

For Lease 5,817+/- SQ FT * Flexible Space

4250 Power Inn Road Suite "B" Sacramento, CA 95826



Jim Sullivan

Phone: 916-361-8500

Cell: 916-730-6200

sullivangroupe@aol.com

DRE Lic. 01883524

Sullivan Group Commercial Real Estate

6760 Folsom Blvd., Suite 100

Sacramento, CA 95819

Phone: 916-730-6200

www.sullivangroupe.com



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Located on the North West corner of Power Inn Road & 18th Ave

- Zoned M-1 - SWR
- ADA Site Condition Updated 2019: Path of Travel, ADA Parking spaces & Sidewalks
- Nearby Tenants: Starbucks, Sac. County Public Administration, Sac. County Probate Court, Sac. County Child Support Court.
- Monument Sign: New Tenant shall have the option to have their name on the Monument Sign.
- New Roof & Storefronts: 2019
- New Insulation 2019: R-38 batts with WMP-10 scam
- APN: 061-0053-029-0000
- Fenced Sercuried Yard Space: Fenced secured yard with electric operated gate.
- 14' Rollup Door: With electric motor operation
- Excellent Freeway Access: Easy access to Highway 50 or Highway 99
- **Located in an Opportunity Zone & Sacramento Center for Innovations**

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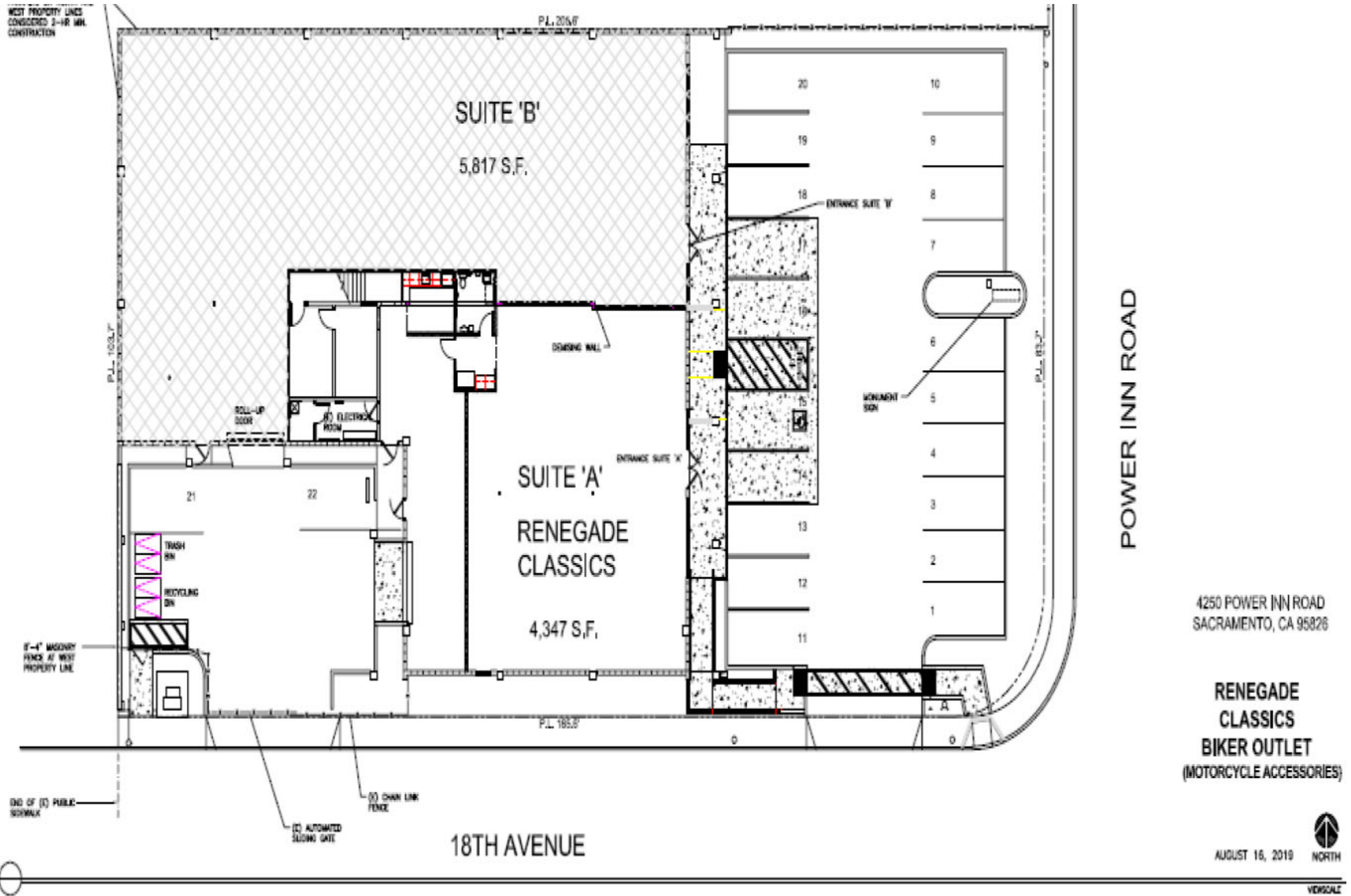
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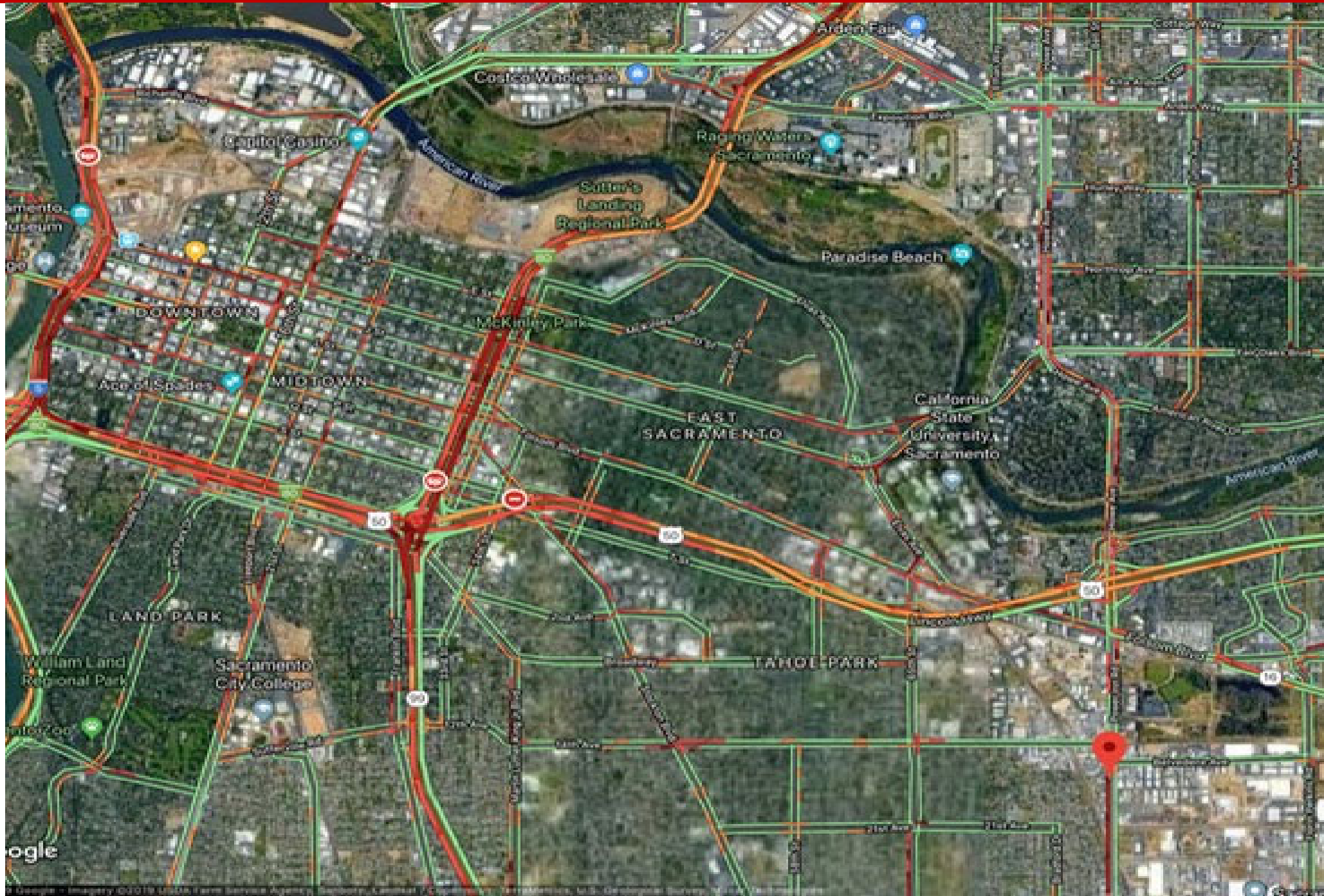
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