

FOR SALE OR LEASE | ±6,437 SF HWY 50 CORRIDOR OFFICE

**10304 PLACER LN
SACRAMENTO, CA 95827**

**LOCATED SOUTH OF HIGHWAY 50
OFF OF THE MATHER FIELD EXIT**



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EXECUTIVE SUMMARY

ADDRESS:

10304 Placer Ln
Sacramento, CA 95827

TOTAL BUILDING SF:

±6,437 SF in Two Stories (±3,900 SF Footprint)

DIVISIBLE:

±2,500 SF to ±4,000 SF (Lease Only)

APN:

077-0350-027

ZONING:

OIMU

PARCEL SIZE:

0.09 Acres

CONSTRUCTION:

Masonry; Built in 1988

ELECTRICAL:

120-208 Volt, Three Phase Power

SECURITY:

High End ADT and Ring Security Systems

LIGHTING:

LED Lights Inside and Outside

HVAC:

Four Units (±4 years old) Servicing Four Zones

HIGHLIGHTS:

Breakroom with a Sink
Two Recently Remodeled Restrooms
Five Sky Lights
Good Freeway Access
Divisible for a Lease - ±2,500 SF to ±4,000 SF

LEASE RATE:

\$0.75 /SF Per Month, NNN (Year - 1)

SALE PRICE:

\$995,000

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PROPERTY PHOTOS



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