

OWNER-USER SALE
10321 PLACER LANE
SACRAMENTO, CA

FOR SALE

12,000 SF DATA CENTER OR FLEX INDUSTRIAL

ETHAN CONRAD
PROPERTIES INC.



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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

PROPERTY USAGE:

Ideal for Colocation Data Center. Colocation facilities provide reliable power, cooling systems, and communication that guarantee dependable connections.

FEATURES:

- Reception, 9 private offices, 2 conference rooms, break room, 6 restrooms, 2 ground level roll up doors, and warehouse (data center)
- Easily able to be demised into 2 units.
- Upgraded office finishes and decor
- Part of Pioneer 50 business park
- Easy access to Hwy 50
- Reciprocal Parking
- Over \$200,000 in data center improvements
- Built in 1987
- Masonry Block CMU construction
- M-P Zoning – Sacramento County

PURCHASE PRICE:

12,000 SF \$2,388,000.00

DATA CENTER SPECIFICATIONS:

- Datacenter Floor:** 4,000 SF
- Telco Room:** 510 SF
- Existing Rack Capacity:** 95 units, including cages, shelves, cabinets, and racks.
- Cooling System:** Extensive cooling to support optimal equipment performance.
- Fiber Connectivity:** Three separate fiber connections to major internet service providers.
- Standby Power:** 155KW diesel power generator for uninterrupted operations.
- Electric Power:** 1,250 Amps, 208 Volt, 3-phase power for high-capacity needs.



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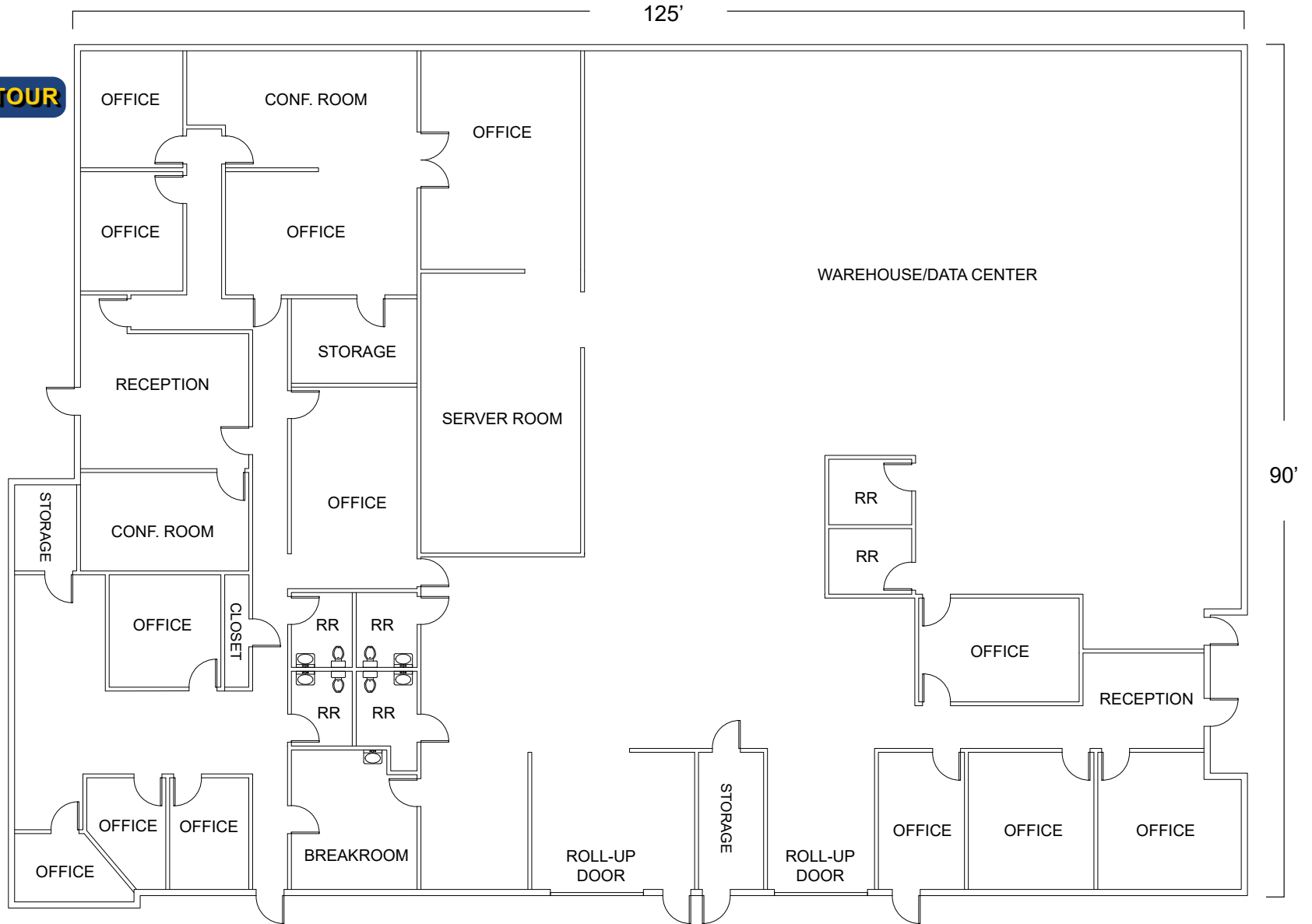
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FLOOR PLAN

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NOT TO SCALE.



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.

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SITE AERIAL



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