

**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.**



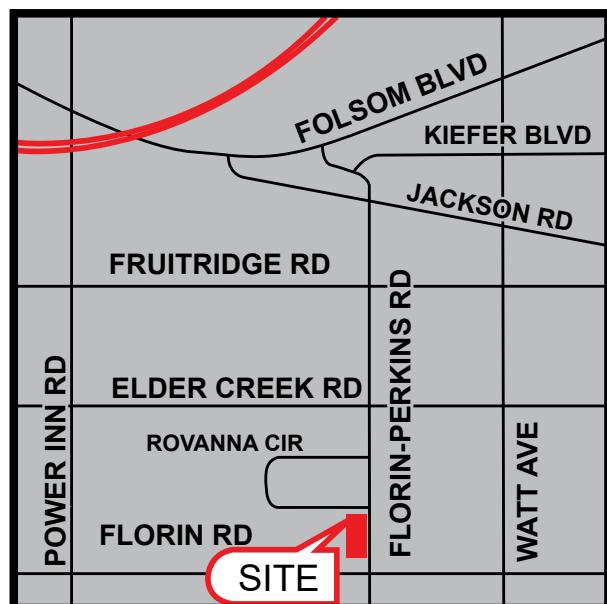
FOR MORE INFORMATION CONTACT:

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

916.779.1000

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.



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 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)

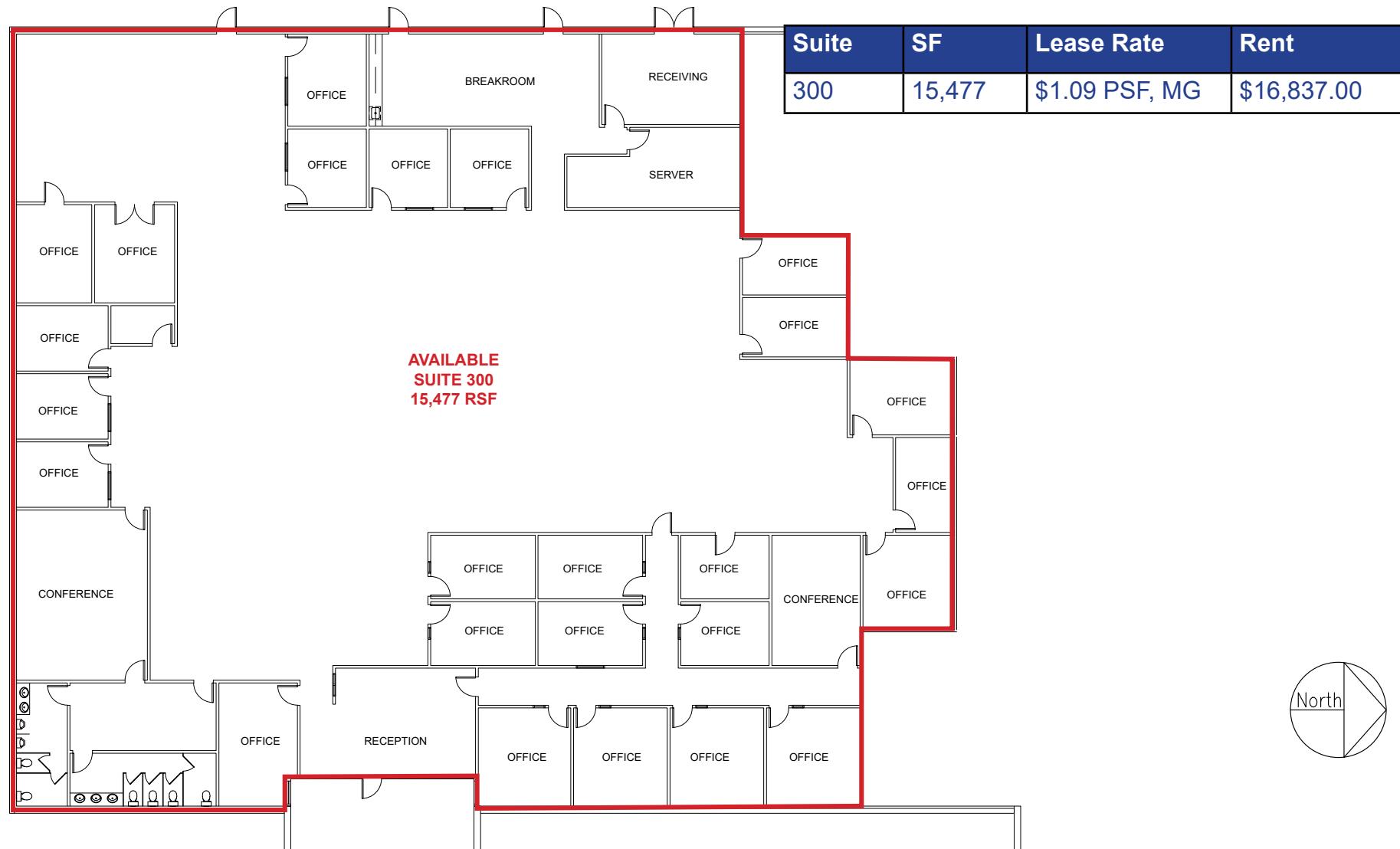
PURCHASE PRICE: \$6,995,000.00 (\$170.00 PSF)

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.

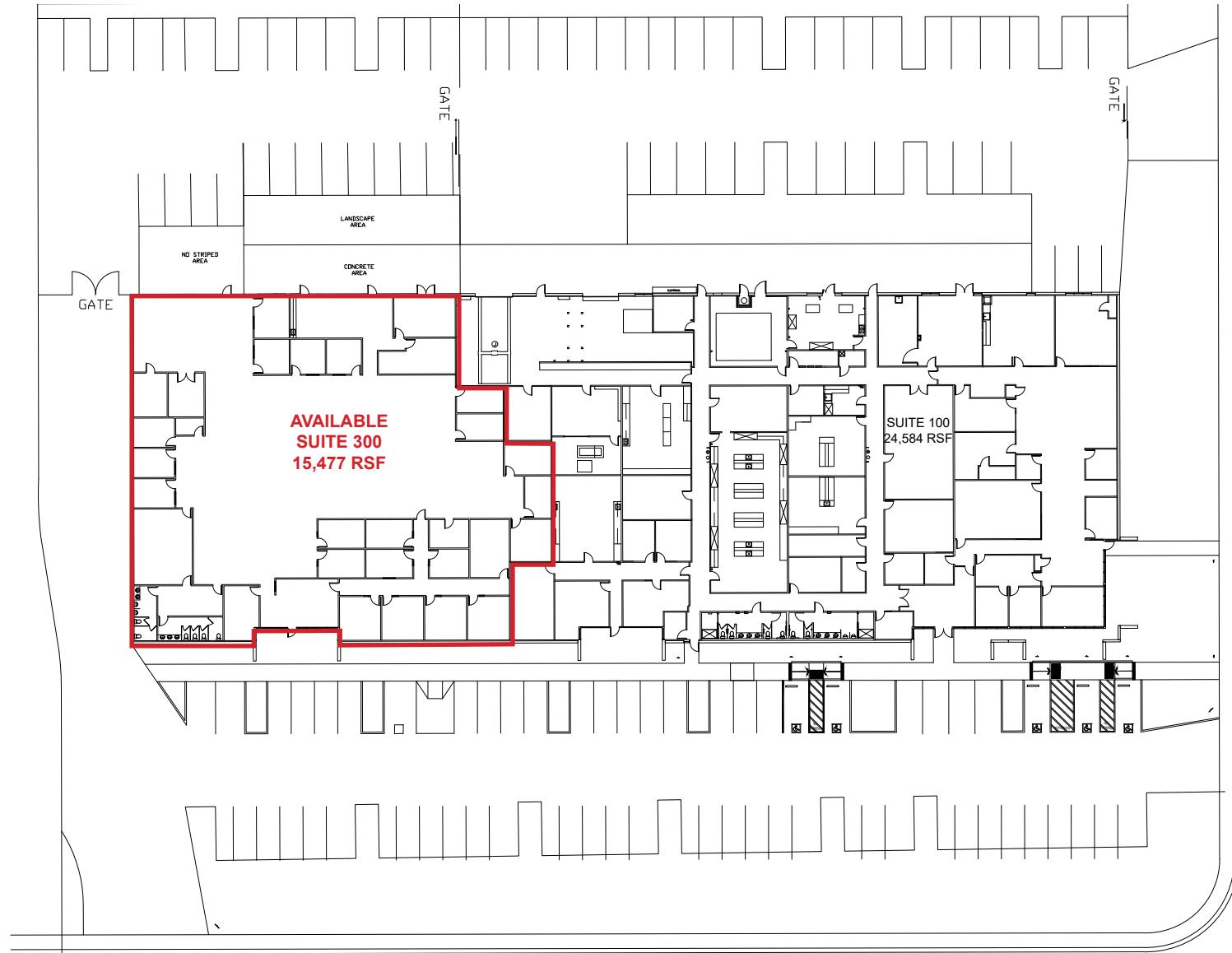
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FLOOR PLAN



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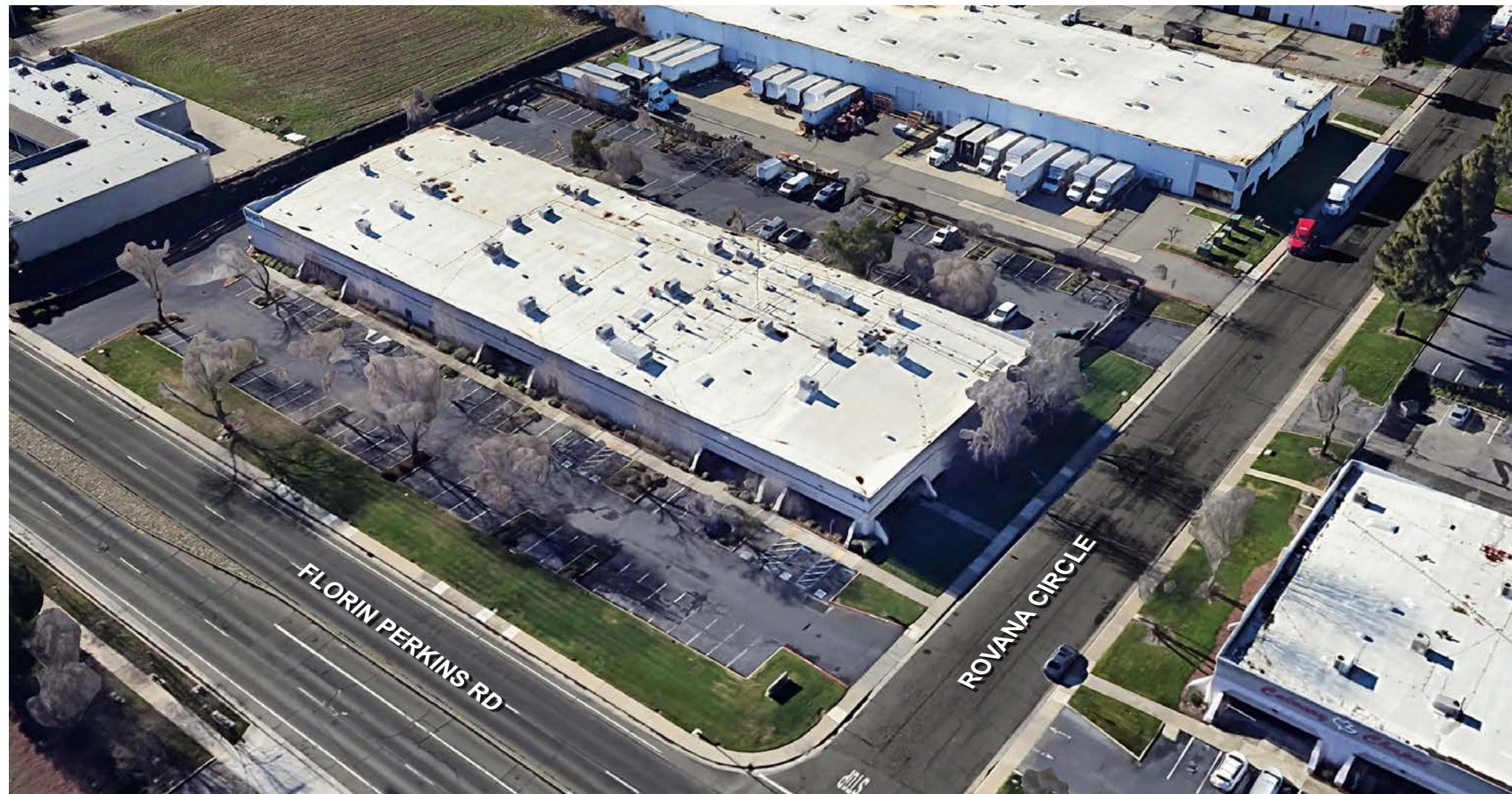
SITE PLAN



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