

CERONIX, INC.

An aerial photograph of a large, white, multi-winged industrial or commercial building. The roof is covered with a dense array of solar panels. The building is surrounded by lush greenery, including tall evergreen trees and smaller deciduous trees with autumn-colored foliage. A parking lot with several vehicles is visible in the foreground. An American flag flies on a tall pole near the entrance. The background shows other industrial buildings and a clear sky.

OFFERING MEMORANDUM

13350 New Airport Rd, Auburn, CA 95602

Marcus & Millichap

EXCLUSIVELY LISTED BY:



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OFFERING SUMMARY

PRICE
\$8,800,000

SIZE
61,334 SF

PRICE/SF
\$143.48

APN	#052-190-088-000
Parcel Size	6.60 Acres
Building Size	61,334 SF:
	-9,138 Office Area
	-21,758 Assembly Area
	-30,438 Warehouse Area
Zoning	INP-DC-AO
Electrical	4,000 Sharp 185 Watt Modules, 400 KW PV Inverter System
Parking	128 Stalls, 5 are ADA compliant

INVESTMENT OVERVIEW



Marcus & Millichap is pleased to present the compelling fee simple industrial investment opportunity located at 13350 New Airport Road in Auburn, California. Located next to the Auburn Airport Industrial Park, this versatile, single-tenant industrial space comprises a total of 61,334 square feet on a sizable 6.6-acre parcel. The building is configured with 9,138 square feet of office space, 21,758 square feet dedicated to assembly, and 30,438 square feet of warehouse capacity. This layout is ideal for leveraging the Property's zoning for light industrial uses like manufacturing, assembly, and research and development. The Property features finished sheetrock walls and durable, commercial-grade vinyl tile flooring throughout the office and assembly areas, with large glass panels offering clear visibility between spaces.

Capital upgrades significantly improve the asset's long-term value and enhance the Property's appeal to modern industrial users. These upgrades include the installation of solar roof panels with an inverter system, energy-efficient exterior lighting fixtures, and an above-average density of electrical and internet connections. With its proximity to major industrial hubs and transportation corridors, this offering presents a highly desirable opportunity for owner/occupies and investors searching for a premier industrial asset.

FOREIGN TRADE ZONE OVERVIEW

Foreign trade zones (FTZs) are sites in or near a U.S. Customs port of entry where foreign and domestic merchandise is generally considered to be in international trade. Goods can be brought into a zone without formal Customs entry or without incurring Customs duties or excise taxes unless and until they are imported into the United States. FTZs are intended to promote U.S. participation in trade and commerce by eliminating or reducing the unintended costs or obstacles associated with U.S. trade laws. Employment that might normally be shifted to a foreign country is thereby encouraged to remain in the United States.

Zone projects may be at one or multiple sites, a single building, all or a portion of an industrial park, at a deepwater port, or within an international airport. When a firm intends to utilize its own plant or cannot be accommodated within an existing zone, “subzone” status may be granted to the site. As of January 1999 there were 234 Foreign Trade Zones in the United States. This represents a dramatic increase from 1980 figures, when there were only 59 general - purpose zones. California is currently home to 17 general purpose FTZs.

DEFINITION OF A FOREIGN TRADE ZONE AND SUBZONE

Foreign Trade Zone: An isolated, enclosed, and policed area, operated as a public utility, adjacent, in, or near a port of entry, furnished with facilities for lading, unloading, handling, storing, manipulating, manufacturing, and exhibiting goods, and for reshipping them by land, water, or air.

Subzone: A subzone is a special type of zone facility approved for the use of a single company. These private zones, usually industrial plants, are approved only when a public benefit can be clearly demonstrated. The firm in a subzone is required to show what positive economic results its operation under zone procedures will generate.

Purpose of Foreign Trade Zones: To stimulate desired economic activity in the community consistent with national policy. Zones are designated to create employment, not simply divert it from one region of the country to another.



AUBURN MUNICIPAL AIRPORT



Auburn Municipal Airport (AUN) and Industrial Park is a strategic asset for both business and lifestyle in California’s scenic Gold Country, providing crucial general aviation services for Placer, El Dorado, Nevada, and Sacramento counties. This City of Auburn-owned facility is more than just a gateway for private and chartered flights; it anchors a vital 80-acre industrial park complex, offering unique commercial and light manufacturing opportunities directly adjacent to air transport. Situated just north of historic downtown Auburn, this area blends easy access to the Sierra Nevada foothills’ famed outdoor recreation with essential community services, including air ambulance and flight instruction, making it an ideal location for aviation-minded residents and businesses looking for convenience and operational value.



RETAILER MAP



AUBURN
MUNICIPAL
AIRPORT



HWY 49

BELL ROAD



AUBURN

CALIFORNIA

Auburn, California, the historic county seat of Placer County, is a distinctive city nestled in the scenic Sierra Nevada foothills that perfectly balances rich Gold Rush heritage with a vibrant, outdoor-centric lifestyle. Dubbed the "Endurance Capital of the World," Auburn is a mecca for outdoor enthusiasts, offering unparalleled access to the Auburn State Recreation Area and the American River Canyon for hiking, biking, river rafting, and hosting world-famous endurance events like the Western States 100-Mile Endurance Run. The city's historic charm shines through in its well-preserved Old Town, featuring 19th-century architecture, local boutiques, breweries, and farm-to-table dining, creating a warm, community-focused atmosphere. Conveniently situated along Interstate 80 between Sacramento and Lake Tahoe, Auburn provides an ideal location for residents seeking a high quality of life—complete with desirable schools and proximity to nature—while still maintaining easy access to major metropolitan amenities.