

**6790 FLORIN-PERKINS RD
SACRAMENTO, CA**

FOR SALE

41,040 SF FLEX BUILDING ON 3.24 ACRES

FOR LEASE

15,477 SF OFFICE/TECH/INDUSTRIAL SUITE

SECURE PARKING/YARD AVAILABLE

**EETHAN CONRAD
PROPERTIES INC.**



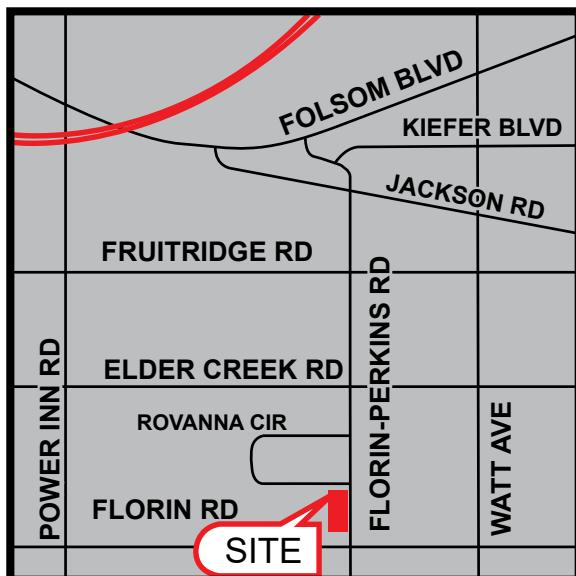
FOR MORE INFORMATION CONTACT:

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916.779.1000

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.



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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.

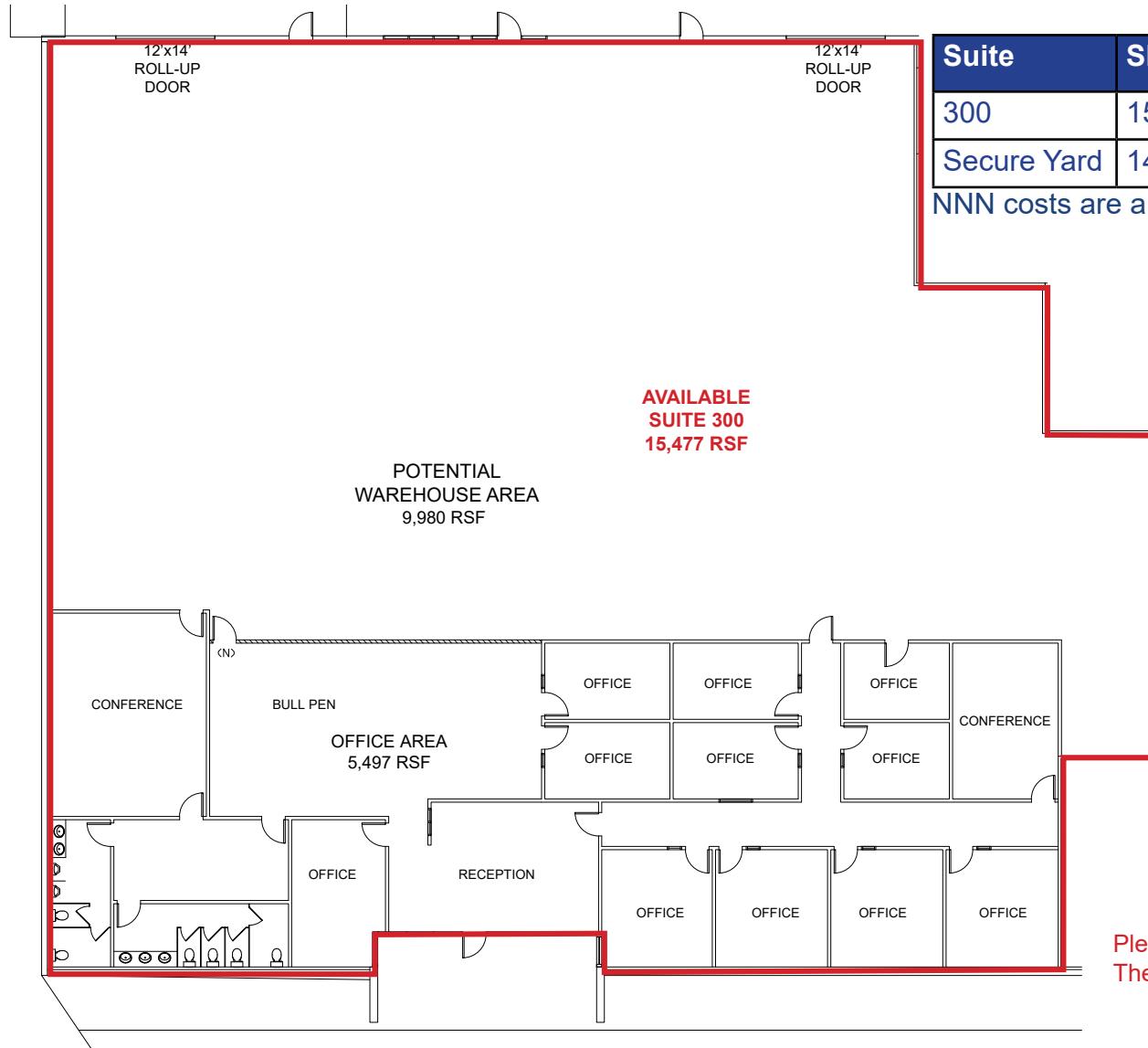
PURCHASE PRICE: \$6,995,000.00 (\$170.00 PSF)

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

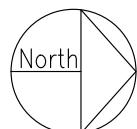


Suite	SF	Lease Rates	Rent
300	15,477	\$0.85 - \$0.95 PSF, NNN	
Secure Yard	14,488	\$0.25 PSF	\$3,622.00

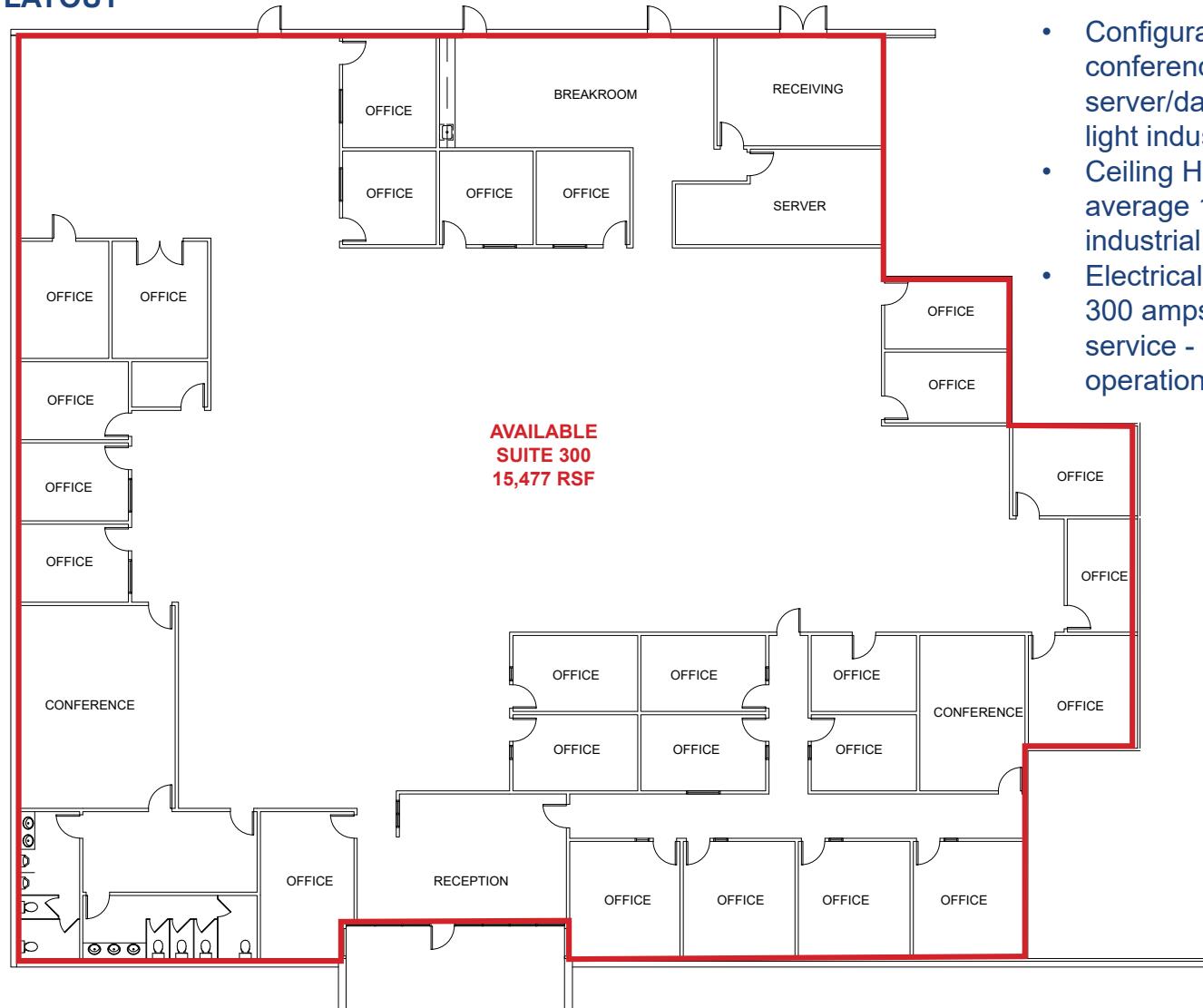
NNN costs are approximately \$0.25 PSF.

Potential Features:

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

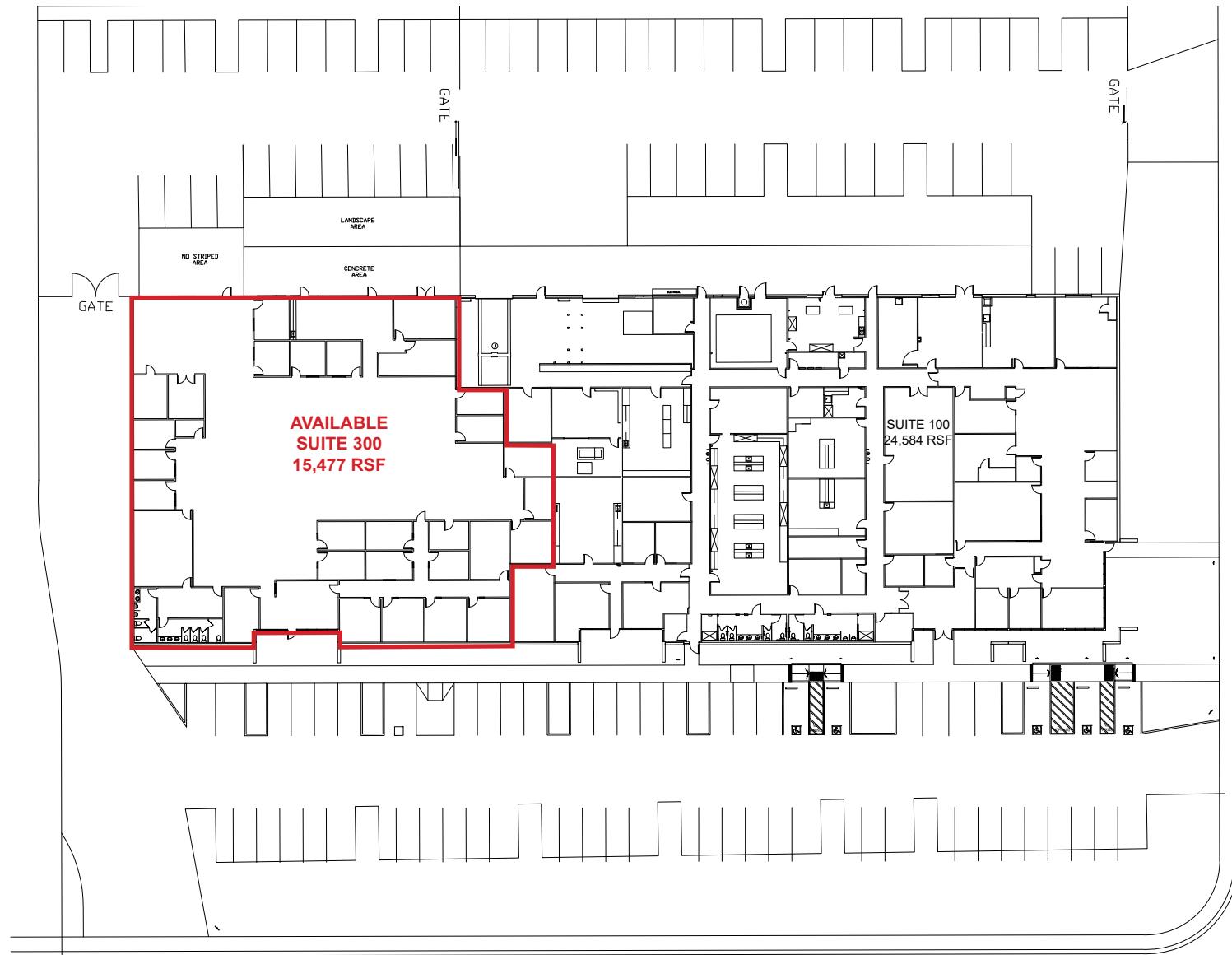


Please note: This is a speculative warehouse floorplan. The as-is floorplan is shown on page 4.

**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.

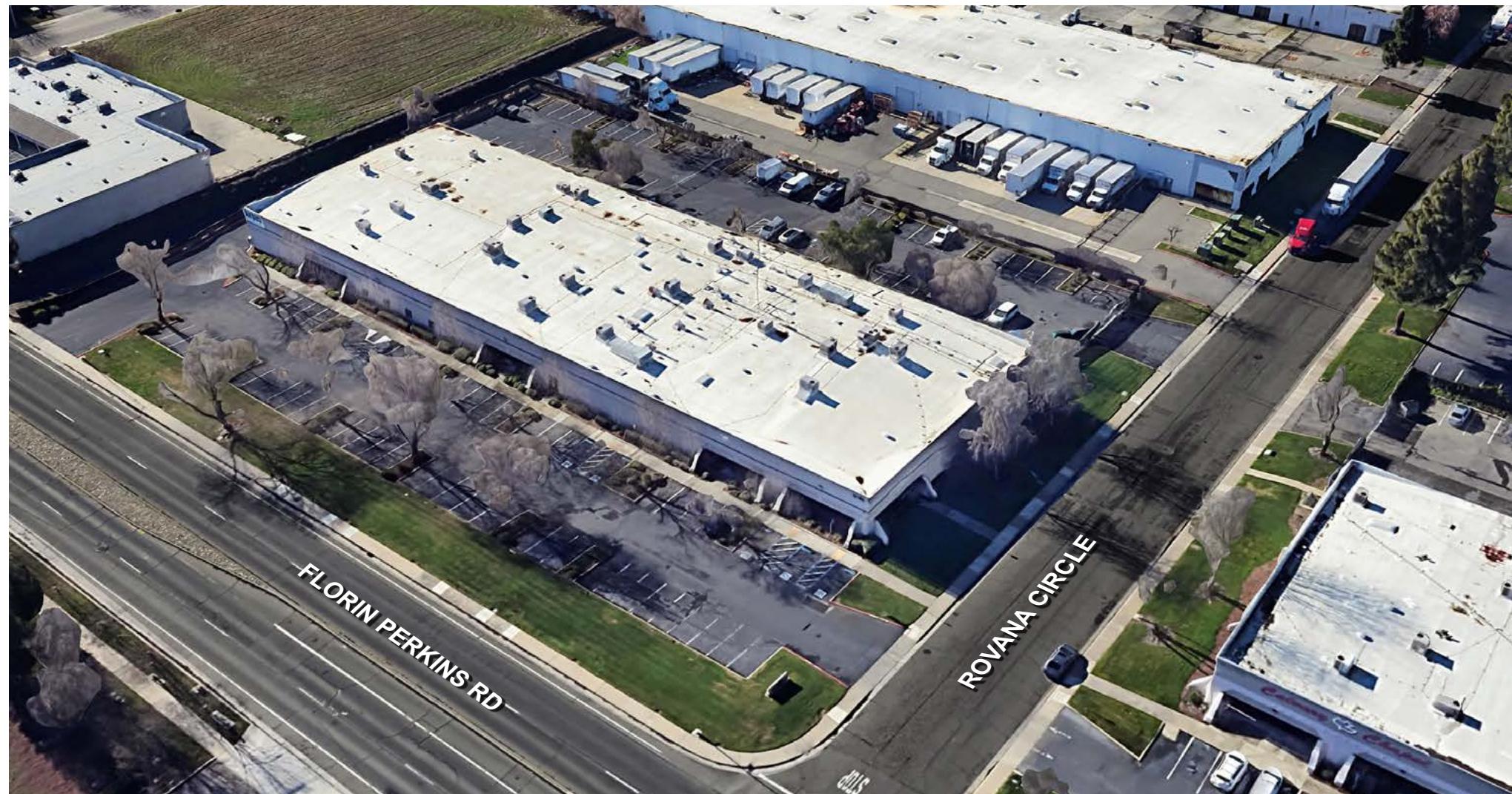
SITE PLAN



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