

# 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:  $\pm 39,641$  SF (5 buildings)
- Total available building SF:  $\pm 8,187$ 
  - office, auto repair and storage
- Total site size:  $\pm 4.11$  acres with  $\pm 2.7$  acres available for occupancy
- Available building breakdown:
  - **Building 2:** \$12,000 per month + NNN  $\pm 4,499$  SF shop/storage
  - **Buildings 3:** \$6,000 per month + NNN  $\pm 3,688$  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

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

== = Yard area for Building 4



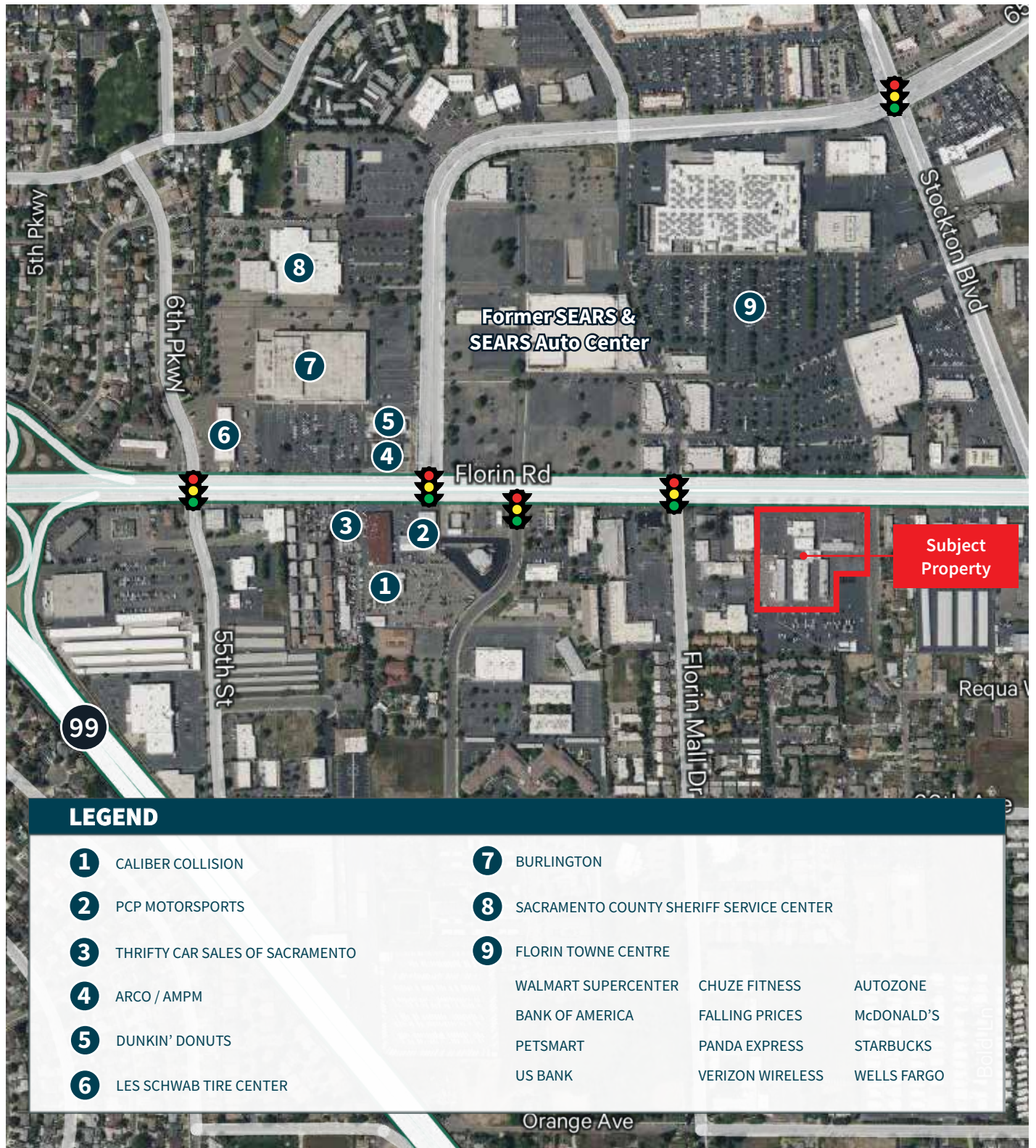
SITE PLAN NOT TO SCALE



# Property photos

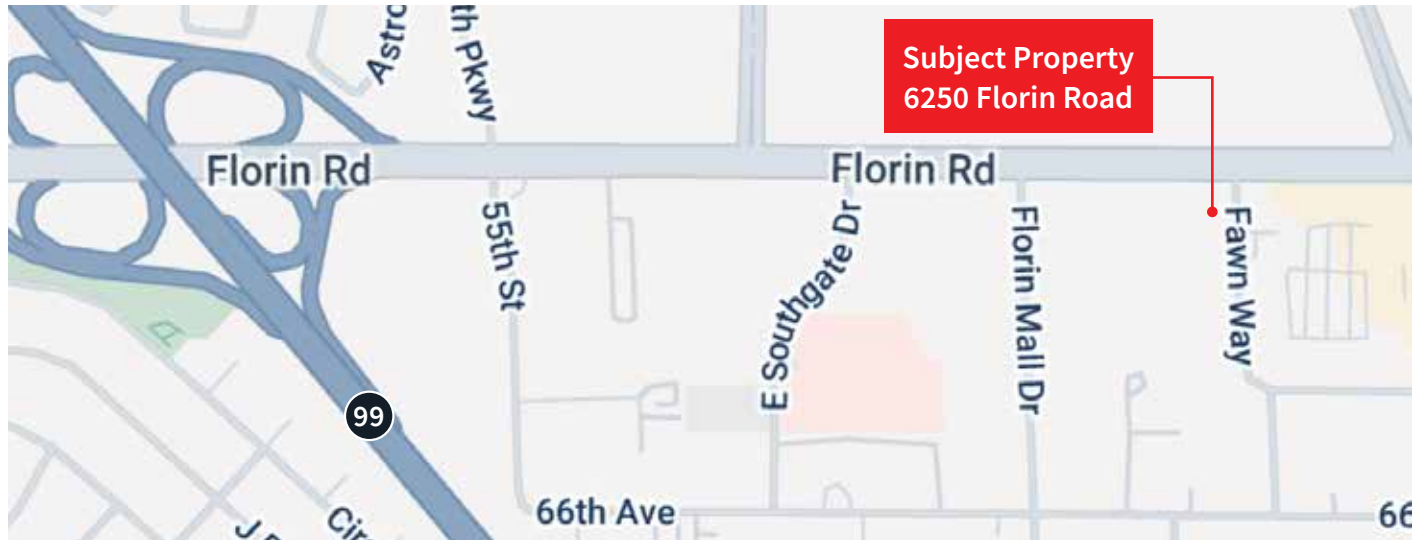


# Vicinity neighbors

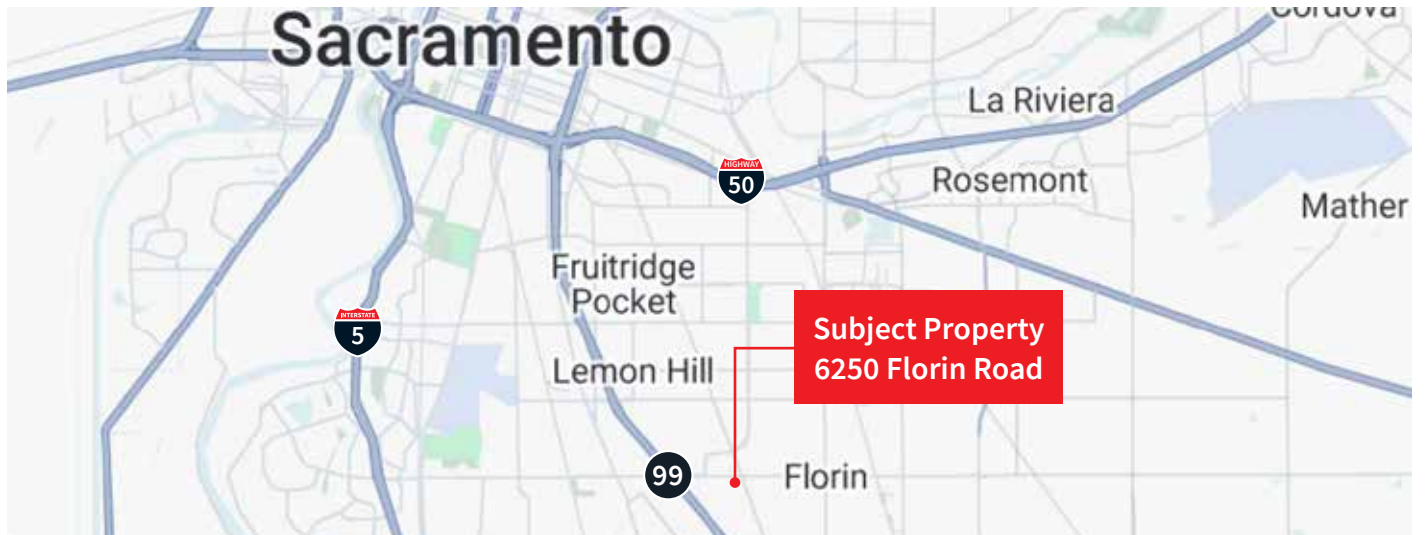


# Location maps

## Street map



## Regional map



## JLL Automotive Dealership Properties

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