

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

FOR SALE

41,040 SF FLEX BUILDING ON 3.24 ACRES

FOR LEASE

15,477 SF OFFICE SUITE

**ETHAN CONRAD**  
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

**Ethan Conrad**

DRE: #01298662

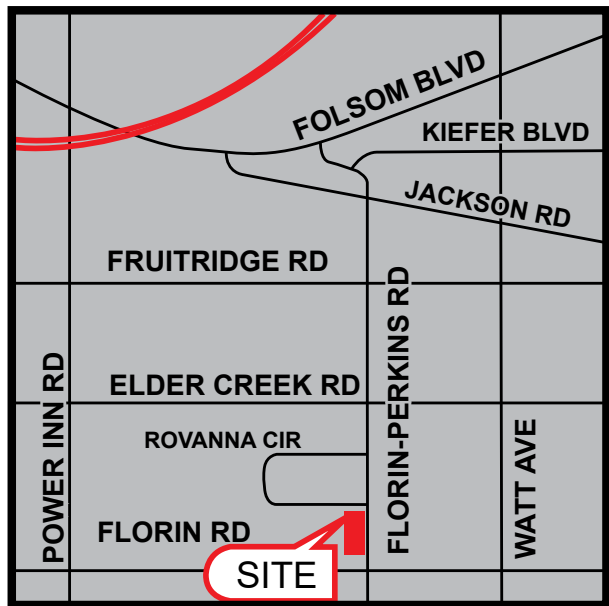
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**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

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 600 amp, 120/204 volt, 3-phase electrical service—suitable for advanced tech operations and equipment.
- 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 Office/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 RATE:

Suite 300: 15,447 SF \$16,837.00 (\$1.09 PSF, MG)

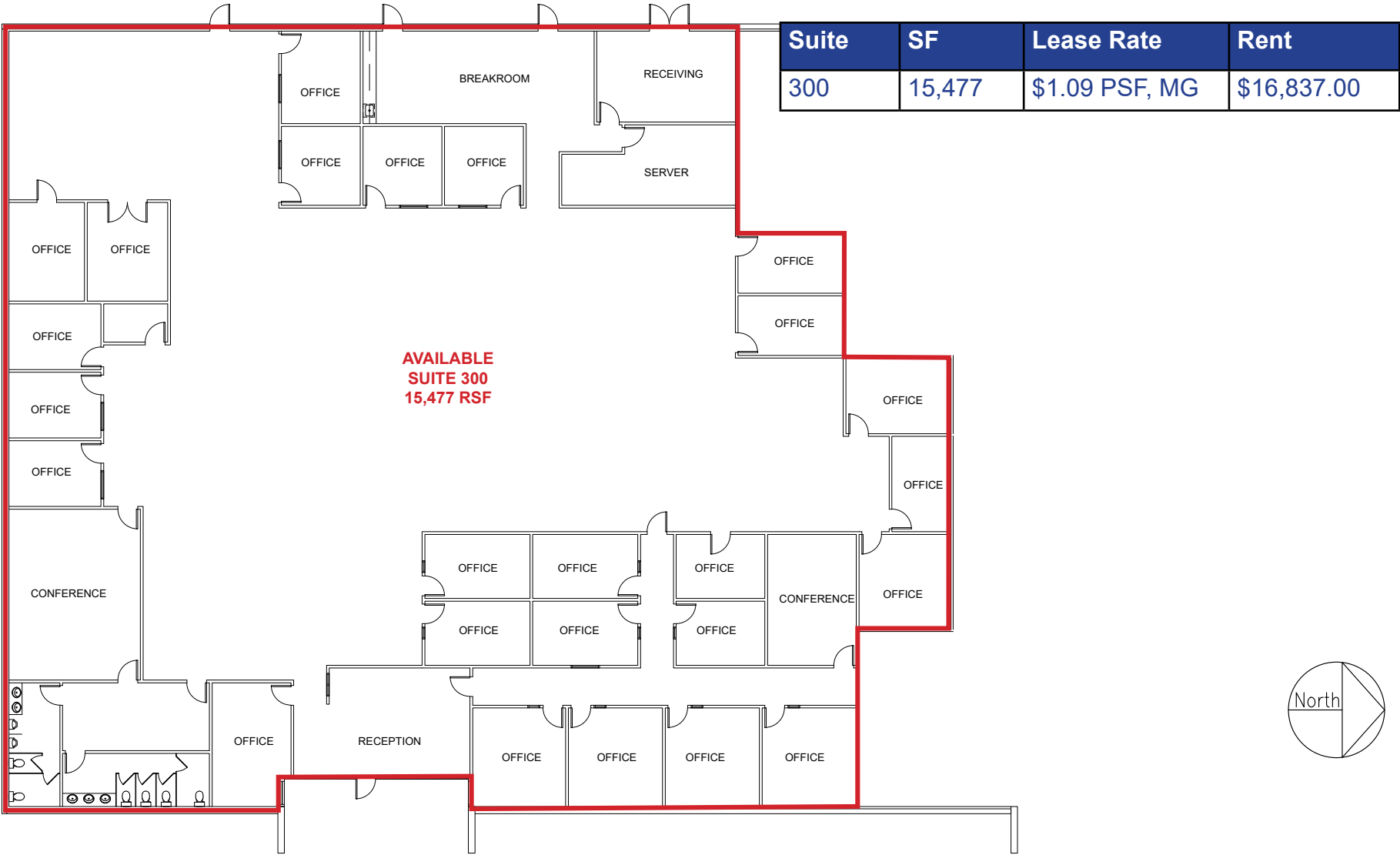
PURCHASE PRICE: \$6,995,000.00 (\$170.00 PSF)

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.

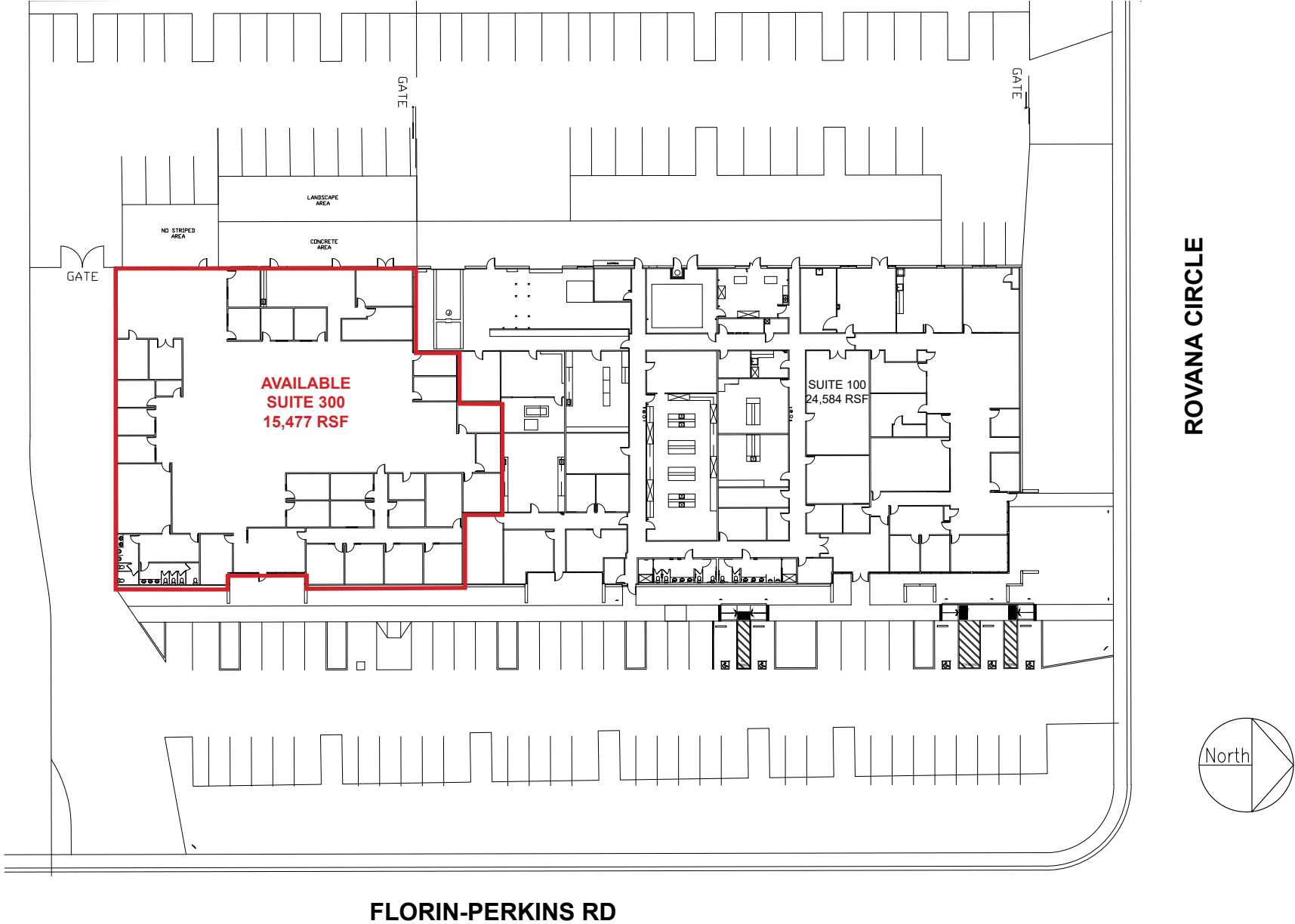
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FLOOR PLAN



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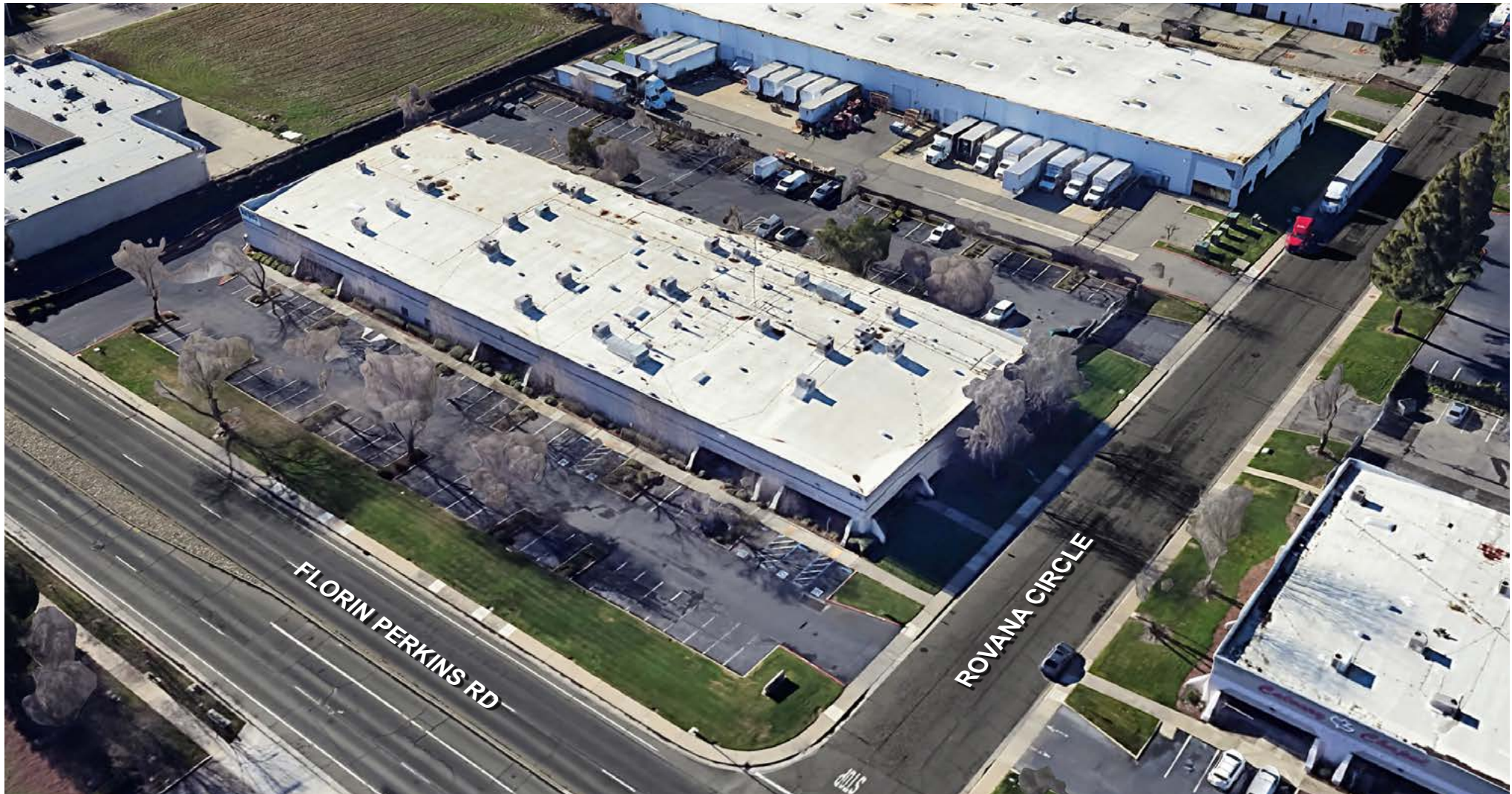
SITE PLAN



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