

# 5705 Power Inn Road

Sacramento, CA 95824

For Sale

*Industrial*

Property Summary



## Property Description

This +/-10,620 SF industrial building offers ample space for storage and manufacturing activities. Strategically located in Sacramento, the property provides easy access to major transportation routes, ensuring seamless logistical operations. With a prime focus on functionality and convenience, this property is perfectly suited for warehouse or distribution activities. Don't miss out on the chance to secure a valuable asset in the heart of Sacramento's industrial landscape.

## Offering Summary

Lot Size	0.59 Acres
Building Size	10,620 SF

## Property Highlights

- CALL FOR PRICING
- +/- 10,620 SF industrial building
- Power: 120/208 3 phase
- 3 grade level doors
- Ample space for storage and distribution
- Sufficient parking
- Easy access to major transportation routes
- Ideal for warehouse or manufacturing users
- Cannabis business, equipment and CUP available for purchase separately

**JIM ESWAY**

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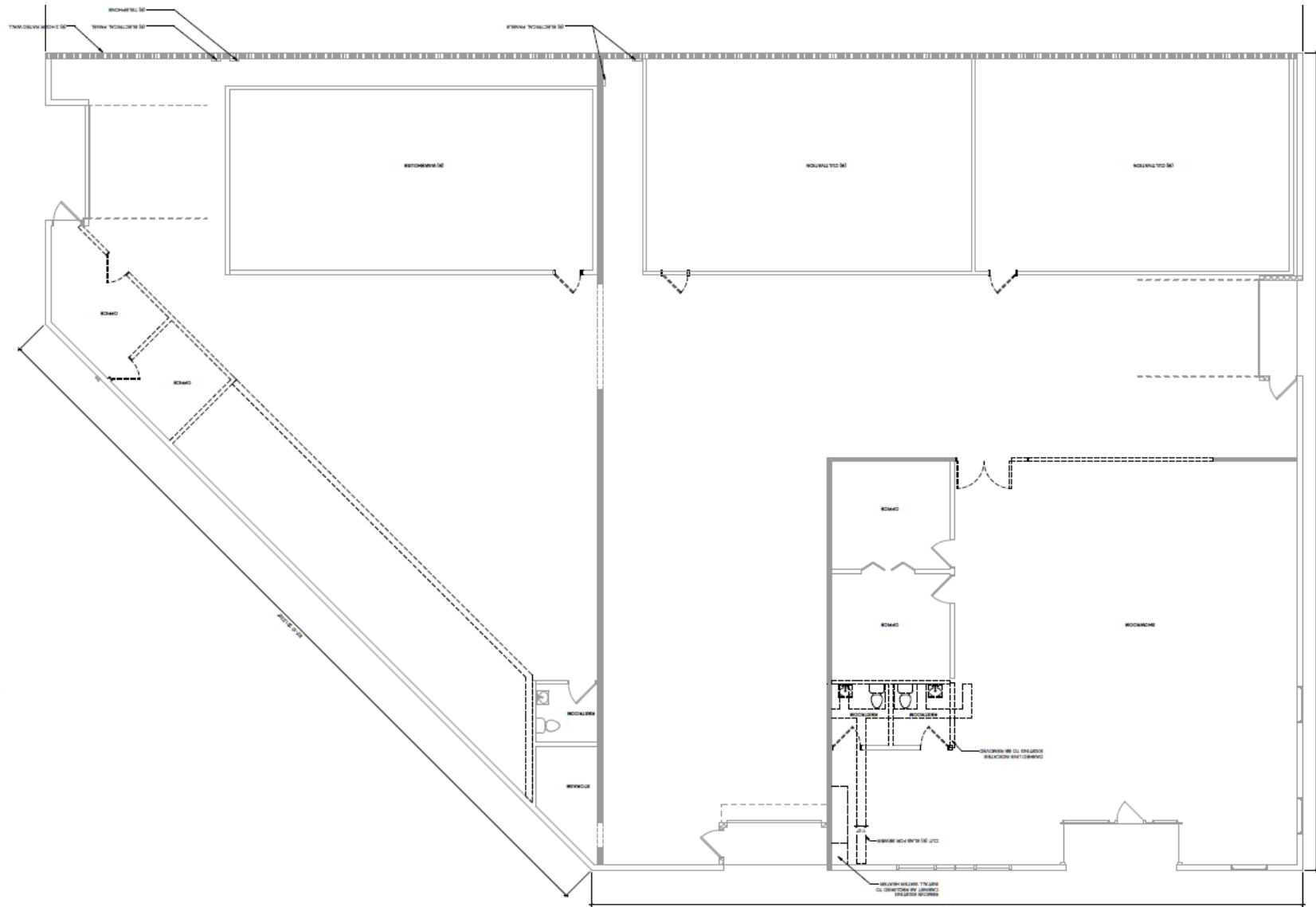
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Floorplan



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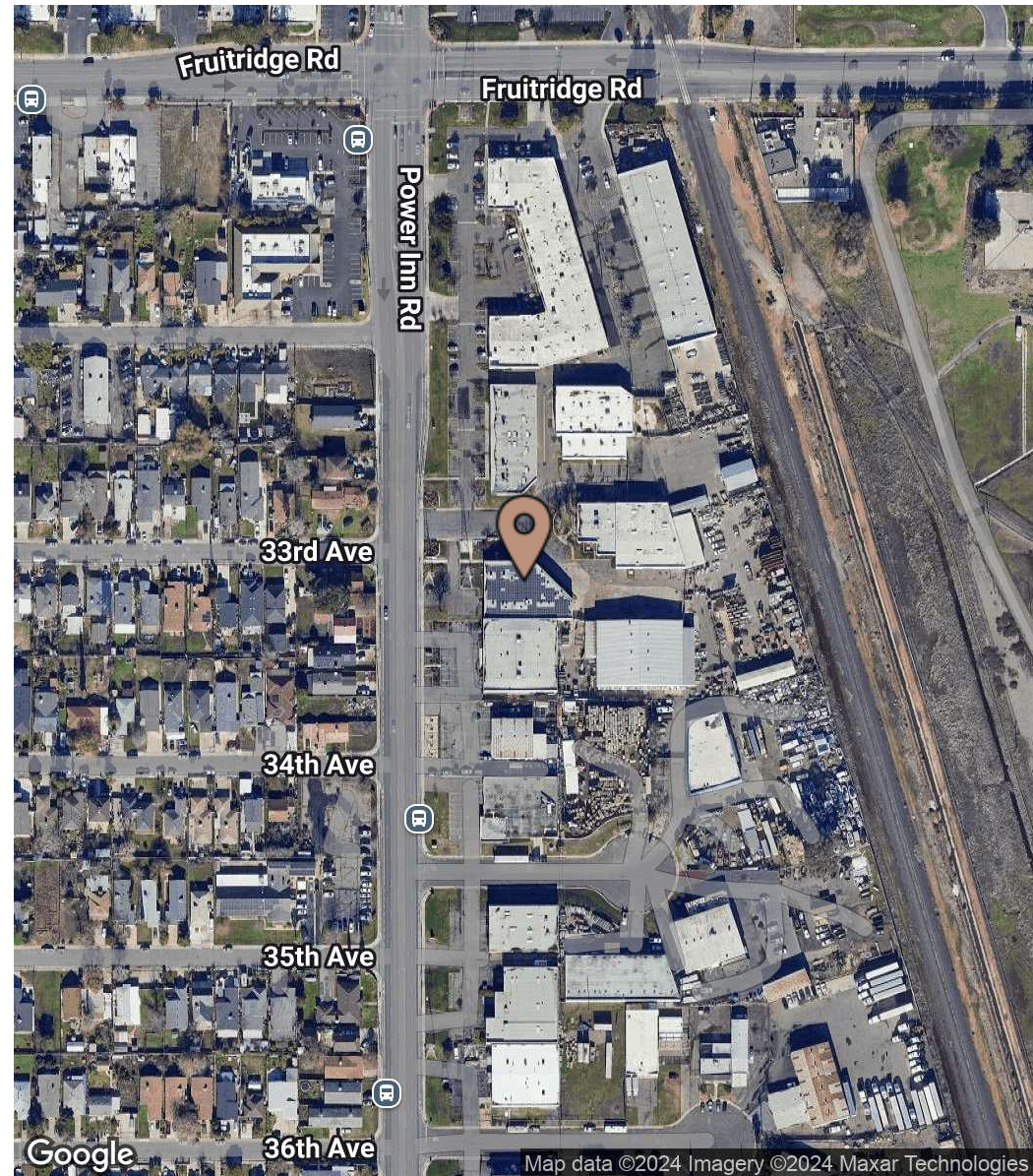
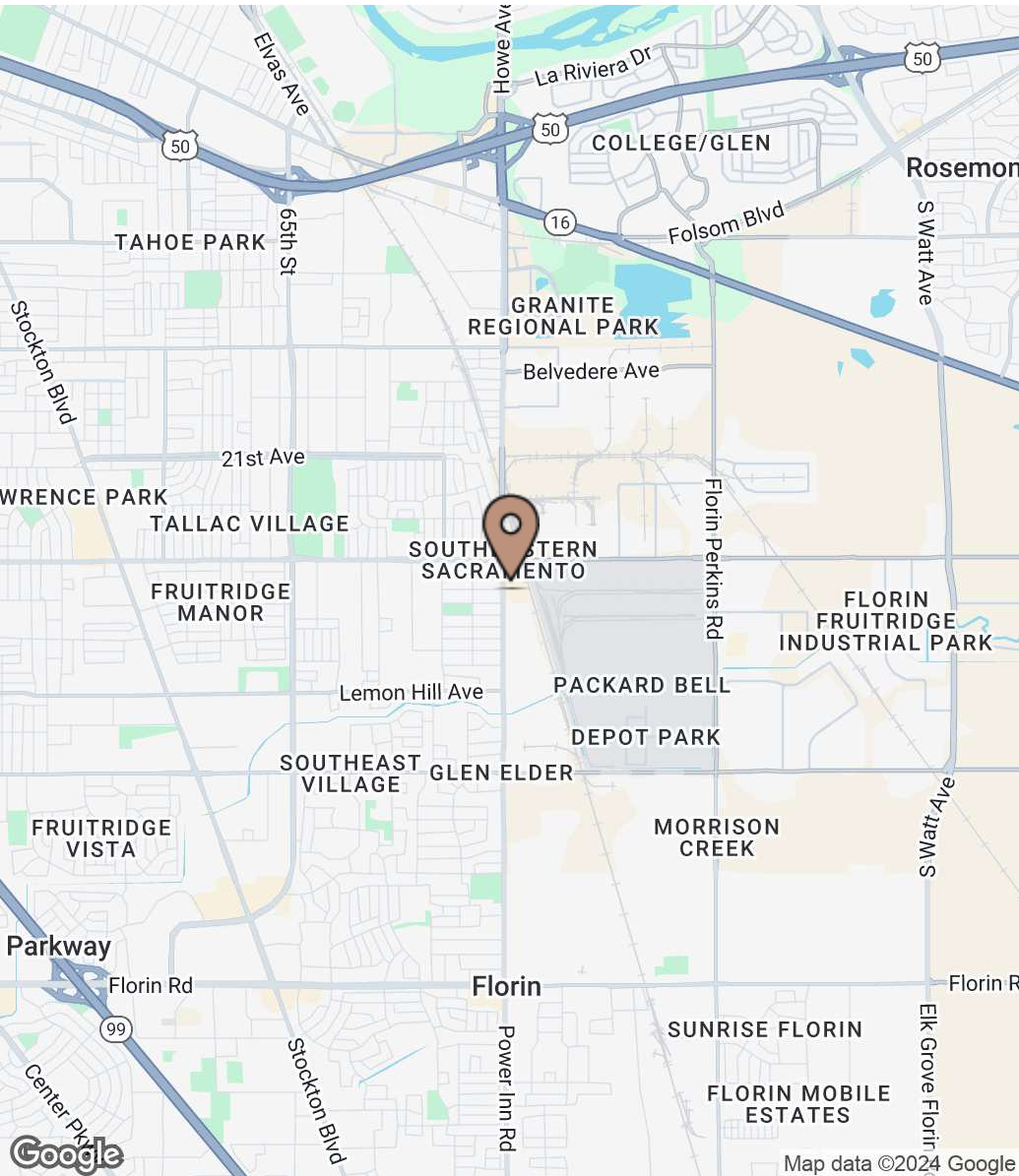
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Location Map



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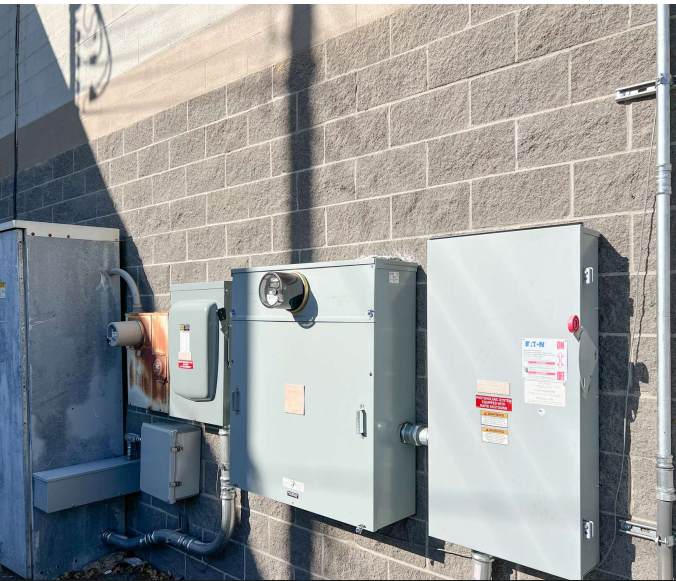
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Additional Photos



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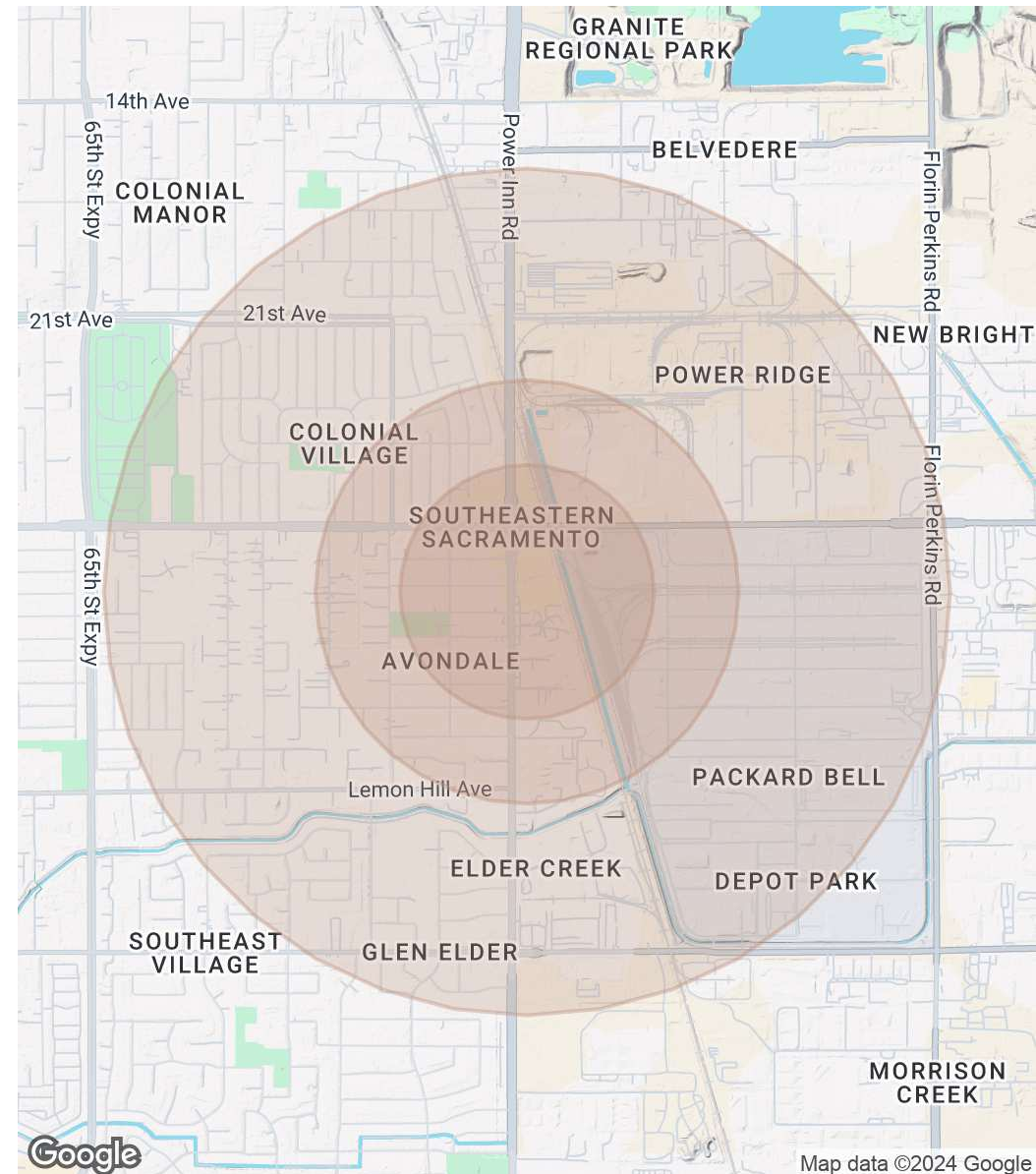
Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,191	3,701	11,788
Average Age	35	37	37
Average Age (Male)	34	36	36
Average Age (Female)	36	37	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	320	1,075	3,484
# of Persons per HH	3.7	3.4	3.4
Average HH Income	\$59,626	\$71,884	\$75,500
Average House Value	\$278,357	\$319,615	\$377,728

Demographics data derived from AlphaMap



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