

6790 FLORIN-PERKINS RD
SACRAMENTO, CA

ETHAN CONRAD
PROPERTIES INC.

FOR SALE

41,040 SF FLEX BUILDING ON 3.24 ACRES

FOR LEASE

15,477 SF OFFICE/TECH/INDUSTRIAL SUITE

SECURE PARKING/YARD AVAILABLE



FOR MORE INFORMATION CONTACT:

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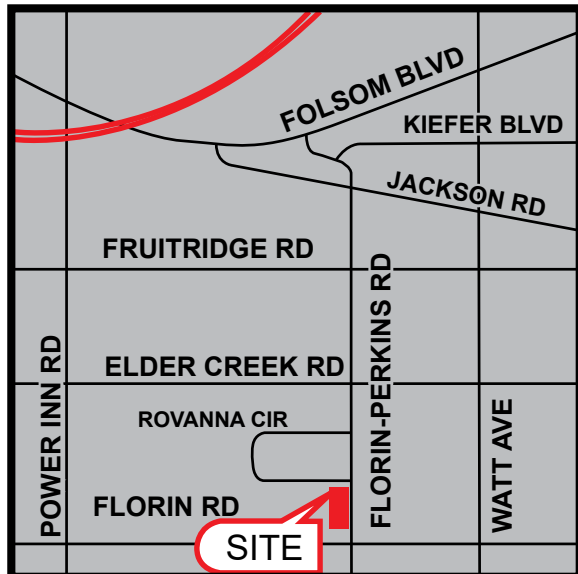
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916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- High power capacity: 2,600 amps, 3-phase, 4-wire, 120/208V electrical system.
- Fully fire sprinklered.
- Large, secure fenced parking area in the rear, conveniently divided between two suites.
- Zoning: M-2 Heavy Industrial - City of Sacramento.
- Wide variety of allowed uses including manufacturing, service, repair, contractor storage yard, warehouse/distribution, automotive, retail and office uses.
- Parking: Ample parking with 2.9/1,000 SF parking ratio.
- Signage: Monument signage along Florin-Perkins Road offers excellent visibility and branding opportunity.

**PROPERTY DETAILS:**

6790 Florin-Perkins Rd is a highly functional 41,040 SF Flex building on 3.24 acres strategically positioned in Sacramento's dynamic Power Inn submarket. This 15,477 SF space offers a professional setting ideal for companies in need of a flexible, tech-ready office environment with industrial support capabilities.

LEASE RATES:

Suite 300:	15,447 SF	\$0.85 - \$0.95 PSF, NNN
Secure Parking/Yard:	14,488 SF	\$3,622.00 (\$0.25 PSF)

NNN costs are approximately \$0.20 PSF.

PURCHASE PRICE: \$6,995,000.00 (\$170.00 PSF)

LEASED PREMISES:

24,584 RSF leased to the California Department of Food and Agriculture through 2030, providing stable and reliable income. This space underwent a substantial build-out tailored specifically for office and laboratory use.

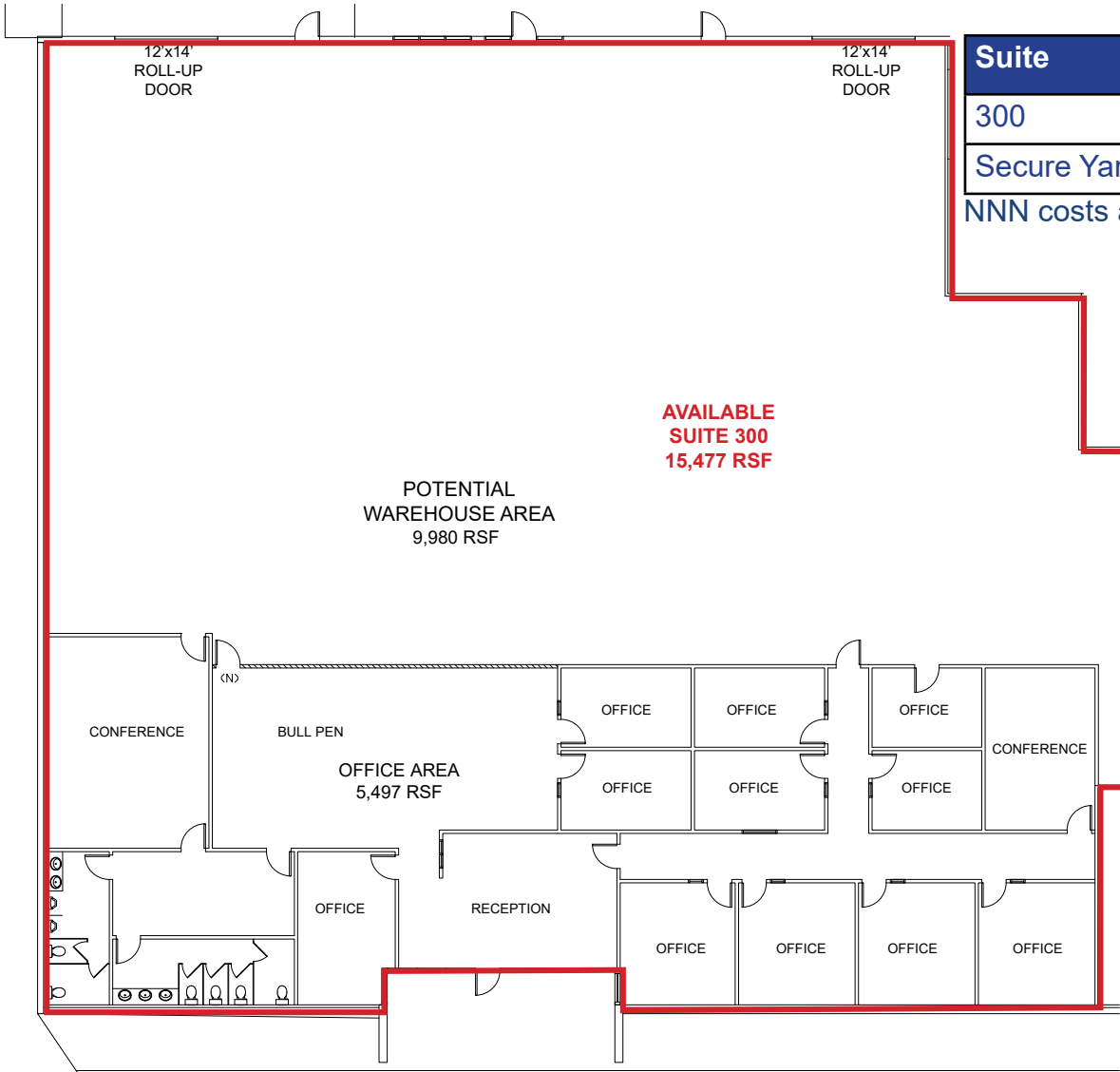
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POTENTIAL FLOOR PLAN

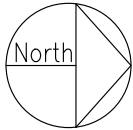


Suite	SF	Lease Rates	Rent
300	15,477	\$0.85 - \$0.95 PSF, NNN	
Secure Yard	14,488	\$0.25 PSF	\$3,622.00

NNN costs are approximately \$0.25 PSF.

Potential Features:

- 2,000 SF - 15,000 SF Warehouse/ Conditioned Warehouse
- 1-2 roll-up doors
- Smaller office layout

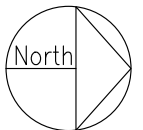


Please note: This is a speculative warehouse floorplan. The as-is floorplan is shown on page 4.

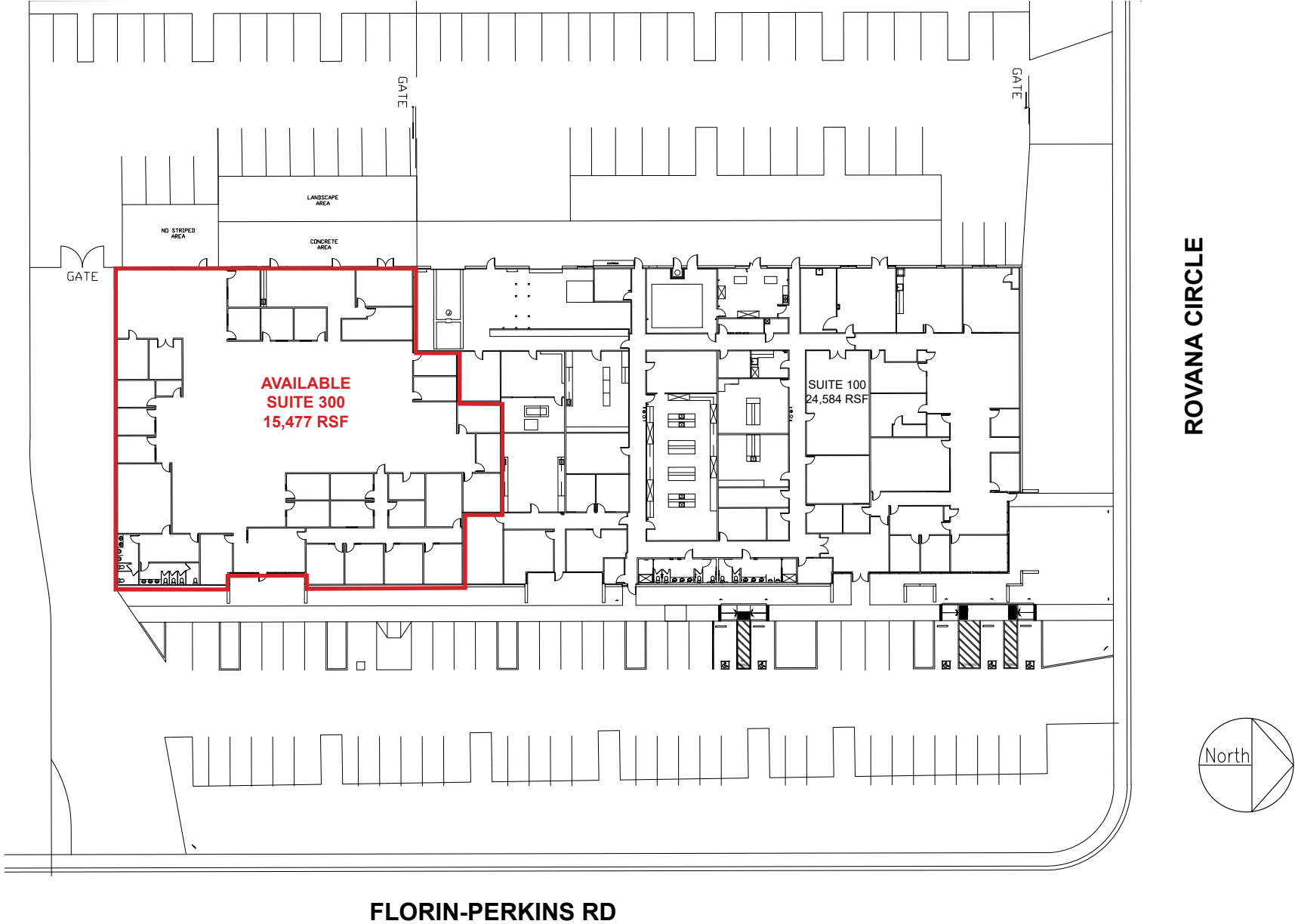
FLOOR PLAN
CURRENT LAYOUT

Suite 300 Features:

- Configuration: 23 private offices, a large conference room, a dedicated break room, a server/data room, and a receiving room for light industrial or logistical support.
- Ceiling Height: Office T-Bar is a higher than average 10', ideal for office-tech and light industrial use.
- Electrical: Heavy power availability with 300 amps, 120/204 volt, 3-phase electrical service - suitable for advanced tech operations and equipment.



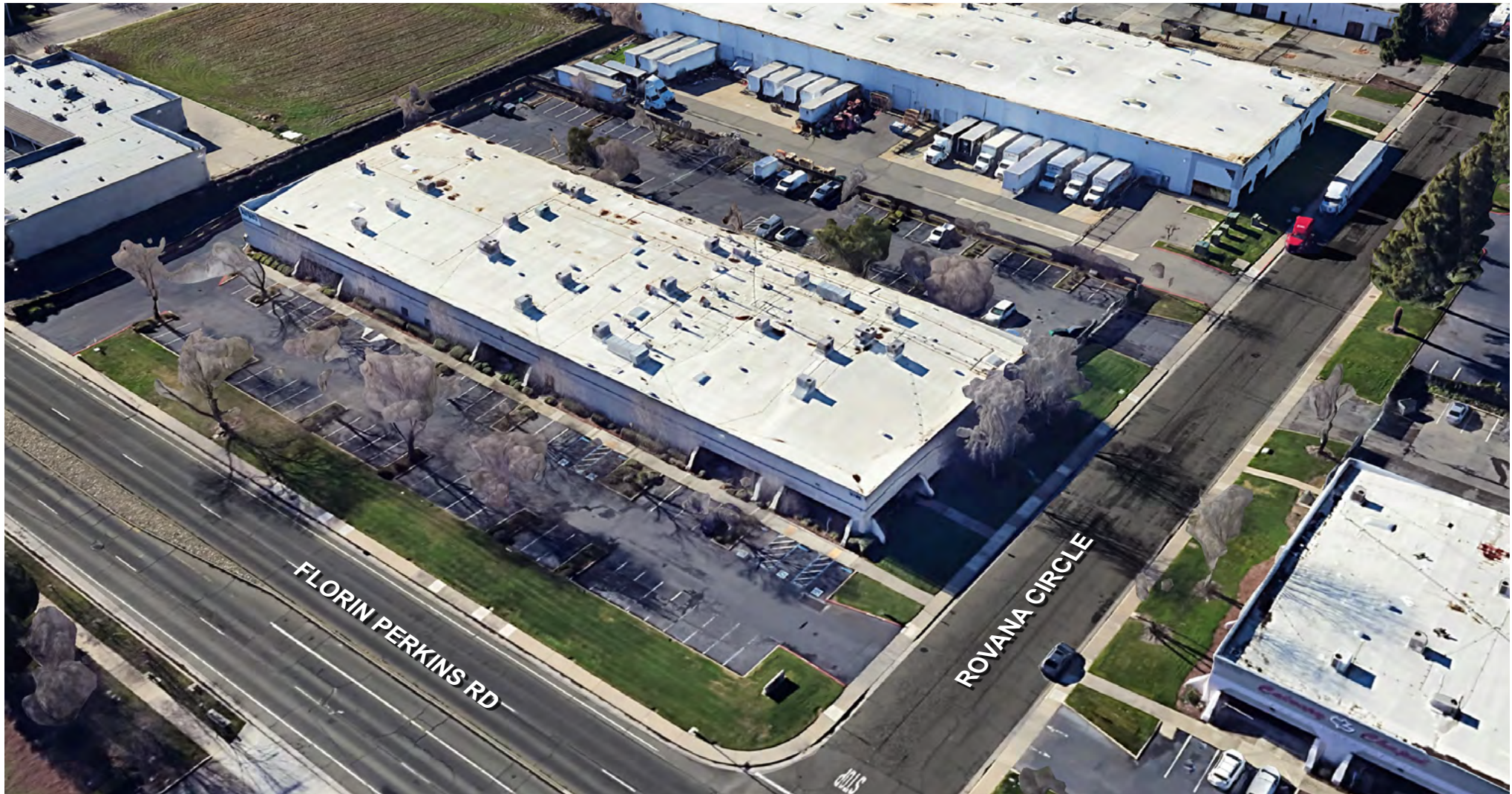
SITE PLAN



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