

For Sale or Lease

3300 Power Inn Road Sacramento, CA 95826



Jim Sullivan

Phone: 916-361-8500

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DRE Lic. 01883524

Sullivan Group Commercial Real Estate

6720 Folsom Blvd., Suite 208

Sacramento, CA 95819

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www.sullivangroupe.com



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Granite Regional Park 3 million SQ FT office accross the street

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Located at the corner of Power Inn Road & Cucamongo Ave

- Located on the soon to open estimated August 2018 direct route into the CSUC campus
- Existing 8,400 +/- SQ FT free span concrete tilt-up warehouse
- Easy access to Hwy 50
- Just a few steps to the Power Inn Road Light Rail Station & Bus Service
- ~1.67 acres or 72,745 SQ FT parcel
- Zoned MRD-SW
- Nearby Tenants include: Starbucks, Franchise Tax Board, Sac. County Public Administration, Sac. County Prostate Court, Sac. County Child Support,
- Large concrete yard area
- Excellent site for redevelopment path of future growth
- APN: 079-0282-027-0000

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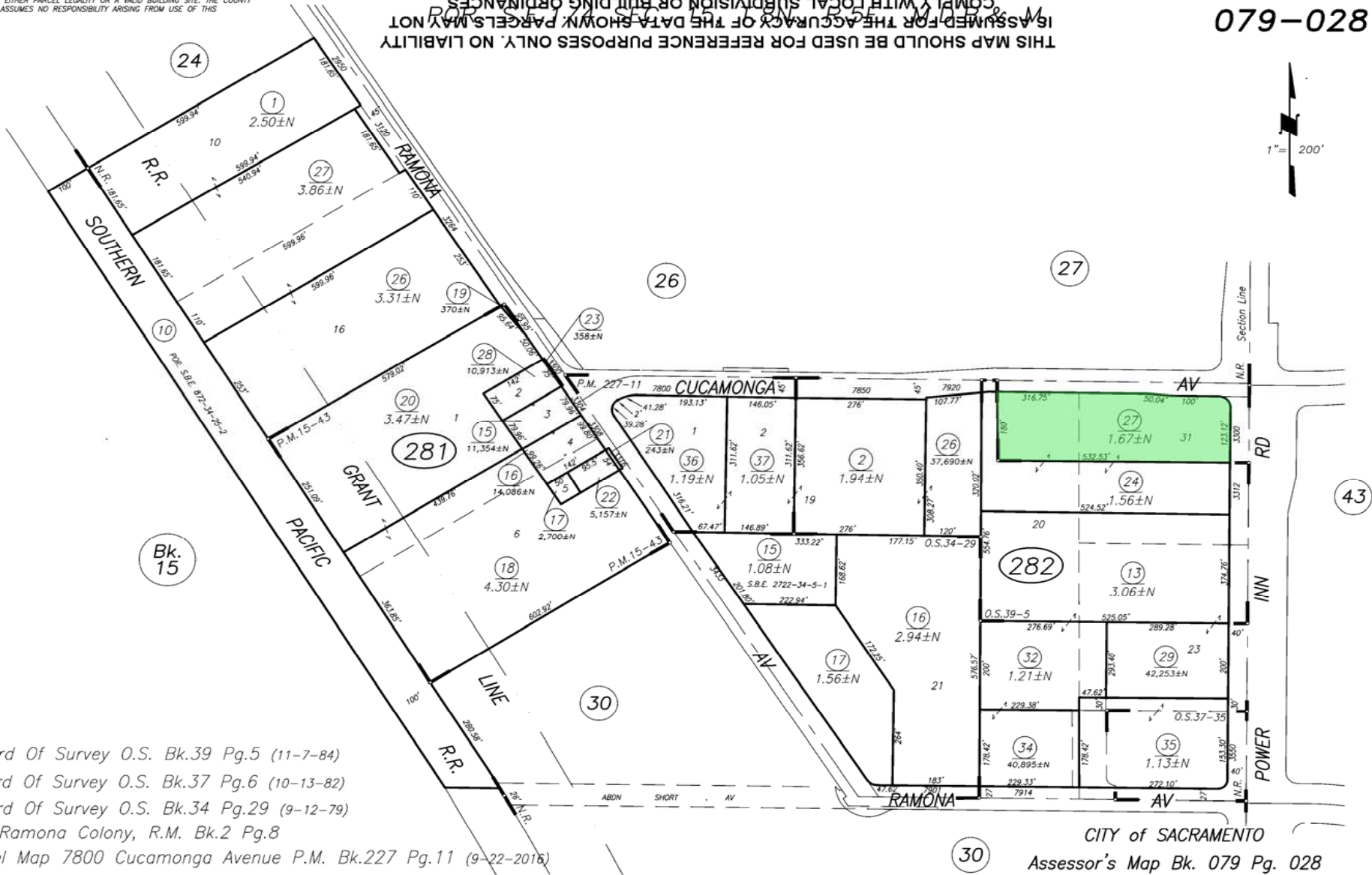
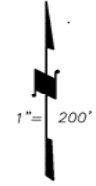
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DISCLAIMER: ASSESSORS PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

079-028



Record Of Survey O.S. Bk.39 Pg.5 (11-7-84)
 Record Of Survey O.S. Bk.37 Pg.6 (10-13-82)
 Record Of Survey O.S. Bk.34 Pg.29 (9-12-79)
 New Ramona Colony, R.M. Bk.2 Pg.8
 Parcel Map 7800 Cucamonga Avenue P.M. Bk.227 Pg.11 (9-22-2016)

CITY of SACRAMENTO
 Assessor's Map Bk. 079 Pg. 028
 County of Sacramento, Calif. OCT. 25th, 2016

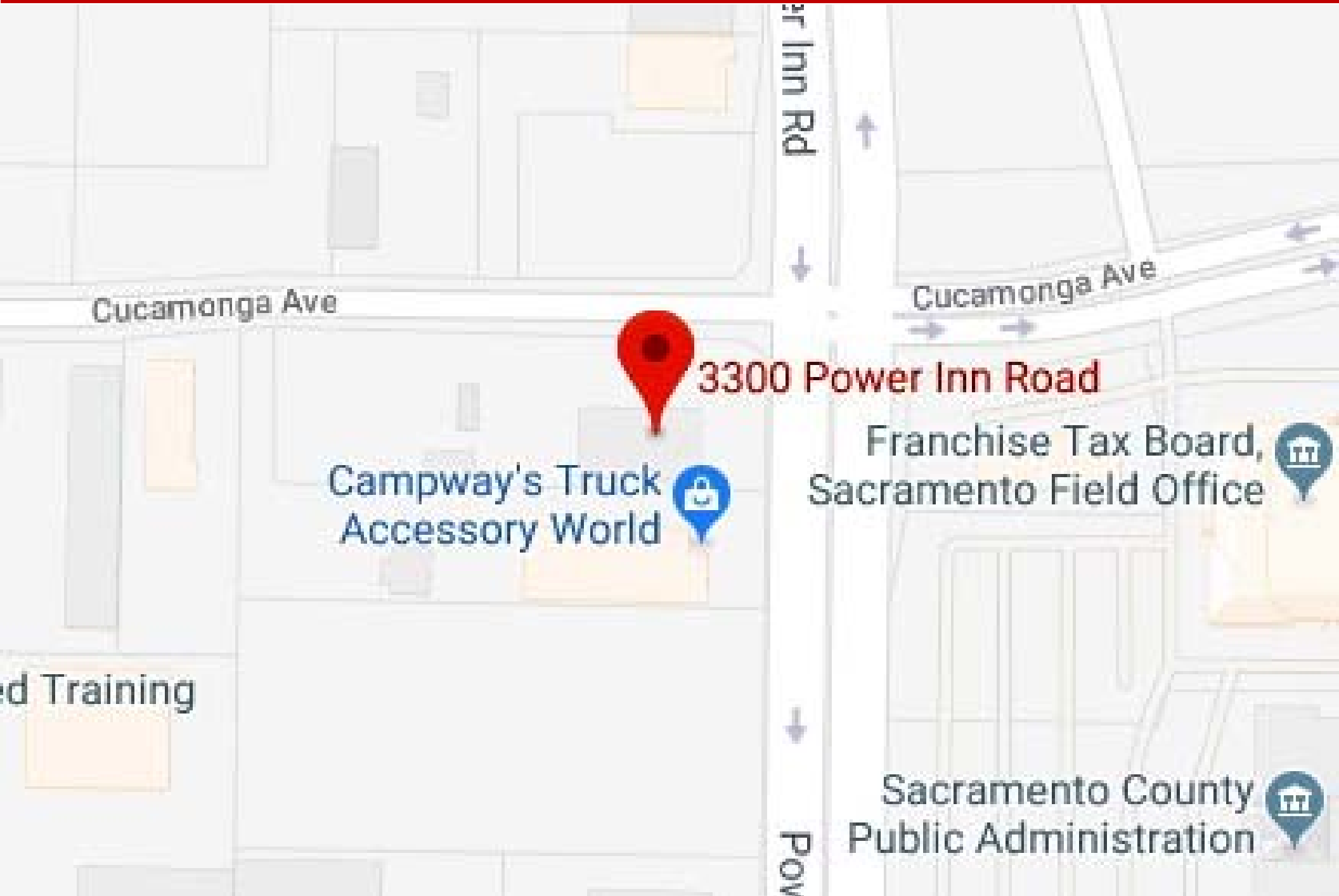
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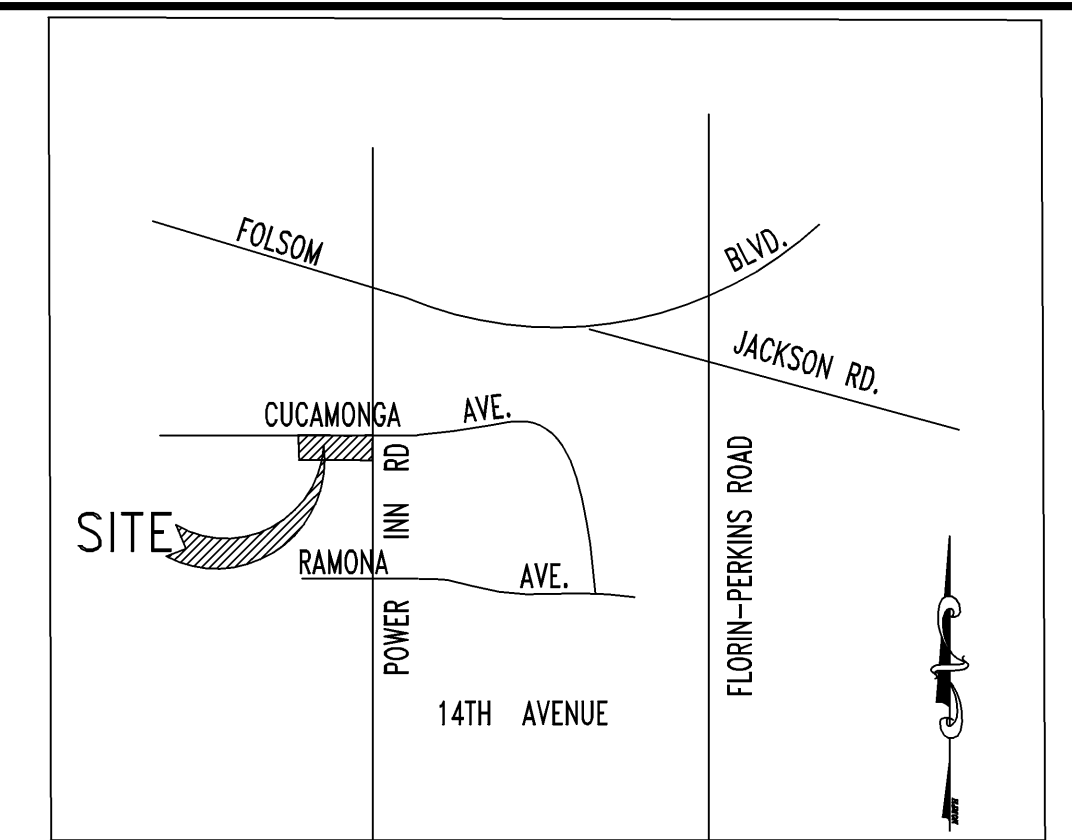


SURVEY NOTES

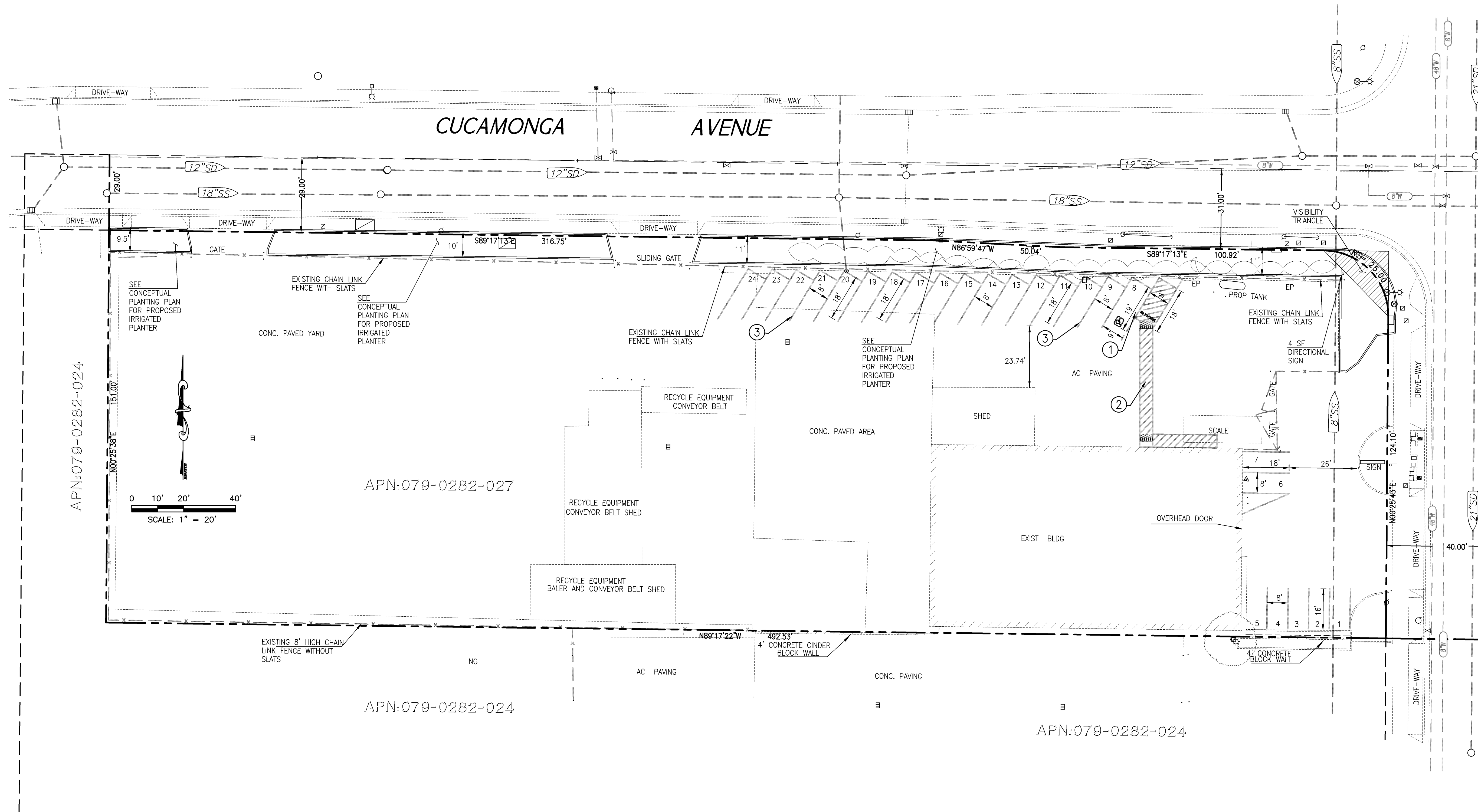
- 1) NO PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY.
- 4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY. MONUMENTS WHICH WERE FOUND ARE SHOWN HEREON.

SURFACE IMPROVEMENT NOTES

- ① ADA PARKING STALL WITH SIGNAGE
- ② ADA PATH OF TRAVEL
- ③ PARKING STRIPE



VICINITY MAP NO SCALE



LEGEND

- MANHOLE
- DRAIN INLET
- WATER LINE
- DRAIN LINE
- SEWER LINE
- GAS LINE
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEAN OUT
- WATER METER
- FIRE DEPT. CONNECTION
- EDGE OF PAVEMENT
- BACK FLOW PREVENTER
- CONCRETE CURB
- SPOT ELEVATION
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH LIGHT
- PARKING LIGHT
- PULL BOX
- GAS VALVE
- UTILITY POLE
- GAS METER
- OVER HEAD WIRE
- UTILITY POLE W/GUY
- PUBLIC STREET LIGHT
- SIGN
- FENCE
- WALL
- GUARD POST
- TREE
- VAULT
- TRANSFORMER
- RAIN WATER LEADER
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRICAL LINE
- U.G. CABLE LINE
- RIDGE LINE

BENCHMARK ELEVATION: 39.33'
 CITY B.M.#319-D1E
 HILTI NAIL LIGHT BASE NW CORNER FOLSOM BLVD. AND BICENTENNIAL CIRCLE
 FIELD BOOK NUMBER: _____ PAGE: _____

JTS ENGINEERING CONSULTANTS, INC.
 1808 J STREET
 SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED:	JTS	SCALE:	H:1"=20'
DRAWN:	PHYA	CHECKED:	JTS
SUBMITTED: JAVED T. SIDDIQUI		RCE: 25924	



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

TOPOGRAPHIC SURVEY/SITE PLAN
3300 POWER INN ROAD
 CITY OF SACRAMENTO APN: 079-0282-027 CALIFORNIA

DATE: 12-05-08
 SHEET 1 OF 1
 JOB NO: 2008-085