

INDUSTRIAL 365

DANIEL MUELLER

Executive Director

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Cal DRE# 01829919

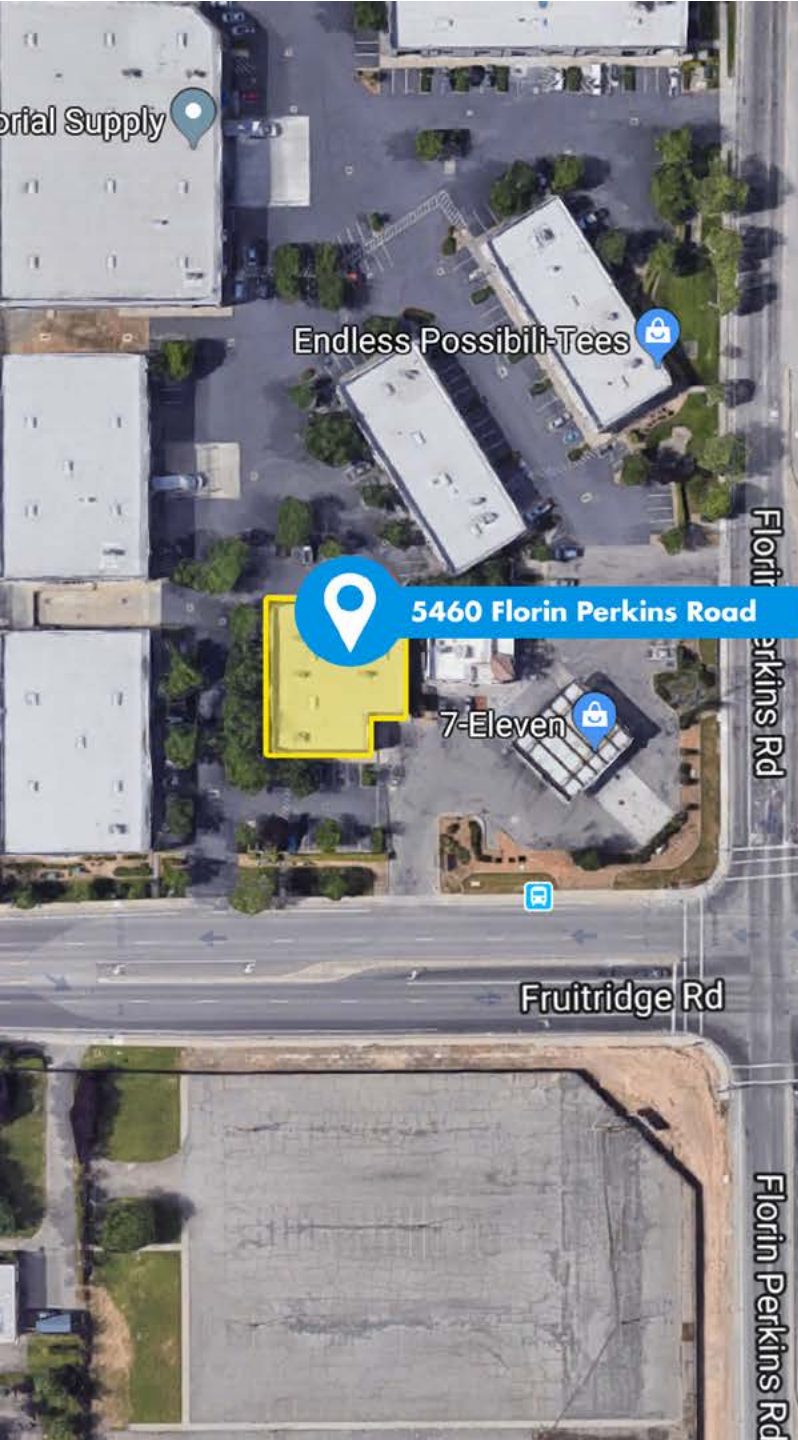
CENTURY 21.

Select Real Estate, Inc



5460
FLORIN PERKINS RD.
SACRAMENTO,
CA 95826

AVAILABLE
FOR LEASE



5460
FLORIN PERKINS RD.
SACRAMENTO,
CA 95826


Lot Size
+/- 25,553 SF - .59 Acres


ZONING
M-2S-Heavy Industrial

 LEASE RATE
\$1.05 NNN

 HIGHLIGHTS

- Year Built: 2004
- Available Square Feet: +/- 4,211
- APN 061-0173-034
- Multiple Roll Up Doors
- Ample Parking
- Office Build-out with Three Separate Rooms Including Two Bathrooms

SACRAMENTO CALIFORNIA

One of the most historic cities in California, Sacramento boasts an impressive array of landmarks, parks, amenities and other must-see point of interest. Here you'll find a handful of iconic features to the City. Sacramento Landmarks includes, California State Capital, Tower Bridge, City Historic Cemetery, Guy A West Memorial Bridge, American River and Sacramento River.

Sacramento is the capital city of the U.S. state of California and the seat of Sacramento County. Located at the confluence of the Sacramento River and the American River in Northern California's Sacramento Valley, it is the sixth-largest city in California and the ninth largest capital in the United States. Sacramento is the seat of the California Legislature and the Governor of California, making it the state's political center and a hub for lobbying and think tanks. Sacramento is also the cultural and economic core of the Sacramento metropolitan area.



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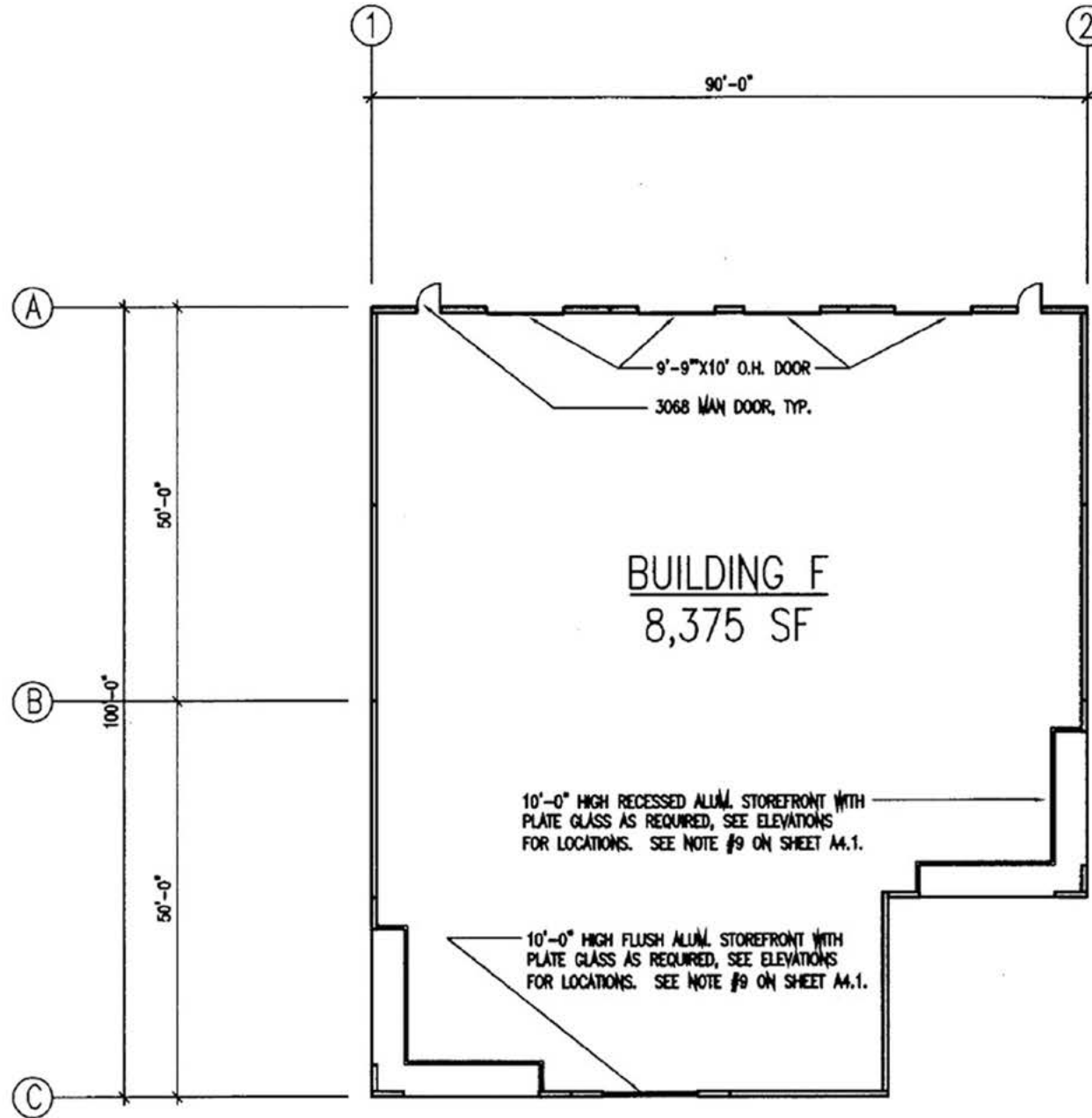




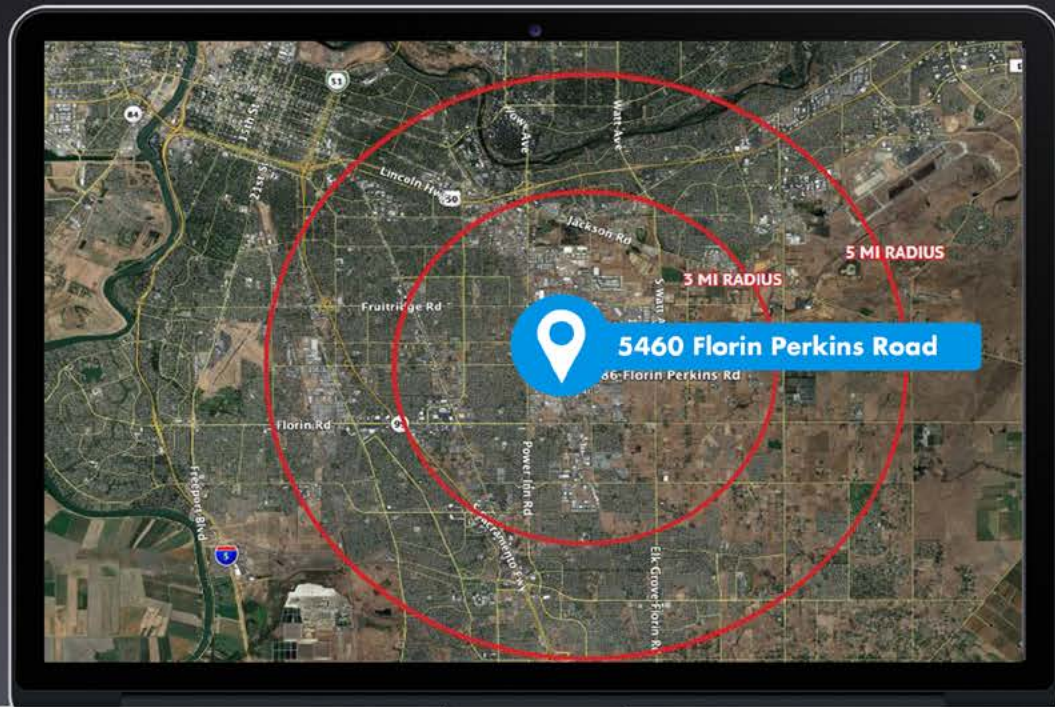
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FLOOR PLAN



DEMOGRAPHICS



2018 TOTAL POPULATION

2023 POPULATION

POP GROWTH 2018-2023

AVERAGE AGE

	1 MILE	3 MILE	5 MILE
2018 TOTAL POPULATION	1,925	96,227	356,564
2023 POPULATION	2,161	100,905	375,169
POP GROWTH 2018-2023	12.26%	4.86%	5.22%
AVERAGE AGE	46.00	36.40	35.80

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2018 TOTAL HOUSEHOLDS	710	30,492	117,698
HH GROWTH 2018-2023	12.39%	4.94%	5.09%
MEDIAN HOUSEHOLD INC	\$39,446	\$43,786	\$51,397
AVG HOUSEHOLD SIZE	2.40	3.10	3.00
2018 AVG HH VEHICLES	2.00	2.00	2.00

HOUSING

	1 MILE	3 MILE	5 MILE
MEDIAN HOME VALUE	\$302,513	\$224,237	\$277,153
MEDIAN YEAR BUILT	1995	1975	1976

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