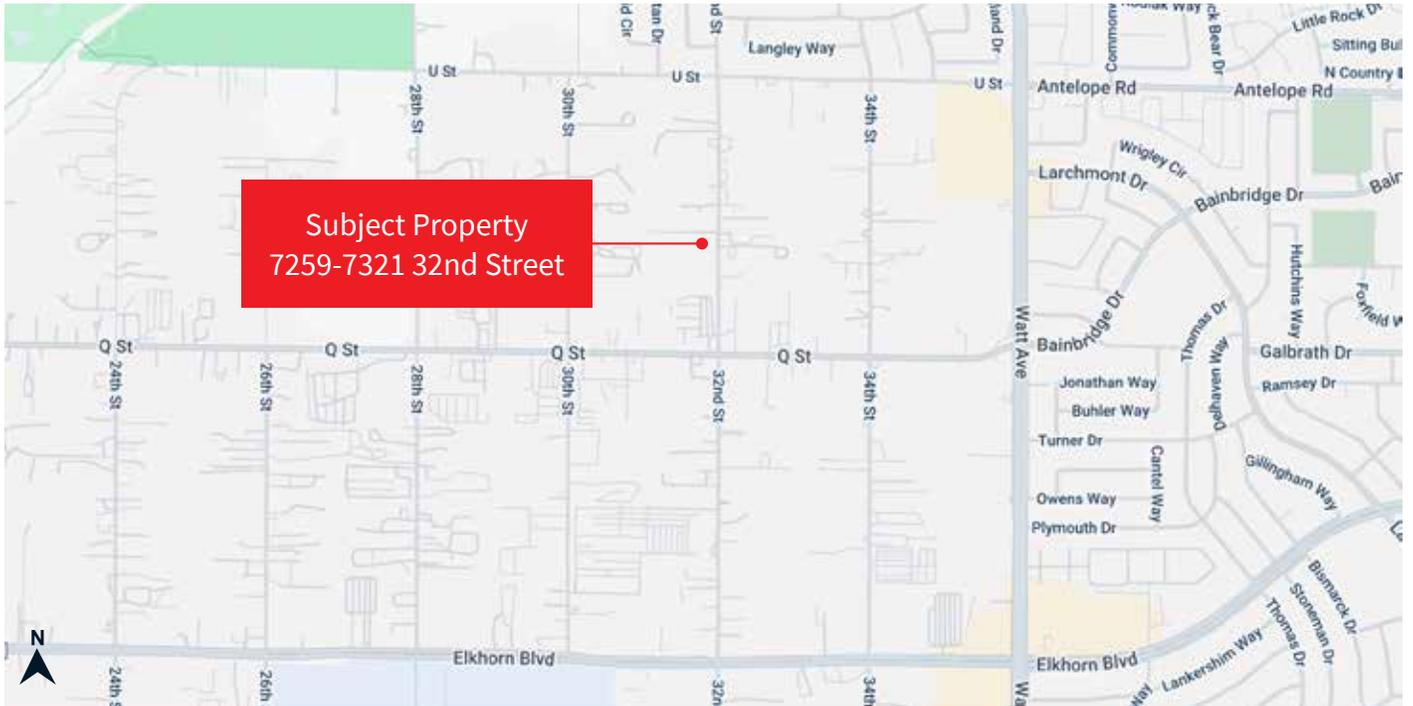
OPERATING INCOME	
NOI	\$115,800.00
Less Debt Service	(\$71,302.07)
Annual Cash Flow	\$44,497.93
CAP RATE	6.73%
CASH/CASH	5.17%

LOAN INFORMATION		
LOAN AMOUNT	\$860,000	50%
EQUITY	\$860,000	50%
INTEREST RATE	6.75%	
AMORTIZATION	25	
DEBT SERVICE	\$71,302.07	

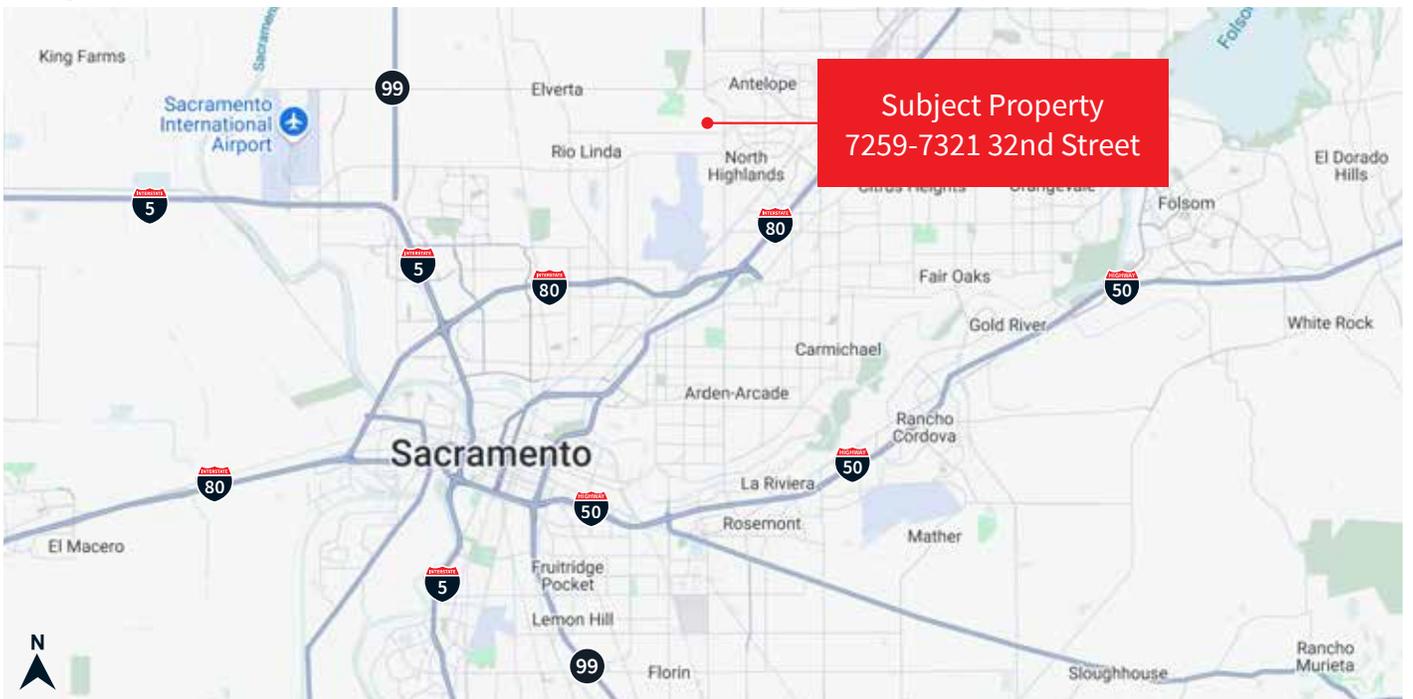
**Landlord annual expenses are estimates and not actual expenses.*

Location maps

Street map



Regional map



MAPS NOT TO SCALE

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