



# South Park

6043 POWER INN ROAD, SACRAMENTO, CA

## AVAILABLE FOR LEASE



Immediate Occupancy  
±12,110 SF

**CONCRETE** tilt-up construction

±600 SF Office Area with 2 Restrooms

20' X 50' column spacing

±18'-20' clear height

**ELECTRIC** 200 AMP 277/480v 3-phase  
with step down to 120/208v 3-phase

**FIRE SPRINKLERS** .20 GPM/1,500SF

**LOADING** 4 dock doors (9'x10')  
w/edge of dock levelers

3 grade level doors (10'x10')

**SKYLIGHTS**

**NEW LED Lighting**

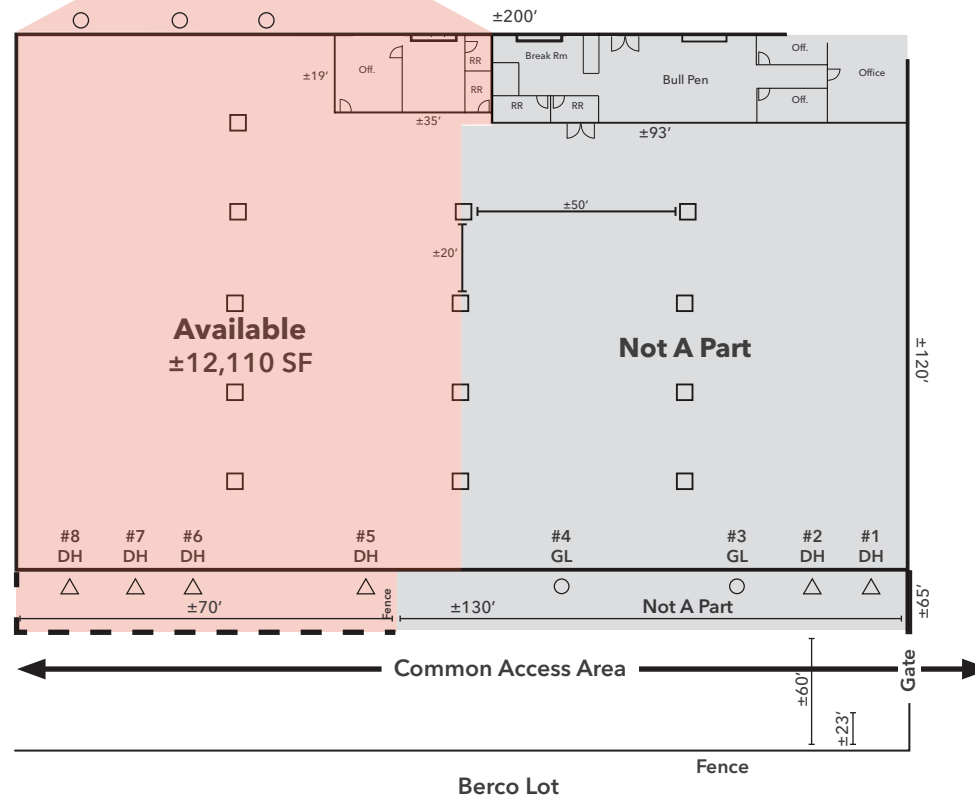
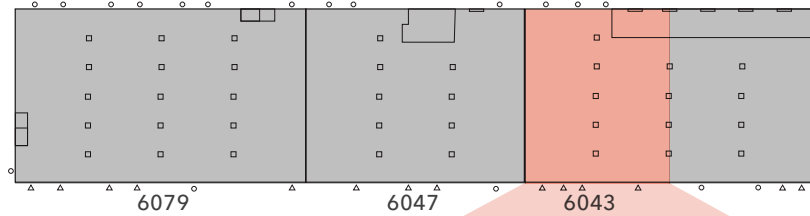
**FOR LEASE**

# South Park

6043 POWER INN ROAD, SACRAMENTO, CA

## Floor Plan

POWER INN RD



LEGEND	
□	Column
○	Grade Level Doors
—	Store Front
△	Dock Door

\*Floor Plan measurements are approximate

**BILL NIETHAMMER**  
916.751.3639  
[bill.niethammer@kidder.com](mailto:bill.niethammer@kidder.com)  
LIC N° 00925770

**JACK NIETHAMMER**  
916.607.6101  
[jack.niethammer@kidder.com](mailto:jack.niethammer@kidder.com)  
LIC N° 02205255

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

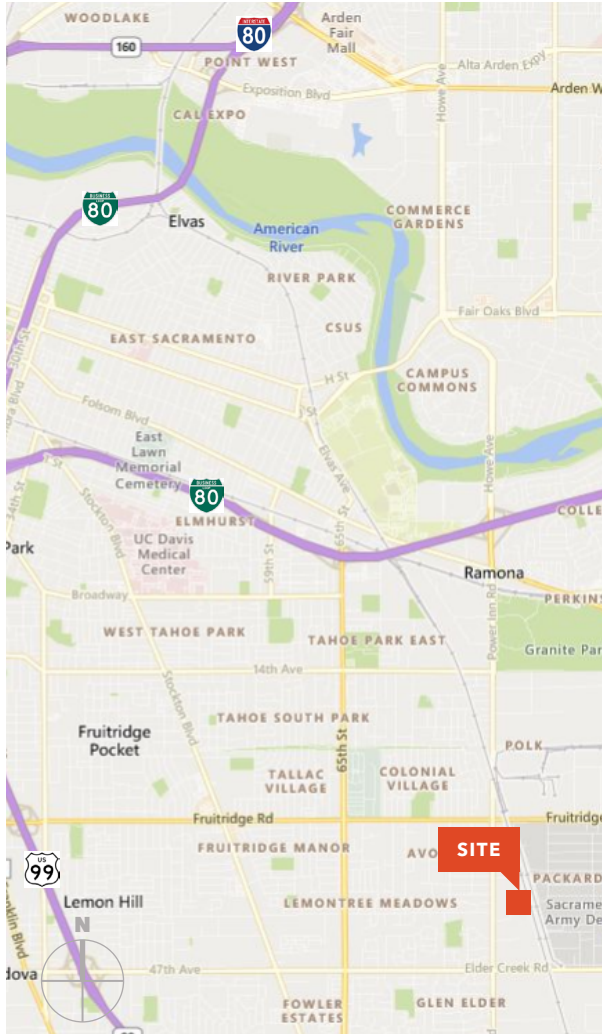


**FOR LEASE**

# South Park

6043 POWER INN ROAD, SACRAMENTO, CA

## Area Map



## Site Configuration



**BILL NIETHAMMER**  
916.751.3639  
[bill.niethammer@kidder.com](mailto:bill.niethammer@kidder.com)  
LIC N° 00925770

**JACK NIETHAMMER**  
916.607.6101  
[jack.niethammer@kidder.com](mailto:jack.niethammer@kidder.com)  
LIC N° 02205255

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

