

**OWNER-USER SALE**  
**10321 PLACER LANE**  
**SACRAMENTO, CA**

**FOR SALE**  
**12,000 SF FLEX/INDUSTRIAL BUILDING**

**ETHAN CONRAD**  
PROPERTIES INC.



**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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### FEATURES:

- Flex Industrial building – approx. 50/50 office & industrial space
- Able to be Demised into 2 units
- Part of the Pioneer 50 Business Park
- Easy Access and Visibility to Hwy 50
- Power: 1,250 AMPs, 208 Volt, 3-phase
- SMUD utility municipality
- Extensive Cooling and Upgraded Fiber Connections to Major ISPs
- 155 KW Diesel Backup Generator
- Existing Data Center and Colocation Center (do not disturb)
- Flexible OIMU Zoning (Office, Industrial, Mixed Use – Sacramento County)
- 0.29 Acre Parcel, Built in 1987
- Professionally Managed Association
- APN: 077-0350-001-0000 – Sacramento County

### PURCHASE PRICE:

12,000 SF    \$2,388,000.00 (\$199.00 PSF)

### PROPERTY DESCRIPTION:

Situated on a 0.29-acre parcel, this flex industrial building offers approximately 12,000 square feet of versatile space with above-average finishes. The property features a balanced layout of approximately 50% warehouse space and 50% office space, making it an ideal owner-occupied building suitable for a variety of business uses. Built in 1987 with durable CMU masonry block construction, the building was re-roofed just four years ago, ensuring long-term reliability.

The building includes two large roll-up doors and can easily be divided into two separate units for added flexibility. Inside, you'll find a welcoming reception area, multiple conference rooms, six restrooms, a break room with kitchenette, ample storage areas, and reciprocal parking. The property is located within a professionally managed owners' association, offering additional peace of mind for future owners.



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**LOCATION DESCRIPTION:**

Located at 10321 Placer Lane in Sacramento, this prime commercial property sits in the highly sought-after Power Inn industrial submarket, a thriving hub known for its diverse business mix and excellent accessibility. Positioned just minutes from Highway 50, it offers seamless access to major transit routes, making it an ideal location for businesses with both local and regional connections.

The Power Inn area is renowned for its well-maintained infrastructure, proximity to key commercial centers, and a wide range of nearby amenities. Its enduring popularity is due to the convenience it provides for various industries.

The neighborhood around 10321 Placer Lane is bustling with activity, offering easy access to a dynamic workforce and a wide network of industrial, commercial, and retail services. Nearby dining, retail, and essential services further enhance the convenience and appeal of this property for any business.



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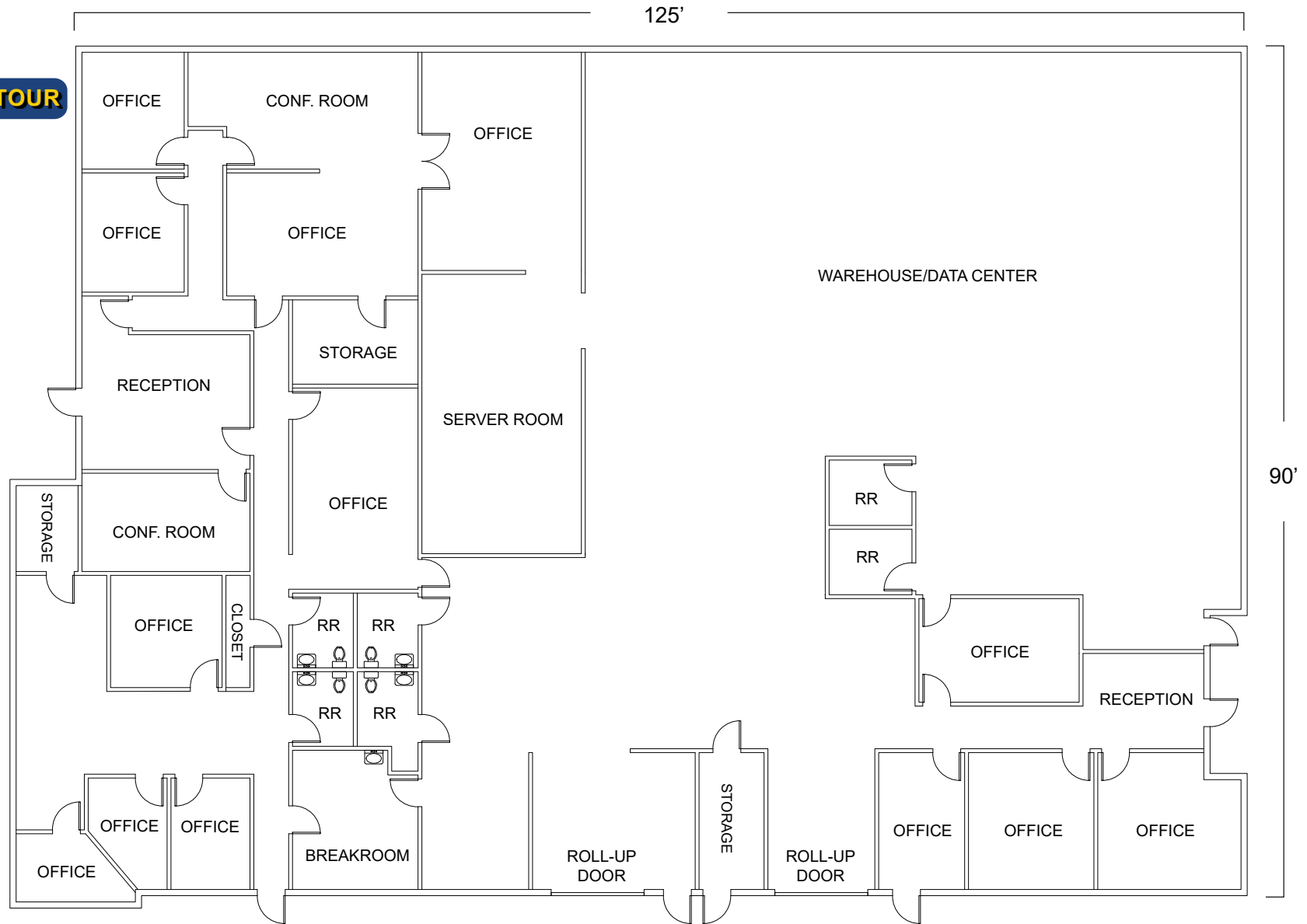
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN

[VIEW VIRTUAL TOUR](#)

NOT TO SCALE.





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SITE AERIAL



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