Kidder Mathews

±9,615 SF STAND ALONE INDUSTRIAL BUILDING

6101 ENTERPRISE DRIVE, DIAMOND SPRINGS, CA

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PROPERTY HIGHLIGHTS

- Built in 1988
- Zoned IL (industrial light)
- APN #329-341-017-000
- Great owner/user opportunity by occupying 100% of the building by 1/1/2027
- ±9,615 SF building on ±.50 acres of land
- 3-phase 125 Amps per unit (buyer to confirm)
- 3 grade level roll up doors 12'x12' (Buyer to Confirm) for Suites B, C, & D
- 1 grade level roll up doors 12'x12' Suite A (buyer to confirm)
- Roof replaced ±1-2 years ago
- ±16' - 18' clear height (buyer to confirm)

Just Reduced

$1,650,000

~~$1,795,000~~

ASKING PRICE

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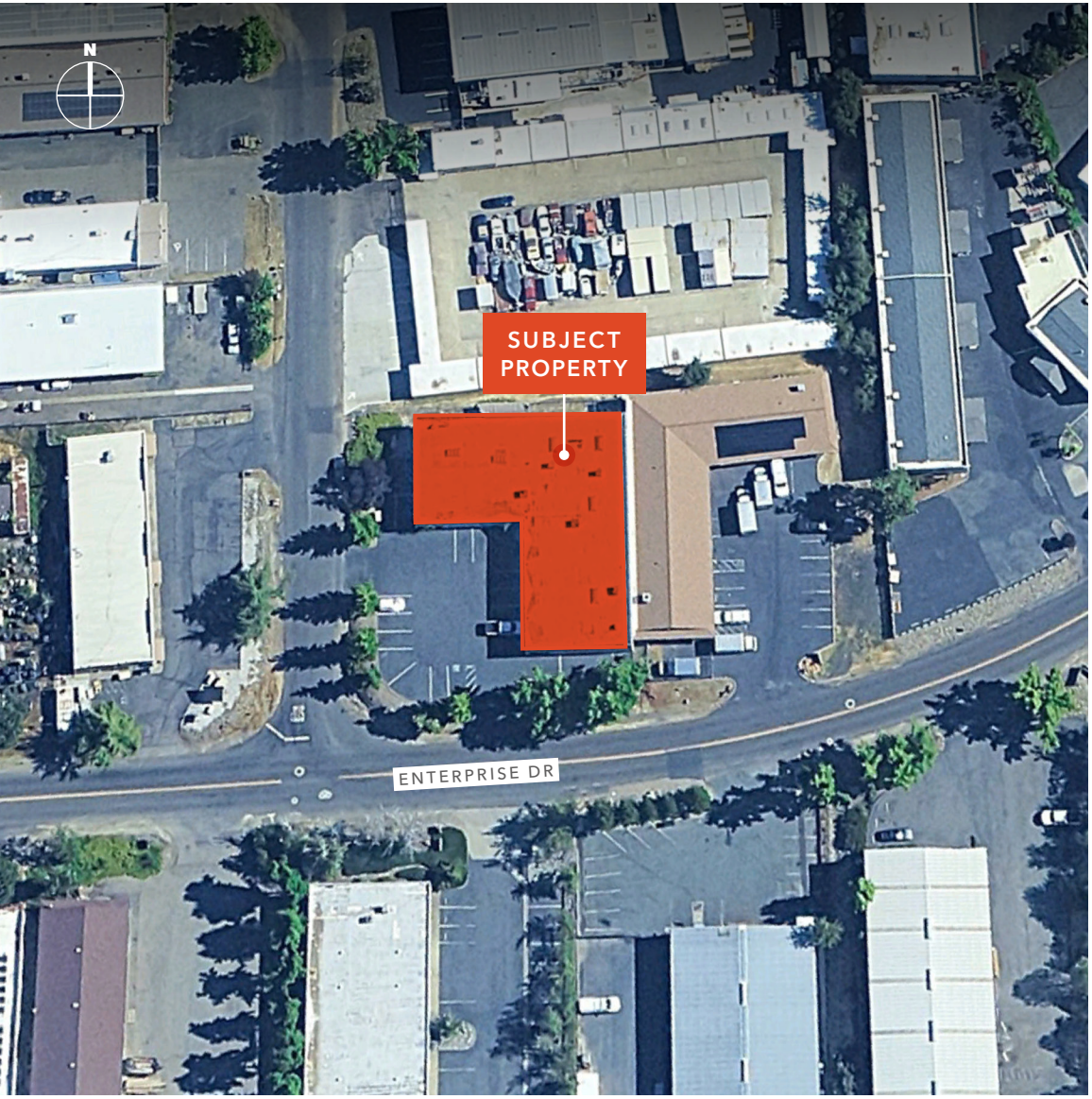

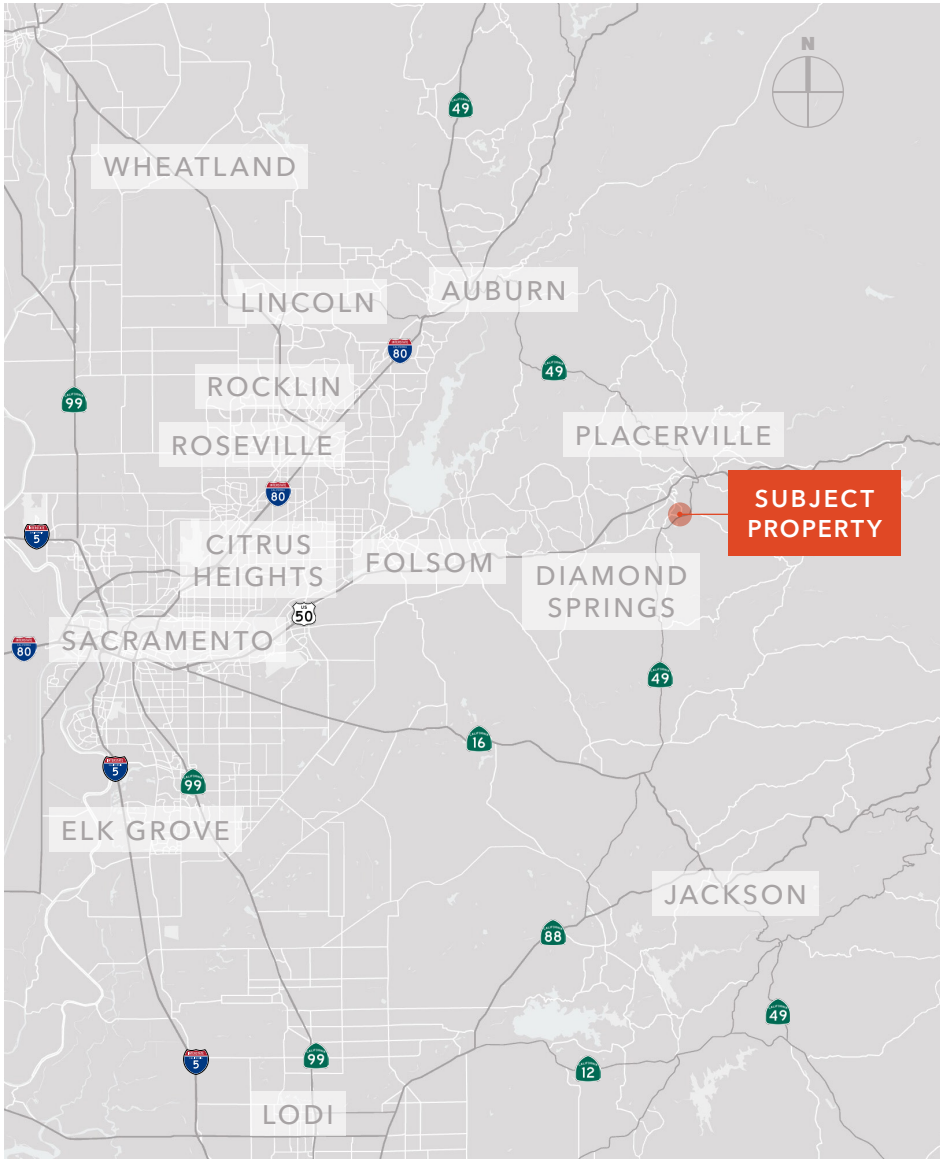

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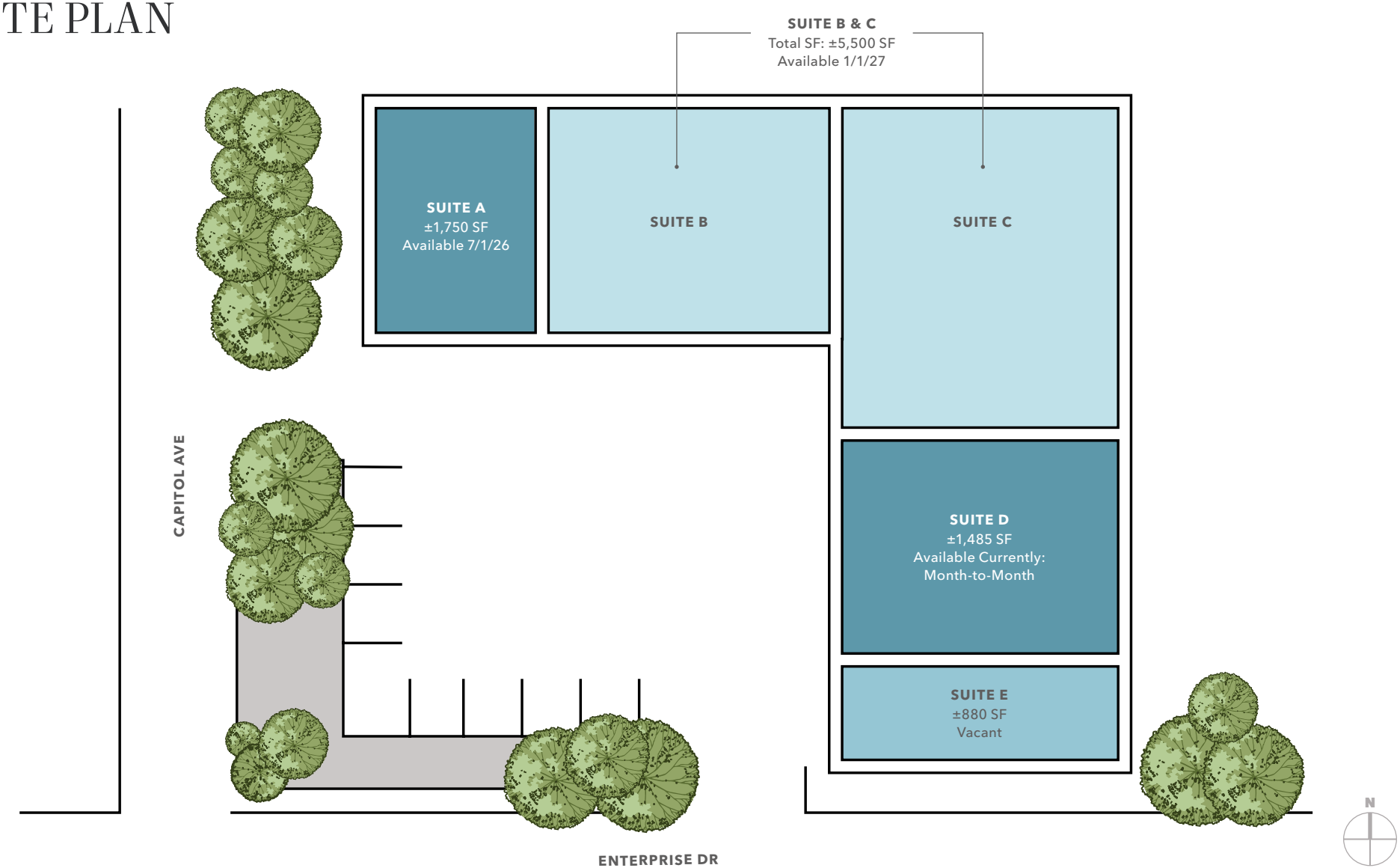
SITE PLAN



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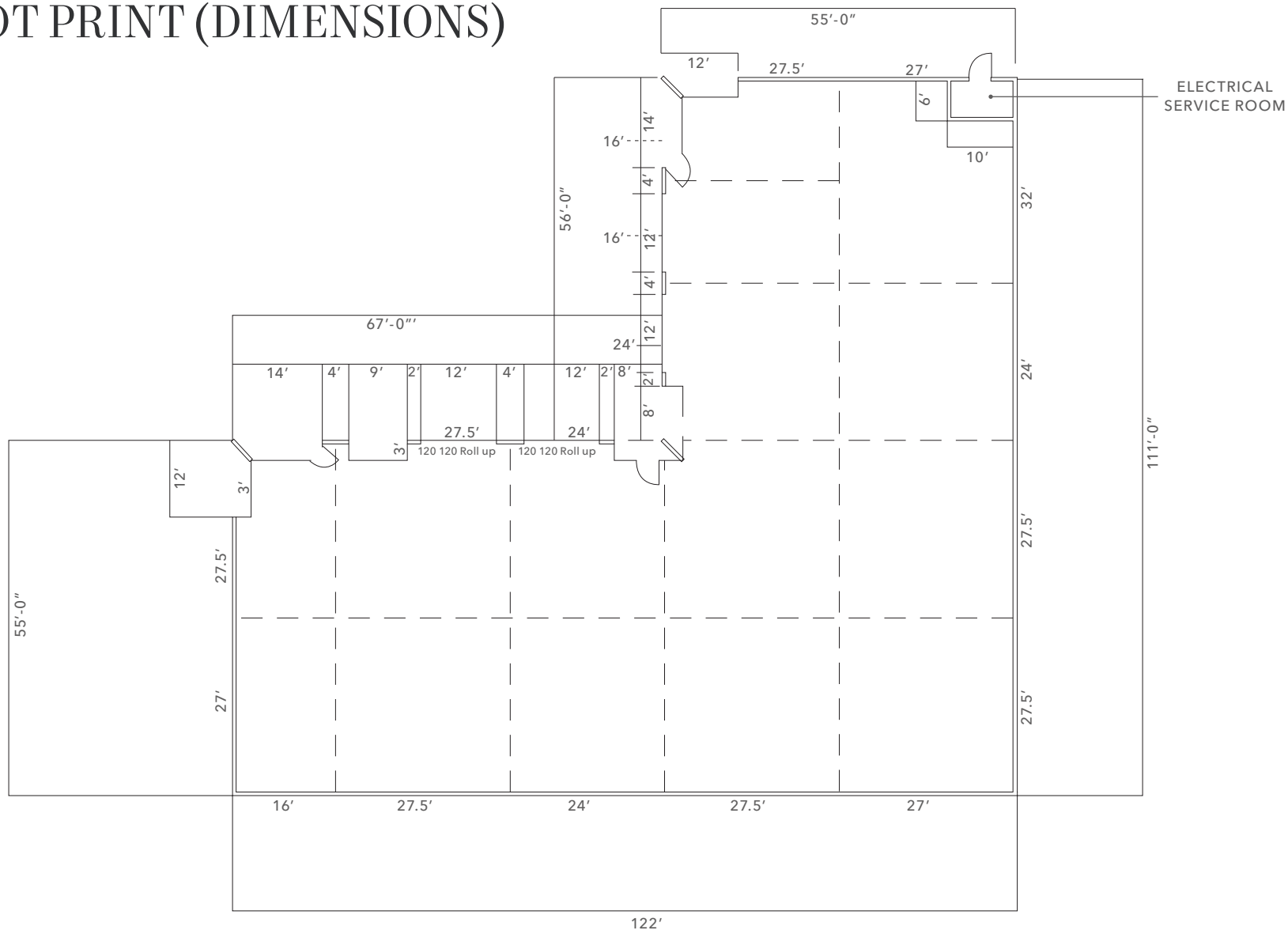
FOOT PRINT (DIMENSIONS)



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RENT ROLL

TENANT/SUITE	SF	TERM EXP-RES	OPTION	RENT/MO
A	±1,750	6/30/2026	No	$1,500.00
B & C	±5,500	1/1/2027	No	$4,950 (8 Months): 1/1/26 - 8/31/26 $5,048 (4 Months): 9/1/26 - 12/31/26
D	±1,485	MTM	No	$1,050
E	±880 (Office)	Vacant	No	

EXPENSES (2025)	
Taxes	$19,386 (Based on $1,795,000 purchase price)
Insurance	$6,126.00
Cams	$2,171.00

IMPROVEMENTS	
New Roof	±$90,000; Installed 2023
Parking Area	Reseal & Striping; 2023

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