

CBRE

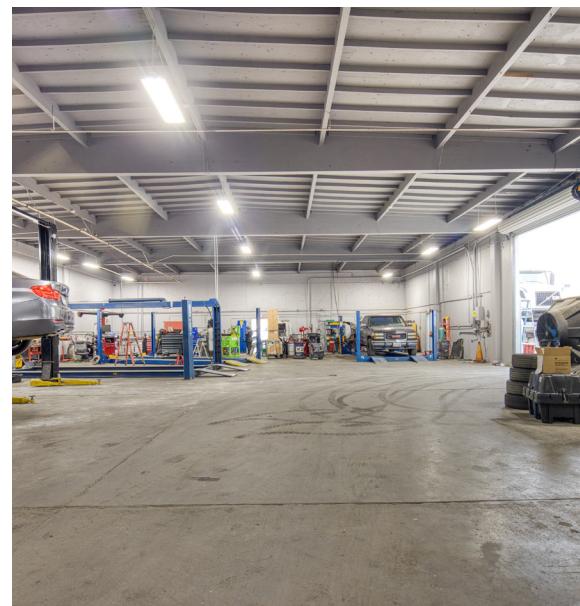
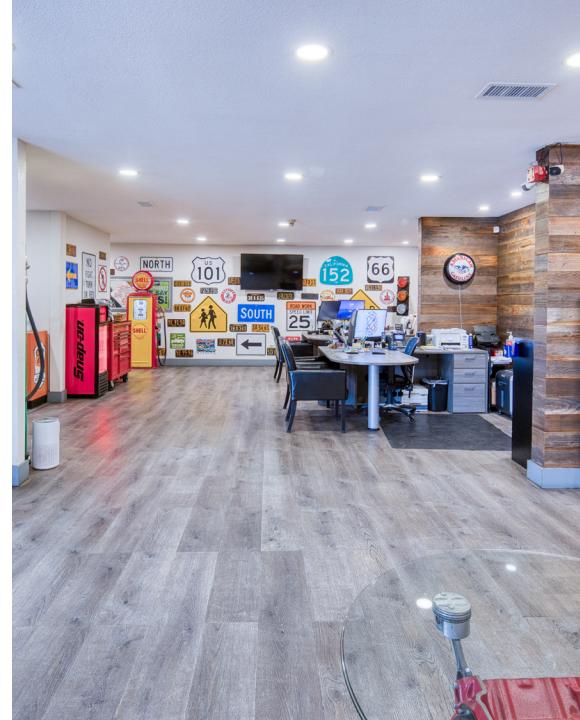
**6939 POWER INN
ROAD
SACRAMENTO, CA**



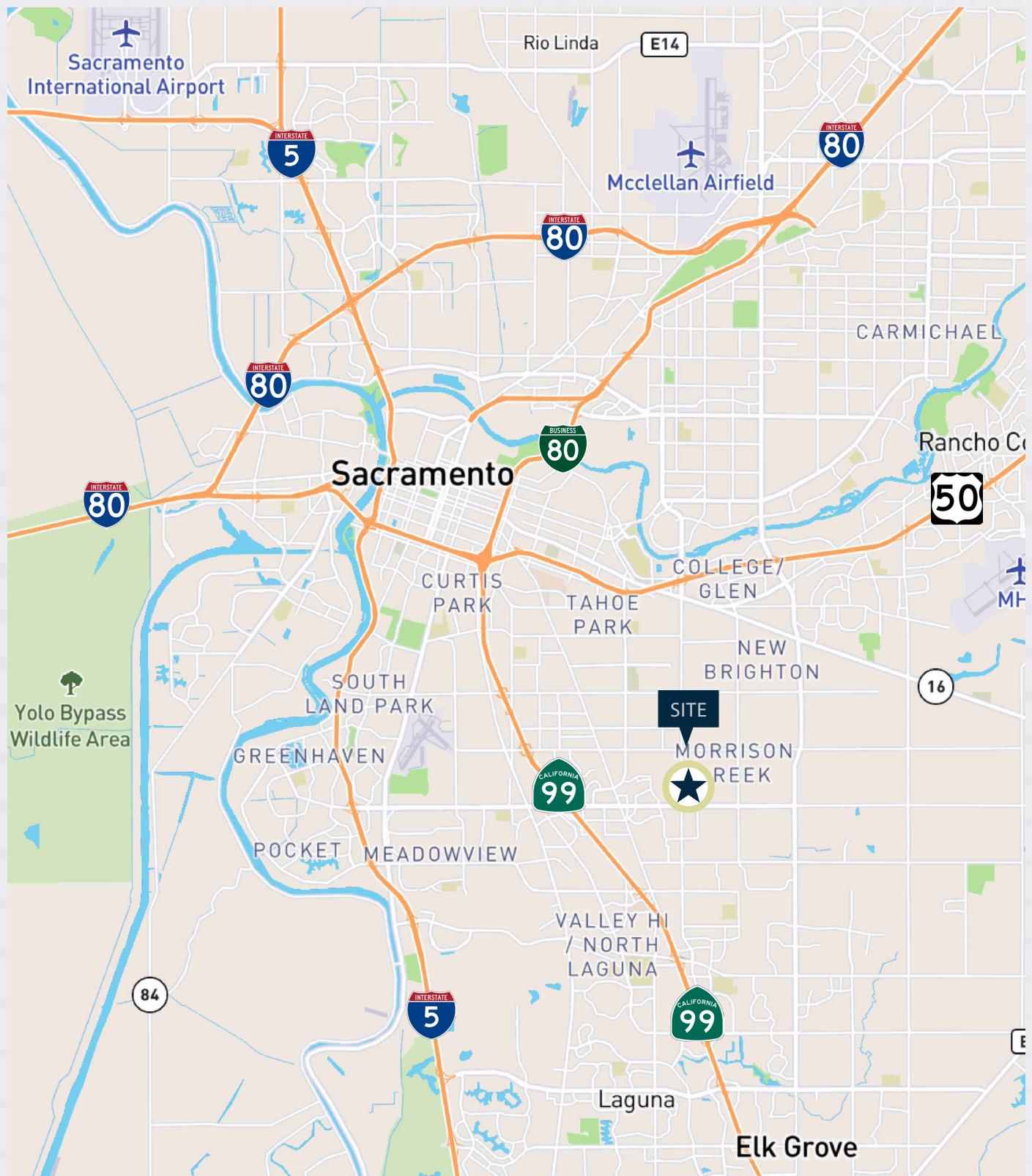
**±12,000 SF ON ±1.42 ACRES
FOR SALE**

FEATURES

- $\pm 12,000$ SF building
- Built in 1965
- APN: 043-0022-020-0000
- Situated on ± 1.42 acres
- $\pm 43,560$ SF fully fenced yard area
- One (1) grade level door- 12' x 14'
- Concrete Tilt-Up Construction
- 400 amp, 120/240 V, single phase power
- 16' clear height
- M-1 Zoning, Sacramento County -SPA (Old Florin Town)
- Upgraded fire and burglar alarm system
- Updated interior finishes and flooring
- Recent TPO roof
- Recent HVAC systems
- High visibility location on Power Inn Road
- Monument signage



LOCATION MAP





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SEAN MEROLD, SIOR

Senior Vice President
+1 916 446 8701
sean.merold@cbre.com
Lic. 01803204

MIKE ZIMMERMAN, SIOR

Senior Vice President
+1 916 446 8702
mike.zimmerman1@cbre.com
Lic. 01514055

RYAN DEANGELIS, SIOR

Executive Vice President
+1 916 871 3714
ryan.deangelis@cbre.com
Lic. 01280330

JIMMY LANDIS

Senior Associate
+1 916 446 8280
jimmy.landis@cbre.com
Lic. 02130311

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