

FOR SALE OR LEASE

5001 - 5081 Florin Perkins Road Sacramento, CA 95826

Industrial Bldg with Yard

In the Green Zone - C.U.P. in Place

PRICE REDUCED



► Power Upgrade Underway to 2,000 Amps 277/480 volt ◀

PROPERTY HIGHLIGHTS

- Total: ±19,690 SF on ±2.17 Acres
- Available: ±15,996 SF Total with ±1,325 SF of Office
- Remaining ±3,694 SF could be available 4-30-20
- Grade Level Doors: Five (5) - 12' x 14'
- Power Upgrade Underway to 2000 AMPS 277/480v
- Clear Height: 17'
- APN: 061-0180-038
- Zoning: M-2 S
- Located in Enterprise Zone
- City of Sacramento
- Concrete / Fenced Yard Area
- C.U.P. in Place for Cultivation

LOCATION OVERVIEW

The Power Inn Submarket is the largest industrial submarket in the Greater Sacramento Metropolitan Area with over 27 million SF of space. It is well located close to downtown and has easy access to Hwy 99 and Hwy 50.



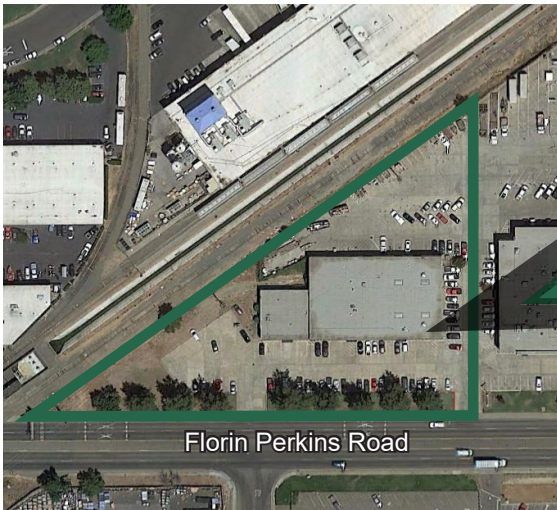
Purchase Price: \$2,750,000.00

Lease Rate: \$1.50/SF Mod. Gross

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PURCHASE PRICE: \$2,750,000.00

LEASE RATE: \$1.50/SF Mod. Gross



North Arrow Available

