

For lease

**±6,000 SF automotive shop/warehouse
with small office and street frontage**

Lease rate: \$7,000 per month + NNN

4540 Power Inn Road
Sacramento, CA 95826

JLL Sacramento Industrial Team

Mike Luca, SIOR
Senior Managing Director
RE Lic. 01447904

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Power Inn Road Submarket

Property features

- Total building SF: $\pm 6,000$ ($\pm 60' \times 100'$)
- Office SF: ± 800 ($\pm 40' \times 20'$) with 2 restrooms
- Zoned: M-1-SWR
(Light Industrial with regulations for solid waste recycle facilities - City of Sacramento)
- Clear height: $\pm 14' - 15'$
- Grade-level loading: two (2), $\pm 12' \times 14'$
- Column spacing: $\pm 20' \times 50'$ (*one row of columns*)
- Skylights in warehouse & office
- Roof system: TPO
- Fire sprinklers (wet)
- Oil/water separator in warehouse
- Space heater in warehouse
- Parking stalls: 12
- Curb cuts: two (2)
 - one (1) on Hickory Ave
 - one (1) on Power Inn Road
- Large monument sign on Power Inn Road
- Overhead crane
- Natural gas
- Power: 200 Amp panels (2)
(to be independently verified by tenant prior to entering into a binding agreement)





Permitted uses (partial list)

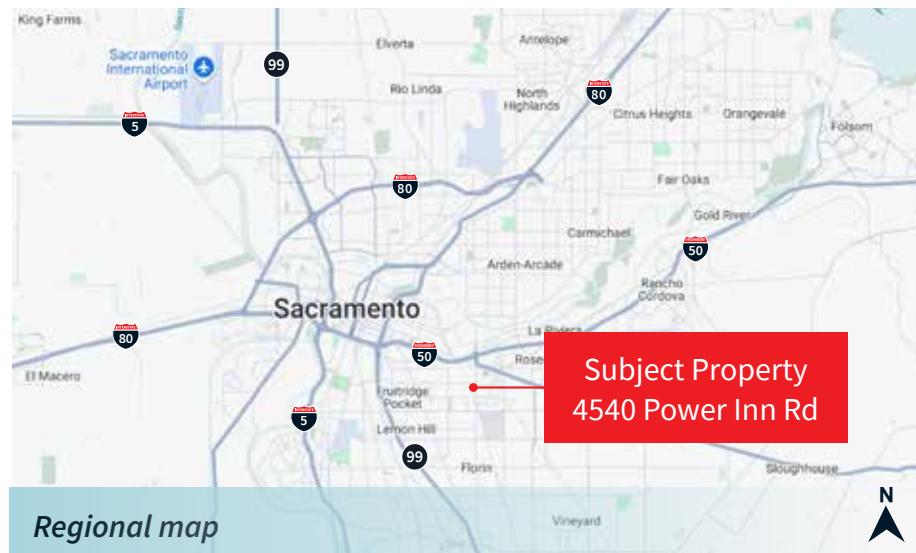
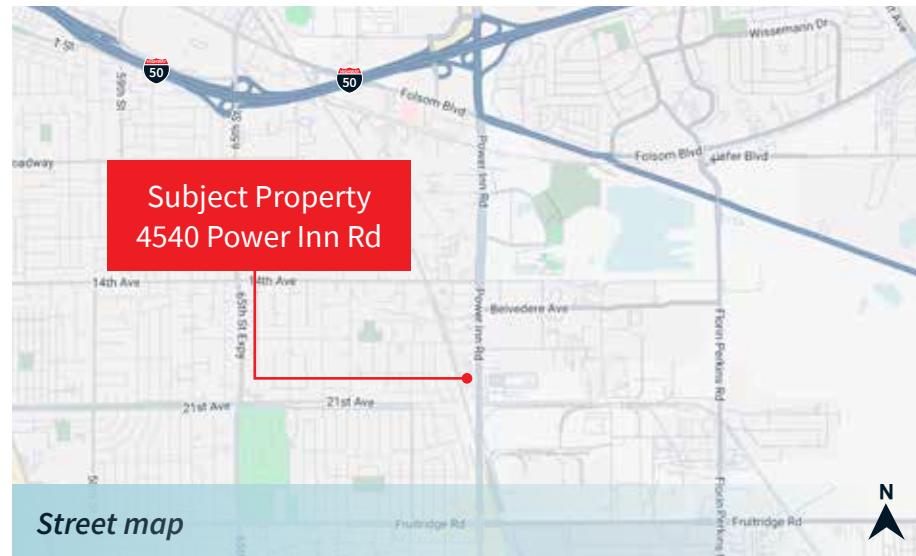
Zoned M-1-SWR (City of Sacramento)

Commercial Uses	Permitted or CUP	Industrial Uses	Permitted or CUP
Auto-service, repair	Permitted	Contractor storage yard	Permitted
Commercial service	CUP	Manufacturing, service and repair	Permitted
Equipment -rental, sales yard	CUP	Tractor or heavy truck sales, storage, rental	Permitted
Veterinary clinic, veterinary hospital	CUP	Tractor or heavy truck service, repair	Permitted
Wholesale store	CUP	Warehouse, distribution center	Permitted

NOTE: This partial list is provided as a courtesy only, and is any potential occupant's responsibility to confirm any intended use for the property with the City of Sacramento Planning Department at planning@cityofsacramento.org.

4540 Power Inn Road / Sacramento, CA

Location Maps



MAPS NOT TO SCALE

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