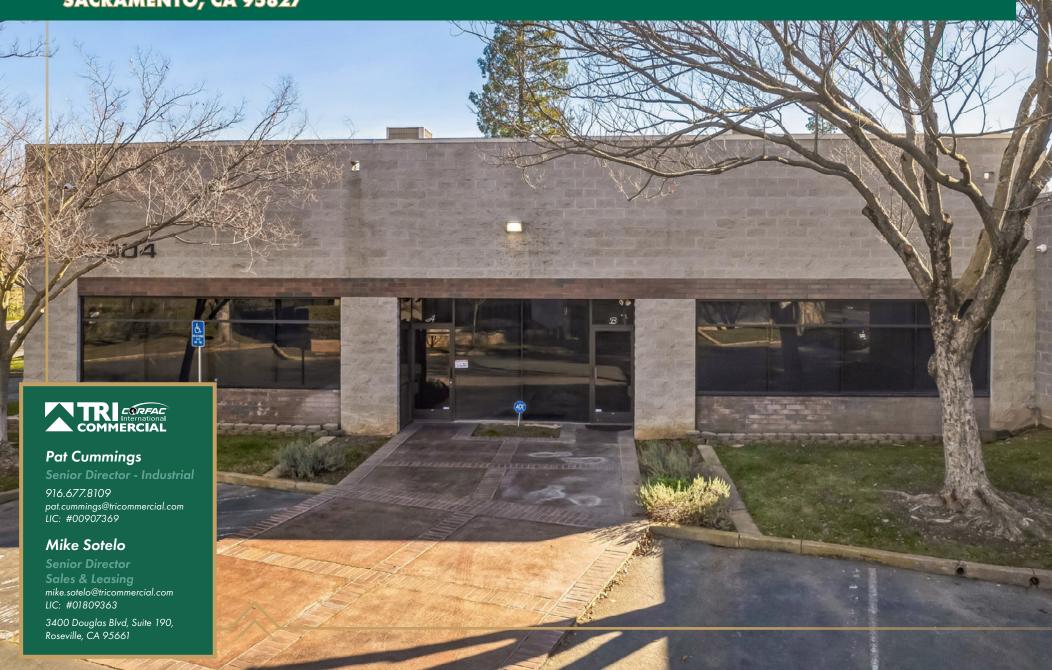
# FOR SALE OR LEASE | ±6,437 SF HWY 50 CORRIDOR OFFICE

10304 PLACER LN SACRAMENTO, CA 95827

LOCATED SOUTH OF HIGHWAY 50 OFF OF THE MATHER FIELD EXIT



Antelope

Foothill Farms

Carmichael

Meado

Lincoln Village

Sunrise Ranch

Fair Oaks

Capital Village

Gold Riv

Citrus Heights

10304 PLACER LN ancho

10304 Placer Ln **ADDRESS:** 

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

High End ADT and Ring Security Systems **SECURITY:** 

**LIGHTING:** LED Lights Inside and Outside

Four Units (±4 years old) Servicing Four Zones **HVAC:** 

Breakroom with a Sink

**HIGHLIGHTS:** Two Recently Remodeled Restrooms

**Five Sky Lights** 

**Good Freeway Access** 

Divisible for a Lease - ±2,500 SF to ±4,000 SFittridge

**LEASE RATE:** \$0.75/SF Per Month, NNN (Year - 1)

**SALE PRICE:** \$995,000

North Highlands

Baseline Rd

Elverta

Marconi Ave

Arden-Arcade

La Riviera

Rosemont

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

## FOR SALE OR LEASE | 10304 PLACER LN

#### **PROPERTY PHOTOS**











### FOR SALE OR LEASE | 10304 PLACER LN

#### **PROPERTY PHOTOS**









