

# 2 Building Multi-Tenant Industrial Park



FOR SALE

**3523-3537 KIESSIG AVENUE**  
SACRAMENTO, CA



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# EXECUTIVE SUMMARY

<b>Property Address</b>	3523-3537 Kiessig Avenue Sacramento, CA 95823
<b>Building Size</b>	42,876 SF: 3523 Kiessig = 30,800 SF 3537 Kiessig = 12,076 SF
<b>Stories</b>	1
<b>Lot Size</b>	2.17 Acres: 3523 Kiessig = 0.79 Acres 3537 Kiessig = 1.38 Acres
<b>Price:</b>	\$4,700,000
<b>Year Built</b>	1986
<b>Parcel Numbers</b>	3523 Kiessig = 036-0162-026-0000 3537 Kiessig = 036-0162-030-0000
<b>Building Clear Height</b>	18'
<b>Zoning</b>	M-1 Light Industrial

## Property Highlight

The property located at 3523-3437 Kiessig Avenue, Sacramento, Ca is a two-building multi-tenanted industrial complex on 2.17 acres. Located in the South Sacramento Industrial submarket, this area is one of Sacramento's core industrial hubs. The property is ideal for light manufacturing and service-related businesses, and is well located with immediate access to Hwy 99, Business 80 corridor, and Hwy 50. The property offers industrial spaces ranging from 1,500-5,700 SF (14 units) totaling approximately 43,446 square feet.

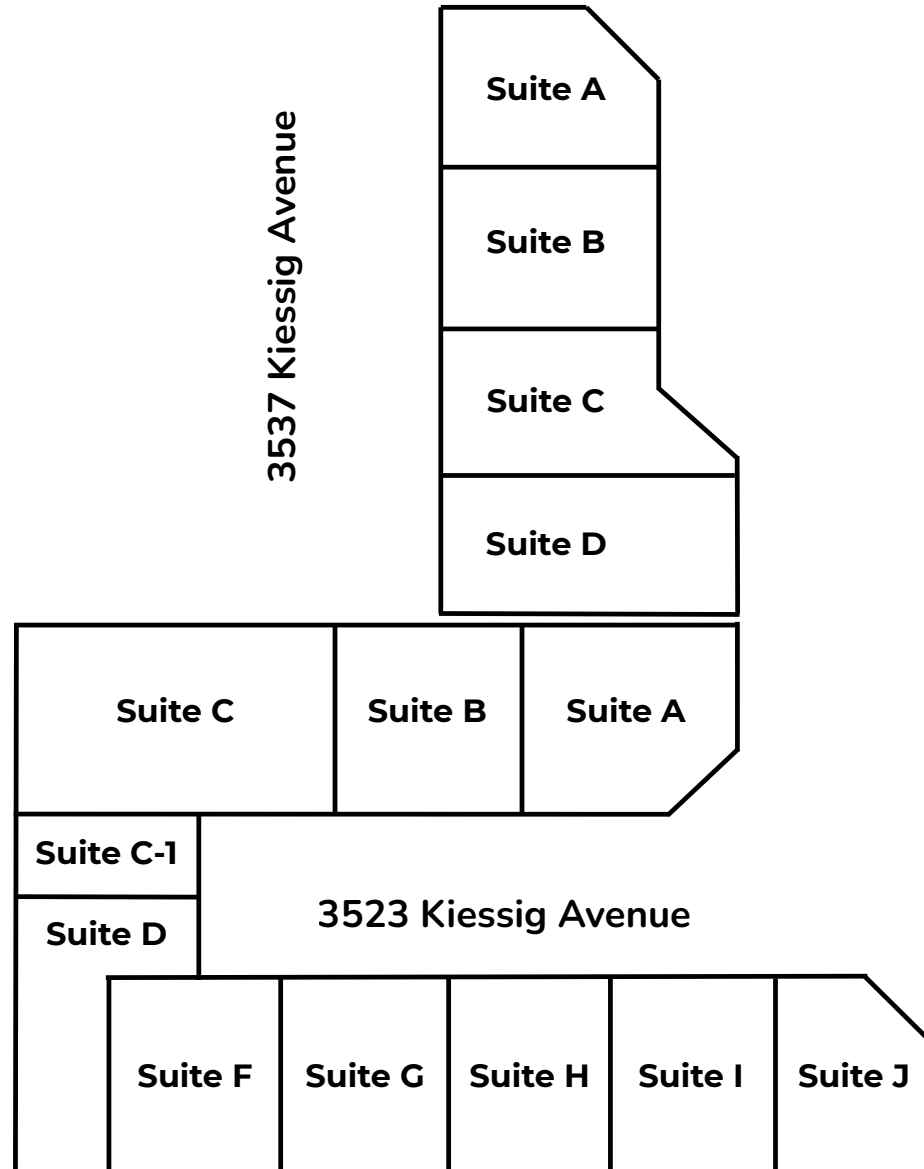
## Property Description

- ▶ Excellent ratio of office to warehouse
- ▶ Fifteen (15) 14' x 14' grade level doors
- ▶ Concrete tilt up construction
- ▶ Metal framed glass windows and doors
- ▶ Fire sprinklers
- ▶ Water - City of Sacramento
- ▶ Sewer - City of Sacramento
- ▶ Electricity and Gas - PG&E
- ▶ Clear height 18'
- ▶ Seller has a clean Phase 1 - completed 3.27.26

# INVESTMENT HIGHLIGHTS

- ▶ Strong historical occupancy
- ▶ Long standing tenants with staggered lease expirations
- ▶ Significant value add opportunity
- ▶ Low investment risk given staggered lease expirations and small bay sizes
- ▶ Priced significantly below replacement cost

# SITE PLAN

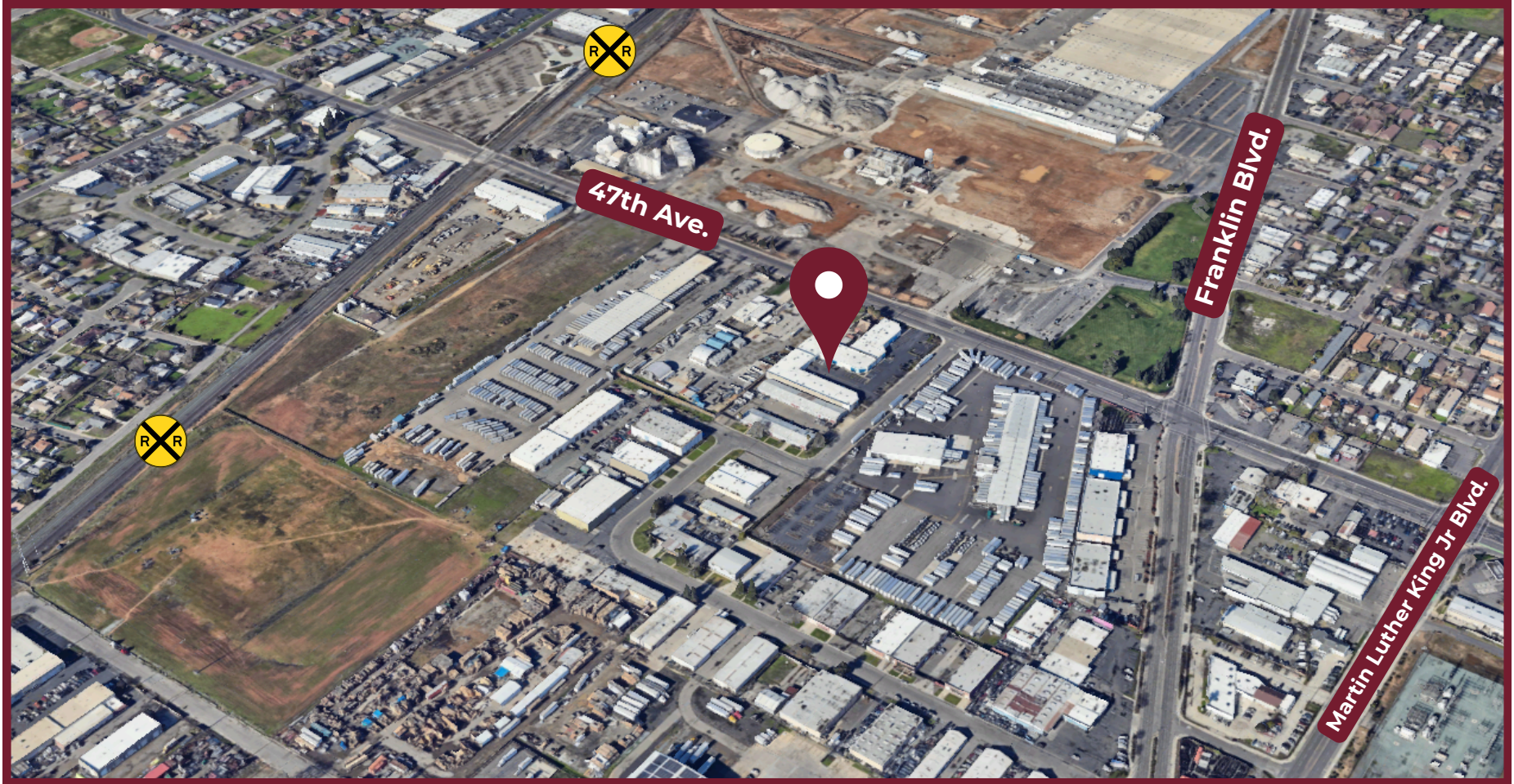




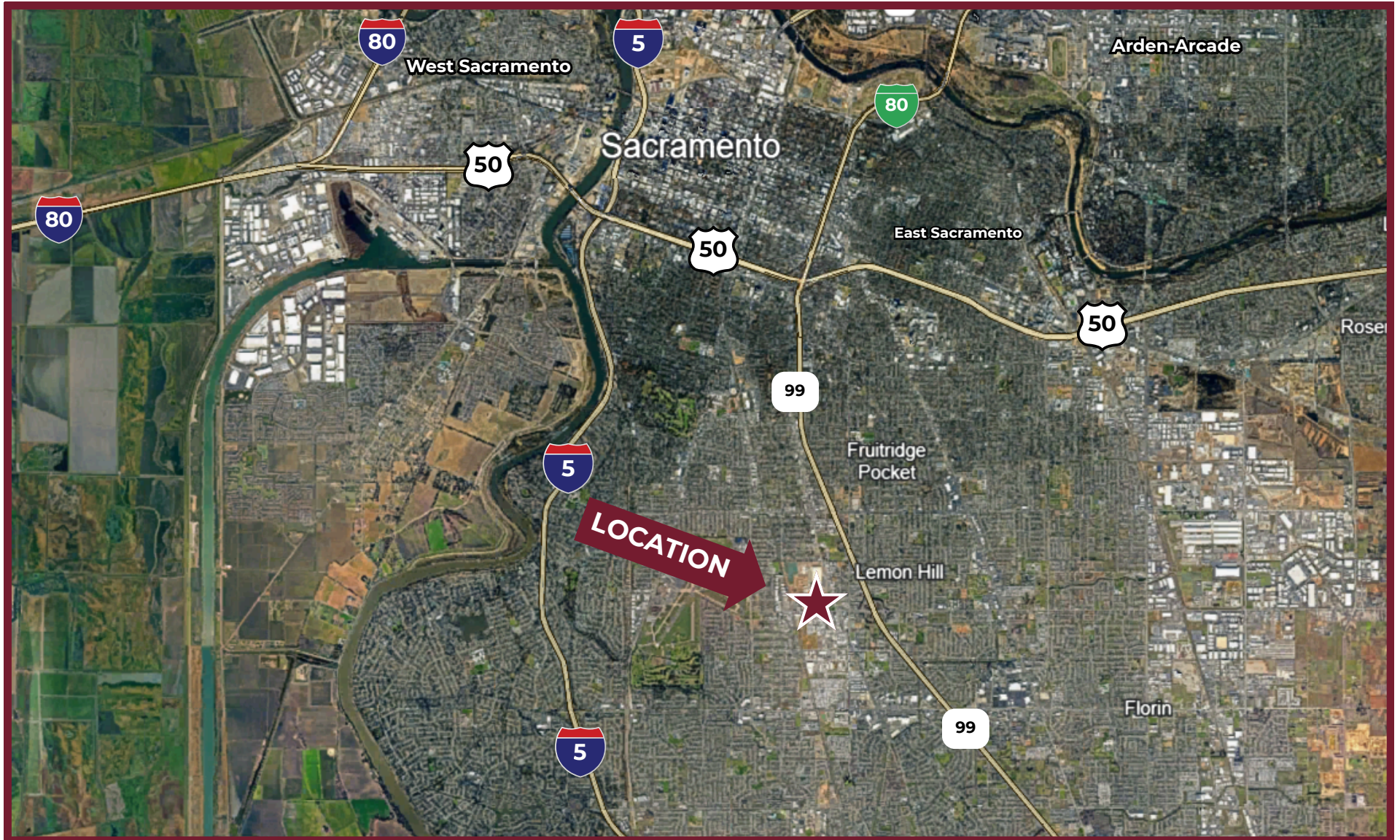
# AERIAL PHOTO



# AERIAL PHOTO



# REGIONAL MAP



# PROPERTY PHOTOS



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
<b>2020 Population</b>	20,488	190,879	393,945
<b>2025 Population</b>	21,226	194,137	402,709
<b>2030 Population</b>	21,613	196,890	408,896
<b>2020-2025 Annual Growth</b>	0.7%	0.3%	0.4%
<b>2025-2030 Annual Growth</b>	0.4%	0.3%	0.3%
<b>Median Age</b>	34.6	37	37.9

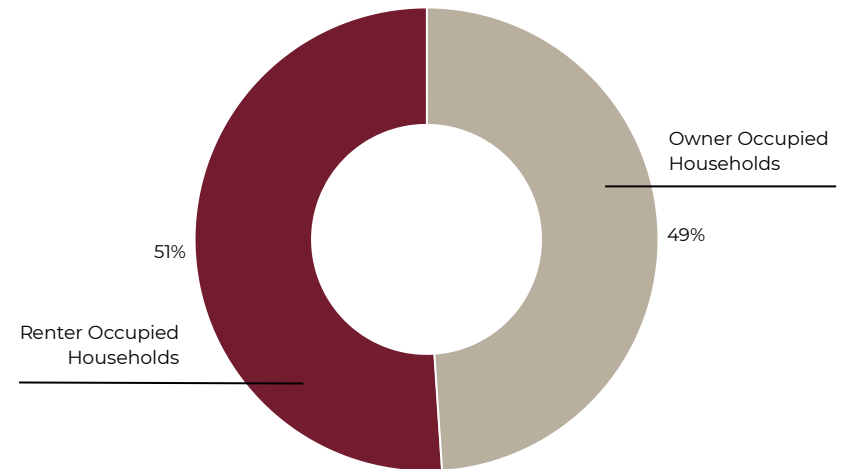
## HOUSEHOLD

<b>2020 Households</b>	6,242	63,467	144,452
<b>2025 Households</b>	6,473	64,634	148,683
<b>2030 Households</b>	6,593	65,582	151,241
<b>2020-2025 Annual Growth</b>	0.9%	0.7%	0.8%
<b>2025-2030 Annual Growth</b>	0.4%	0.3%	0.3%
<b>Average Household Size</b>	3.1	2.9	2.6

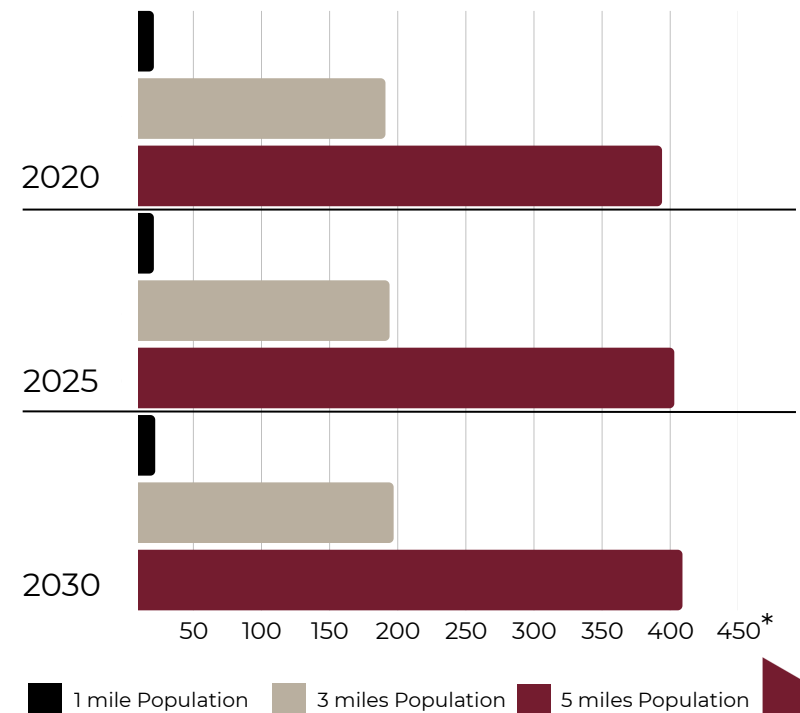
## INCOME

<b>Average Household Income</b>	\$71,661	\$92,911	\$106,025
<b>Median Household Income</b>	\$55,955	\$71,528	\$82,301

Housing Occupancy



\*Populations in thousands



# SALES COMPARABLES

(as of April 22, 2026)

## 1 3510 La Grande Blvd

Sacramento, CA 95823 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Warehouse

Sold	3/26/2026	Land Area	1.00 AC/43,560 SF
Sale Price	\$1,226,880 (\$146.06/SF)	Sale Comp Status	Research Complete
RBA	8,400 SF	Sale Comp ID	7582847
Price Status	Confirmed	Parcel Numbers	036-0202-001
Built	1982		



## 2 3075 52nd Ave (Part of a 2-Property Sale)

Sacramento, CA 95823 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Warehouse

Sold	2/17/2026	Land Area	0.75 AC/32,670 SF
Sale Price	\$4,100,000	Sale Comp Status	Research Complete
RBA	14,700 SF	Sale Comp ID	7554388
Price Status	Confirmed	Parcel Numbers	036-0210-011
Built	1982	Sale Conditions	Purchase By Tenant



## 3 3115 52nd Ave - Skyline Scaffold (Part of a 2-Property Sale)

Sacramento, CA 95823 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Manufacturing

Sold	2/17/2026	Land Area	1.87 AC/81,457 SF
Sale Price	\$4,100,000	Sale Comp Status	Research Complete
RBA	14,400 SF	Sale Comp ID	7554388
Price Status	Confirmed	Parcel Numbers	036-0210-010
Built	1982	Sale Conditions	Purchase By Tenant



## 4 6181 Franklin Blvd

Sacramento, CA 95824 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Warehouse

Sold	10/23/2025	Land Area	1.67 AC/72,573 SF
Sale Price	\$1,250,000 (\$242.34/SF)	Sale Comp Status	Research Complete
RBA	5,158 SF	Sale Comp ID	7393835
Price Status	Full Value	Parcel Numbers	037-0092-007 +2
Built	1973		



## 5 3525 52nd Ave

Sacramento, CA 95823 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Manufacturing

Sold	10/22/2025	Land Area	2.73 AC/118,919 SF
Sale Price	\$3,250,000 (\$193.45/SF)	Actual Cap Rate	4.60%
RBA (% Leased)	16,800 SF (100%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7390317
Built	1960	Parcel Numbers	036-0230-011



# SALES COMPARABLES

## 6 3120-3122 20th Ave

Sacramento, CA 95820 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Warehouse



Sold	9/30/2025	Land Area	0.75 AC/32,460 SF
Sale Price	\$1,500,000 (\$172.91/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	8,675 SF (100%)	Sale Comp ID	7392506
Price Status	Full Value	Parcel Numbers	020-0202-001 +3
Built	1946		

## 7 6910 Luther Dr

Sacramento, CA 95823 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Warehouse



Sold	5/16/2025	Actual Cap Rate	7.75%
Sale Price	\$3,310,000 (\$125.38/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	26,400 SF (100%)	Sale Comp ID	7170045
Price Status	Confirmed	Parcel Numbers	041-0100-034
Built	1979	Sale Conditions	Investment Triple Net
Land Area	1.72 AC/74,923 SF		

## 8 3100 23rd Ave

Sacramento, CA 95820 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Warehouse



Sold	4/16/2025	Land Area	0.16 AC/7,070 SF
Sale Price	\$250,000 (\$98.39/SF)	Sale Comp Status	Public Record
RBA (% Leased)	2,541 SF (100%)	Sale Comp ID	7144985
Built	1947	Parcel Numbers	022-0012-001

## 9 2850 47th Ave

Sacramento, CA 95822 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Warehouse



Sold	2/7/2025	Land Area	0.37 AC/16,168 SF
Sale Price	\$900,000 (\$213.07/SF)	Actual Cap Rate	7.55%
RBA (% Leased)	4,224 SF (100%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7048856
Built	1980	Parcel Numbers	036-0182-005

## 10 176 Otto Cir

Sacramento, CA 95822 (Sacramento County) - South Sacramento Submarket

☆☆☆☆ Manufacturing



Sold	11/22/2024	Land Area	0.30 AC/13,068 SF
Sale Price	\$960,000 (\$185.19/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	5,184 SF (100%)	Sale Comp ID	6972198
Price Status	Confirmed	Parcel Numbers	036-0191-014
Built	1982		

# SALES COMPARABLES

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## 5960-5990 Franklin Blvd

Sacramento, CA 95824 (Sacramento County) - South Sacramento Submarket

★★★★☆ Warehouse

Sold	8/19/2024	Land Area	0.77 AC/33,541 SF
Sale Price	\$1,450,000 (\$109.68/SF)	Sale Comp Status	Research Complete
RBA	13,220 SF	Sale Comp ID	6820361
Price Status	Confirmed	Parcel Numbers	025-0232-024 +1
Built	1932		



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## 5677 Franklin Blvd (Part of a 2-Property Sale)

Sacramento, CA 95824 (Sacramento County) - South Sacramento Submarket

★★★★☆ Warehouse

Sold	7/26/2024	Land Area	0.49 AC/21,294 SF
Sale Price	\$668,771 (\$213.53/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	3,132 SF (100%)	Sale Comp ID	6807624
Price Status	Allocated	Parcel Numbers	026-0300-015
Built	1959		



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## 5671 Franklin Blvd (Part of a 2-Property Sale)

Sacramento, CA 95824 (Sacramento County) - South Sacramento Submarket

★★★★☆ Warehouse

Sold	7/26/2024	Land Area	0.50 AC/21,622 SF
Sale Price	\$256,229 (\$213.52/SF)	Sale Comp Status	Research Complete
RBA	1,200 SF	Sale Comp ID	6807624
Price Status	Allocated	Parcel Numbers	026-0300-010 +1
Built	1972		



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## 5755 35th St - 5755 35th Street

Sacramento, CA 95824 (Sacramento County) - South Sacramento Submarket

★★★★☆ Warehouse

Sold	7/3/2024	Land Area	1.43 AC/62,291 SF
Sale Price	\$2,533,000 (\$179.14/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	14,140 SF (100%)	Sale Comp ID	6788214
Price Status	Confirmed	Parcel Numbers	026-0300-036
Built	2007		



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## 148 Otto Cir

Sacramento, CA 95822 (Sacramento County) - South Sacramento Submarket

★★★★☆ Service

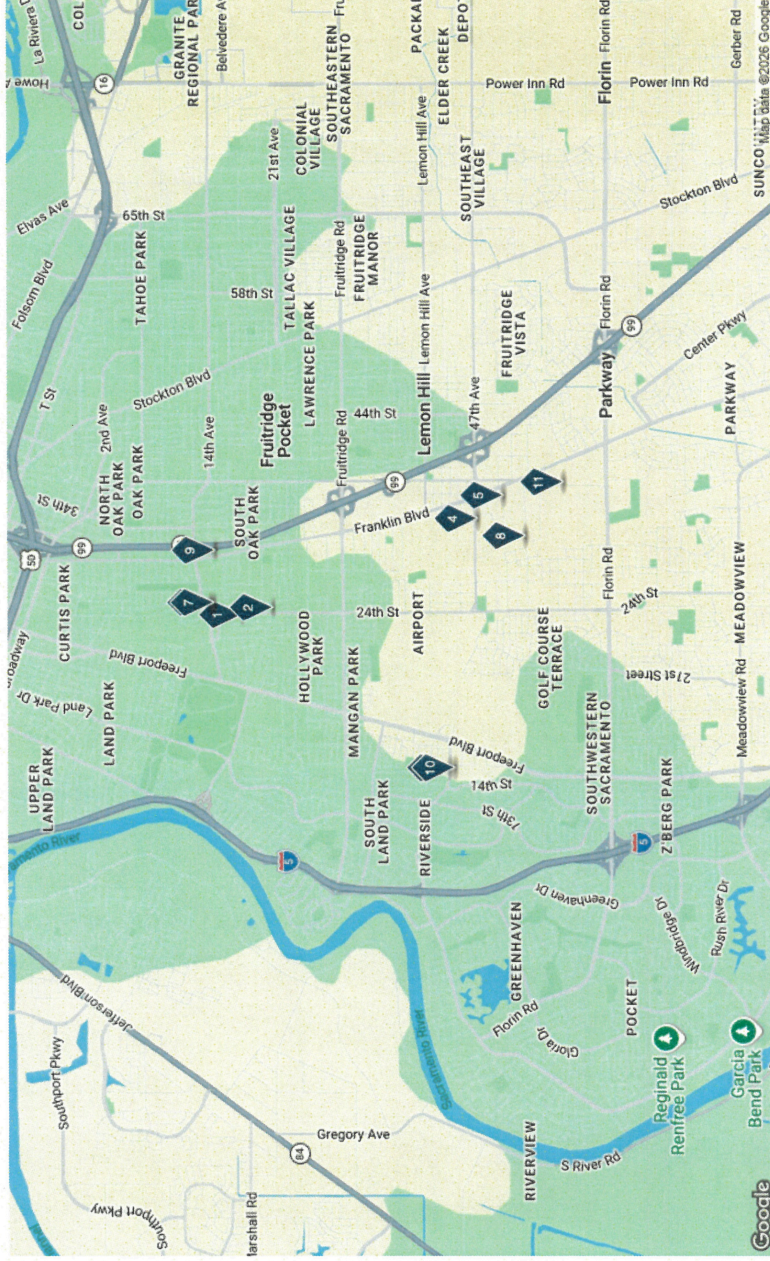
Sold	6/10/2024	Land Area	1.10 AC/47,916 SF
Sale Price	\$925,000 (\$278.20/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	3,325 SF (100%)	Sale Comp ID	6789238
Price Status	Confirmed	Parcel Numbers	036-0191-001+2
Built	1965		



# LEASING AVAILABILITY

(as of April 22, 2026)

## Property Map and List Report



### Property Summary Statistics

Property Attributes	Low	Average	Median	High
Building SF	5,100 SF	18,932 SF	19,200 SF	44,000 SF
Year Built	1955	1980	1982	2005
Available SF	1,700 SF	5,602 SF	4,700 SF	13,740 SF
Clear Height	16'	17'7"	18'	18'
Docks	-	-	-	-
Asking Rent Per SF/MO	\$0.80	\$1.05	\$1.08	\$1.25
Availability %	5.9%	29.6%	40.5%	67.3%
Vacancy %	0.0%	24.3%	30.7%	67.3%
Asking Price Per SF	-	-	-	-
Cap Rate	-	-	-	-
Star Rating	☆☆☆☆ 1	☆☆☆☆ 2.2	☆☆☆☆ 2	☆☆☆☆ 3

# LEASING AVAILABILITY

## Property List

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
1	Bldg 1 4370 24th St Sacramento, California 95...	Warehouse ★★★★☆	1955/2006	11,045 SF (59.5%)	1,915 - 4,474	\$0.93 - 0.99 SF/Month/NNN	Not For Sale
2	4701-4747 24th St Sacramento, California 95...	Warehouse ★★★★☆	1989	28,690 SF (94.1%)	1,700	\$1.06 SF/Month/NNN	Not For Sale
3	6220 Belleau Wood Ln Sacramento, California 95...	Warehouse ★★★★☆	1987	19,200 SF (100%)	4,800	\$1.00 SF/Month/NNN	Not For Sale
4	3523-3537 Kiessig Ave Sacramento, California 95...	Warehouse ★★★★☆	1986	44,000 SF (100%)	3,520	\$0.80 SF/Month/N	Not For Sale
5	3540 La Grande Blvd Sacramento, California 95...	Service ★★★☆☆	1982	6,400 SF (50.0%)	3,200	\$1.25 SF/Month/NNN	Not For Sale
6	3747 W Pacific Ave Sacramento, California 95...	Warehouse ★★★★☆	1978	21,927 SF (49.6%)	2,150 - 11,050	\$1.10 SF/Month/NNN	Not For Sale
7	3801 W Pacific Ave Sacramento, California 95...	Warehouse ★★★★☆	2005	5,100 SF (52.9%)	2,400	\$1.10 SF/Month/NNN	Not For Sale
8	3220 51st Ave Sacramento, California 95...	Manufacturing ★★★★☆	1965	23,280 SF (69.3%)	1,785 - 7,140	Withheld	Not For Sale
9	A 4027 Franklin Blvd Sacramento, California 95...	Warehouse ★★★★☆	1976	9,000 SF (100%)	4,900	\$1.10 SF/Month/MG	Not For Sale
10	6260 Belleau Wood Ln Sacramento, California 95...	Warehouse ★★★★☆	1987	19,200 SF (75.5%)	2,000 - 4,700	Withheld	Not For Sale
11	6965 Luther Dr Sacramento, California 95...	Industrial ★★★★☆	1974	20,412 SF (32.7%)	4,092 - 13,740	Withheld	Not For Sale



# DISCLAIMER

MacLaughlin and Company, Inc. ("Broker") has been engaged as the exclusive agent for the sale of 3523-3537 Kiessig Avenue, Sacramento, CA (the "Property").

The Property is being offered for sale in an "as-is, where-is" condition, Owner and Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective investors of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Owner. Each recipient, as a prerequisite to receiving the enclosed, should be registered with MacLaughlin and Company, Inc., as a registered prospective investor ("Prospective Investor") or as investor's broker ("Investor's Broker") for an identified Prospective Investor. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker prior to delivery of this Offering Memorandum.

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Owner shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Owner promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of Owner or Broker; (c) the recipient shall make no attempt to visit the Property and/or grounds without the prior written approval of Owner or Broker; and (d) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Owner or Broker or as otherwise provided in the Confidentiality Agreement executed and delivered by the Prospective Investor(s) to Broker.

Owner shall be responsible for any commission due to Broker in connection with a sale of the Property. Each Prospective Investor shall be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such Prospective Investor or its Investor's Broker. Any Investor's Broker must provide a registration signed by Prospective investor acknowledging said broker/agent's authority to act on its behalf.

If you have no interest in the Property at this time, please return the Offering Memorandum immediately to:

MacLaughlin and Company, Inc.  
1401 Shore Street  
West Sacramento, CA 95691  
**Thomas MacLaughlin – Debbie Regan**

# BROKERAGE TEAM

## Contact Us:

### **Tom Maclaughlin**

Principal

[thmac@macco.org](mailto:thmac@macco.org)

+ 1 916 374 4233

*DRE Lic. #00690406*

### **Debbie Regan**

Agent

[dregan@macco.org](mailto:dregan@macco.org)

+ 1 916 374 4225

*DRE Lic. #01703752*