



**macLaughlin and co**

Commercial and Industrial Real Estate Since 1965

**AGENTS**

James B. MacLaughlin

Thomas H. MacLaughlin

William H. MacLaughlin, III

Thomas W. O'Neil, III

Debbie Regan

Rebecca Koons

# Property Summary June 2017

*INDUSTRIAL RETAIL OFFICE LAND INVESTMENTS*

REAL ESTATE

LEASING

DEVELOPMENT

ACQUISITION

DISPOSITION

FINANCING

MANAGEMENT

1401 Shore St. West Sacramento, CA 95691

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*The enclosed information can also be viewed on our website at [www.macco.org](http://www.macco.org)*

Notes:



Building Address	SF Available	Divisible	Rental Rate	Master Key	Comments	Agent
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**WEST SACRAMENTO – INDUSTRIAL**

2791 Del Monte St	1,600	550	No	\$0.60/NNN	16'	100 Amps 120/208V	1/0	See Agent	Individual signage available	Tom MacLaughlin Debbie Regan
2651 Del Monte St	2,500	375	No	\$0.60/NNN	16'-18'	200 Amps 120/208V	1/0	See Agent	<b>Individual Signage Available</b>	Tom MacLaughlin Jim MacLaughlin Bill MacLaughlin
2661 Del Monte St	2,500	500	No	\$0.60/NNN	16'	200 Amps 120/408V	1/0	See Agent	<b>Can be combined with 2659 Del Monte</b>	Tom MacLaughlin Jim MacLaughlin Bill MacLaughlin
2659 Del Monte St	5,000	700	No	\$0.55/NNN	16'	200 Amps 120/408V	1/0	See Agent	<b>Can be combined with 2661 Del Monte</b>	Tom MacLaughlin Jim MacLaughlin Bill MacLaughlin
3680 Industrial Blvd. #200	3,112	2,310	No	\$2,500/Gross	18'-20'	200 Amps 120/240V	1/0	See Agent	<b>Available for Sublease 100% Conditioned</b>	Tom MacLaughlin Debbie Regan
830 Northport Dr. #201	4,000	500	No	\$0.50/NNN	20'	100 Amps, 120/208V	5/0	See Agent	<b>Available 9/1/2017</b>	Tom O'Neil Tom MacLaughlin
3680 Industrial Blvd. #400	4,249	1,976	No	\$0.78/Gross	18'-20'	200 Amps 120/240V	0/1	Master	100% conditioned and fully insulated warehouse	Tom MacLaughlin Debbie Regan
518 Glide Ave Units C-E	4,500	800	No	\$2,126/Gross	18'	400 Amps 277/408V	2/0	See Agent	<b>Available 6/1/2017</b>	Debbie Regan Tom MacLaughlin
626-630 Houston St.	5,400	600	No	\$6,500/I.G.	18'	200 Amps 120/208V	0/1	See Agent	Includes 31,000 SF yard +/- 1,300 SF shed	Tom O'Neil Tom MacLaughlin
3650 Industrial Blvd. #160	13,680	1,100	9,900	\$0.78/Gross	N/A	400 Amps 277/408V	0/0	Master	100% Conditioned Space Security System	Tom MacLaughlin Debbie Regan
2544 Port St	26,440	3,025	No	\$0.35/NNN	23'-24'	225 Amps 120/208V	1/1	See Agent	New ESFR Fire Sprinklers New Energy efficient T-5 Light	Tom MacLaughlin Debbie Regan



Building Address	SF Available	Divisible	Rental Rate	Master Key	Comments	Agent				
2550 Del Monte St #110	31,590	BTS	No	\$0.35/NNN	N/A	Ample	2/4	Master	<b>Functional Warehouse/distribution space</b> 2 Rail Doors	Tom MacLaughlin Jim MacLaughlin
2660 Industrial Blvd.	65,553	BTS	No	\$0.35/NNN	24'-28'	1200 Amps 277/480V	2/25	Master	Dock high facility w/ Grade Level doors	Tom MacLaughlin Bill MacLaughlin
2424 Del Monte St	85,910	14,560	No	\$0.35/NNN	21'-24'	1600 Amps 277/480V	9/3	Master	27,000 SF of 38° Refrigerated Warehouse	Tom MacLaughlin Jim MacLaughlin

**RANCHO CORDOVA – INDUSTRIAL**

2540 Grennan Ct. Suite A	6,783	1,248	No	\$0.40/NNN	24'	200 Amps 120/208V	1/0	See Agent	<i>Additional Tenant Improvements to Suit</i>	Tom MacLaughlin Jim MacLaughlin Bill MacLaughlin
10235 Systems Parkway Suite A	11,988	6,000	No	\$0.50/NNN	-	400 Amps 120/208V 3 Phase	3/0	See Agent	Additional 1+ Acre fenced & partially paved area Site can accommodate additional +/- 14,000 SF building	Tom MacLaughlin Debbie Regan

**SACRAMENTO – INDUSTRIAL**

1600-1650 Tribute Road	38,917	10,124	8,000	Withheld	20'	600 Amps 480/277V	3/0	See Agent	<i>Easy Freeway Access</i>	Debbie Regan Tom MacLaughlin
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**CLARKSBURG – INDUSTRIAL**

52360 Willow Point Road	10,000	2,560	No	\$17,554/NNN	16'	600 Amps 120/208V	5/0	See Agent	(2) 5,000 SF Warehouse Bldgs on 3.64 Acres of Usable Land	Jim MacLaughlin Rebecca Koons
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Building Address	SF Available	Divisible	Rental Rate	Master Key	Comments	Agent
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WEST SACRAMENTO – OFFICE

3020 Beacon Blvd	1,290	No	\$1.35/F.S.	See Agent	<b>Pristine Class B Office Space</b>	Jim MacLaughlin Bill MacLaughlin
3680 Industrial Blvd. #200	3,112	No	\$0.72/NNN	See Agent	<b>Available for Sublease</b> 100% Conditioned	Tom MacLaughlin Debbie Regan
3650 Industrial Blvd. #160	13,680	1,100	\$0.78/Gross	Master	100% Conditioned Space Security System	Tom MacLaughlin Debbie Regan

SACRAMENTO – OFFICE

6825 Fair Oaks Blvd #210	455	No	\$1.25/F.S.	See Agent	<b>Can be combined with #215</b>	Tom O'Neil
6825 Fair Oaks Blvd #100	480	No	\$1.25/F.S.	See Agent	Great Window Lines	Tom O'Neil
6825 Fair Oaks Blvd #215	550	No	\$1.25/F.S.	See Agent	<b>Can be combined with #210</b>	Tom O'Neil
1700 Tribute Road Suite 202	6,120	No	\$1.30/F.S.	Master	\$15/PSF TI Allowance.	Debbie Regan Tom MacLaughlin
1700 Tribute Road Suite 201	6,769	No	\$1.30/F.S.	Master	\$15/PSF TI Allowance.	Debbie Regan Tom MacLaughlin
1600-1650 Tribute Road	38,917	10,124	Withheld	See Agent	Easy Freeway Access	Debbie Regan Tom MacLaughlin

WOODLAND – OFFICE/RETAIL

1810 E. Main St #105	1,500	No	\$1.00/NNN	Lock box on site	Previous hair salon space, plumbing in place	Debbie Regan Tom MacLaughlin
1810 E. Main St #104	1,820	No	\$1.00/NNN	Lock box on site	Great Location with easy access to Interstate and 113	Debbie Regan Tom MacLaughlin



Building Address	SF Available	Divisible	Rental Rate	Master Key	Comments	Agent
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LINCOLN – RETAIL

2270-2290 Nicolaus Rd. #112	2,650	Yes	\$1.00/NNN	Lockbox Suite 102	Landlord will deliver vanilla shell. T.I.'s available.	Bill MacLaughlin
2270-2290 Nicolaus Rd. #104	3,665	No	\$1.00/NNN	See Agent	Existing Real Estate Office with cubicles	Bill MacLaughlin

SACRAMENTO – RETAIL

2128 El Camino Ave	1,224	No	\$1.00/NNN	See Agent	High traffic, street frontage	Jim MacLaughlin
7386 Stockton Blvd. Suite J	1,380	No	\$1.00/NNN	See Agent	Open Retail Unit	Jim MacLaughlin Rebecca Koons
7386 Stockton Blvd. Suite D	1,500	No	\$1.20/NNN	See Agent	Hair/Nail Salon	Jim MacLaughlin Rebecca Koons
2120 El Camino Ave. (Parking Lot)	1.055 Acres	No	\$5,495/Mo	N/A	Parking Lot Space.	Jim MacLaughlin

FAIR OAKS – RETAIL

4400 San Juan Ave. #18	1,178	No	\$0.90/NNN	See Agent	Open Retail Unit	Jim MacLaughlin Rebecca Koons
4408 San Juan Ave. #8	1,594	No	\$0.90/NNN	See Agent	<b>AVAILABLE NOW!</b>	Jim MacLaughlin Rebecca Koons

VALLEJO – RETAIL

1638 Fairgrounds Dr. Suite E	2,160	No	\$0.90/NNN	See Agent	Laundromat Facility	Jim MacLaughlin Rebecca Koons
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Building Address	SF Available	Type	Sale Price	Zoning	Comments	Agent
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**BUILDINGS FOR SALE/INVESTMENT**

6825 Fair Oaks Blvd Sacramento, CA	4,375	Office	\$650,000	Office	Owner-User with Income	Tom O'Neil
52360 Willow Point Rd Clarksburg, CA	12,560	Industrial	\$3,500,000	M2/PD	(2) 5,000 SF warehouse (1) 2,560 SF office 6.34 acres of usable land 13.10 gross acres	Jim MacLaughlin Rebecca Koons

**LAND**

2120 El Camino Sacramento, CA	1.05 Acres	\$5,495/Month	SC: Retail	Parking Lot Space.	Jim MacLaughlin
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**OTHER**

Church Facility 890 Morse Ave. Sacramento, CA	Sanctuary 440 occ. Chapel 157 occ.	Negotiable	RE-2	Kitchen/Banquet – 160 occ. Class/meeting rooms.	Tom O'Neil
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