

FOR SALE OR LEASE | ±6,437 SF HWY 50 CORRIDOR OFFICE

**10304 PLACER LN
SACRAMENTO, CA 95827**

**LOCATED SOUTH OF HIGHWAY 50
OFF OF THE MATHER FIELD EXIT**



Pat Cummings

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3400 Douglas Blvd, Suite 190,
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EXECUTIVE SUMMARY

ADDRESS:	10304 Placer Ln Sacramento, CA 95827
TOTAL BUILDING SF:	±6,437 SF in Two Stories (±3,900 SF Footprint)
DIVISIBLE:	±2,500 SF to ±4,000 SF (Lease Only)
APN:	077-0350-027
ZONING:	OIMU
PARCEL SIZE:	0.09 Acres
CONSTRUCTION:	Masonry; Built in 1988
ELECTRICAL:	120-208 Volt, Three Phase Power
SECURITY:	High End ADT and Ring Security Systems
LIGHTING:	LED Lights Inside and Outside
HVAC:	Four Units (±4 years old) Servicing Four Zones
ROOF:	New 20 year Silicone Roof Coating installed February of 2026
HIGHLIGHTS:	Breakroom with a Sink Two Recently Remodeled Restrooms Five Sky Lights Good Freeway Access Divisible for a Lease - ±2,500 SF to ±4,000 SF

LEASE RATE: \$0.75/SF Per Month, NNN (Year - 1)

SALE PRICE: \$995,000

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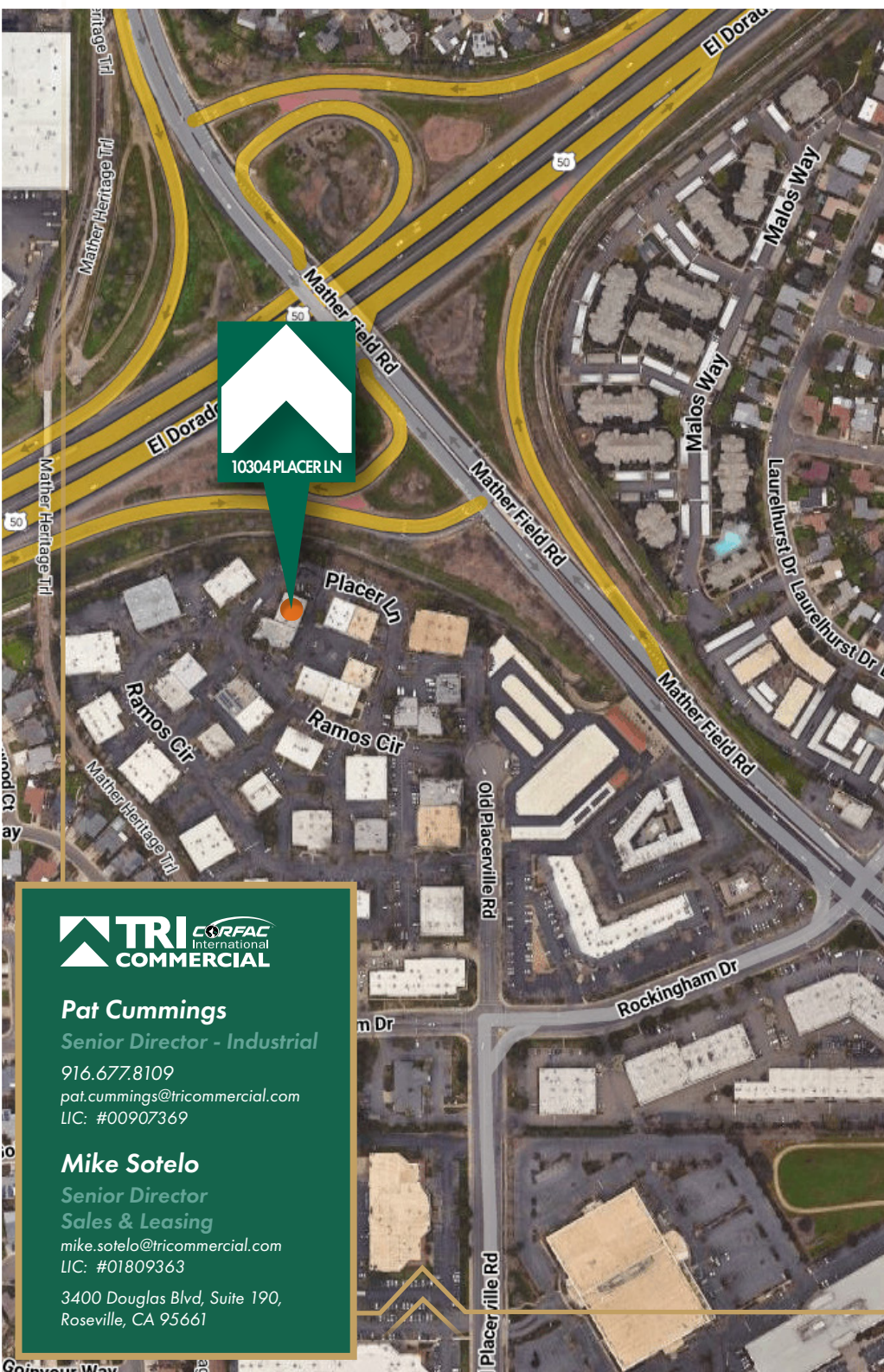
PROPERTY PHOTOS



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