## For Lease 5,817+/- SQ FT \* Flexable Space

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







### **Jim Sullivan**

Phone: 916-361-8500 Cell: 916-730-6200 sullivangroupre@aol.com DRE Lic. 01883524

#### Sullivan Group Commercial Real Estate

6760 Folsom Blvd., Suite 100 Sacramento, CA 95819 Phone: 916-730-6200 www.sullivangroupre.com



Information provided herein is for general purposes only and is subject to change, without notice, from time to time. Nothing contained herein is intended to be a binding representation. The owner and broker make no representation as to the accuracy of the information. Prospective buyers or tenants should have the experts of their choice inspect the property and verify all information prior to concluding a purchase or lease. Sullivan Group Commercial Real Estate is a d/b/a of James J. Inc., a California Corporation.

## 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 scram
- 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

## Jim Sullivan

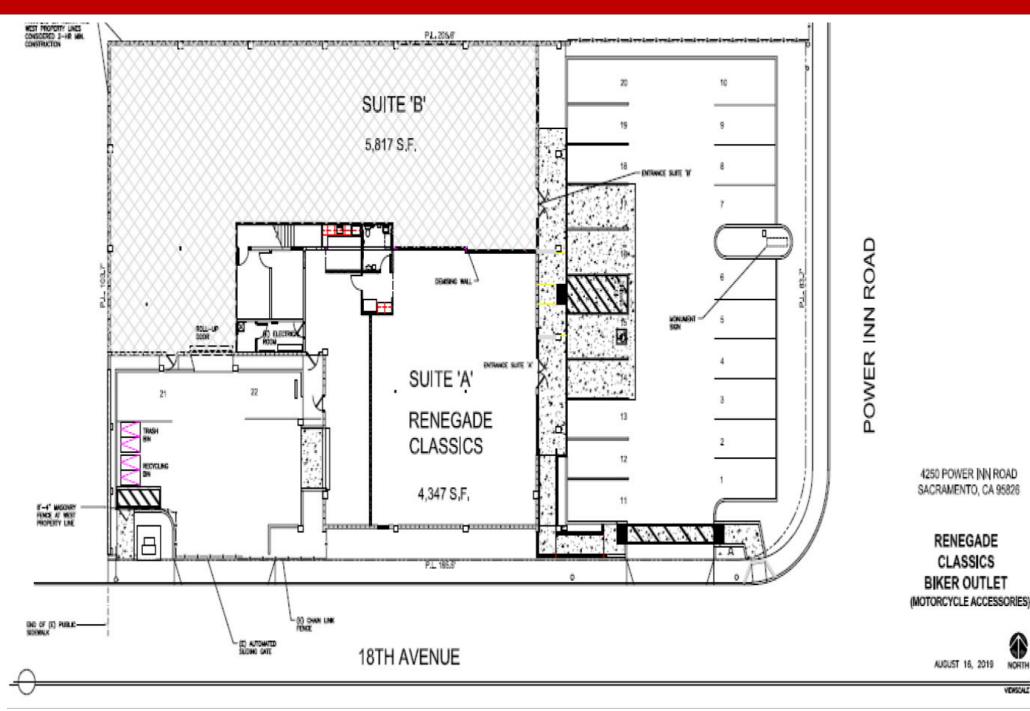
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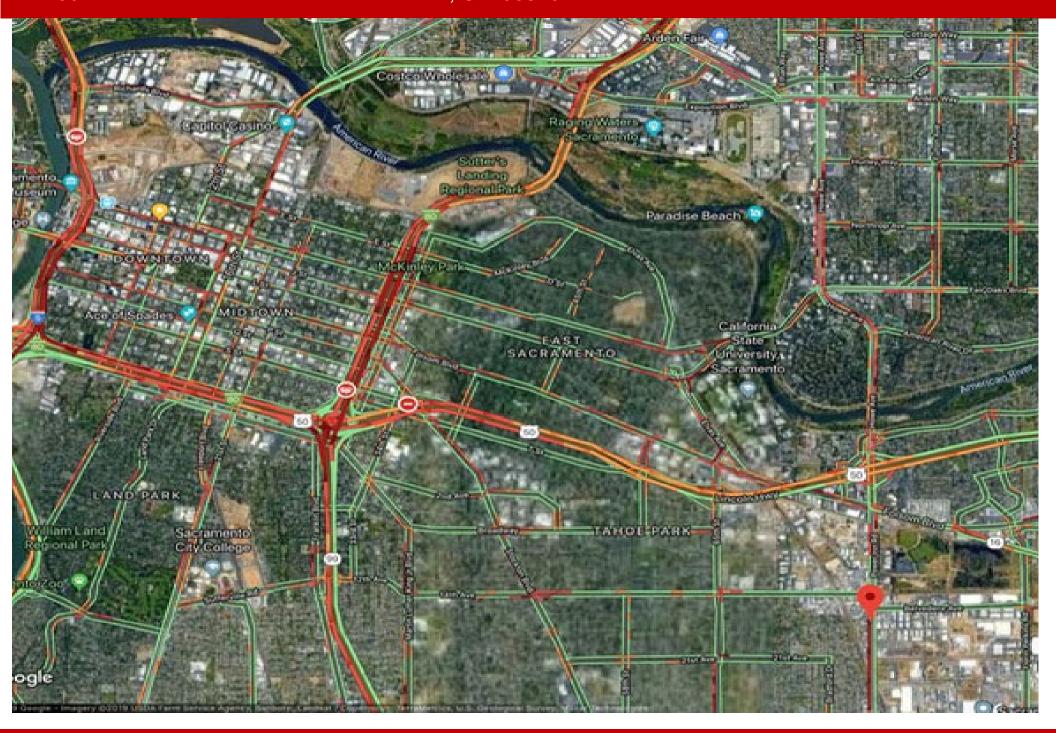
RENEGADE

CLASSICS

AUGUST 16, 2019

NORTH VENSOALE

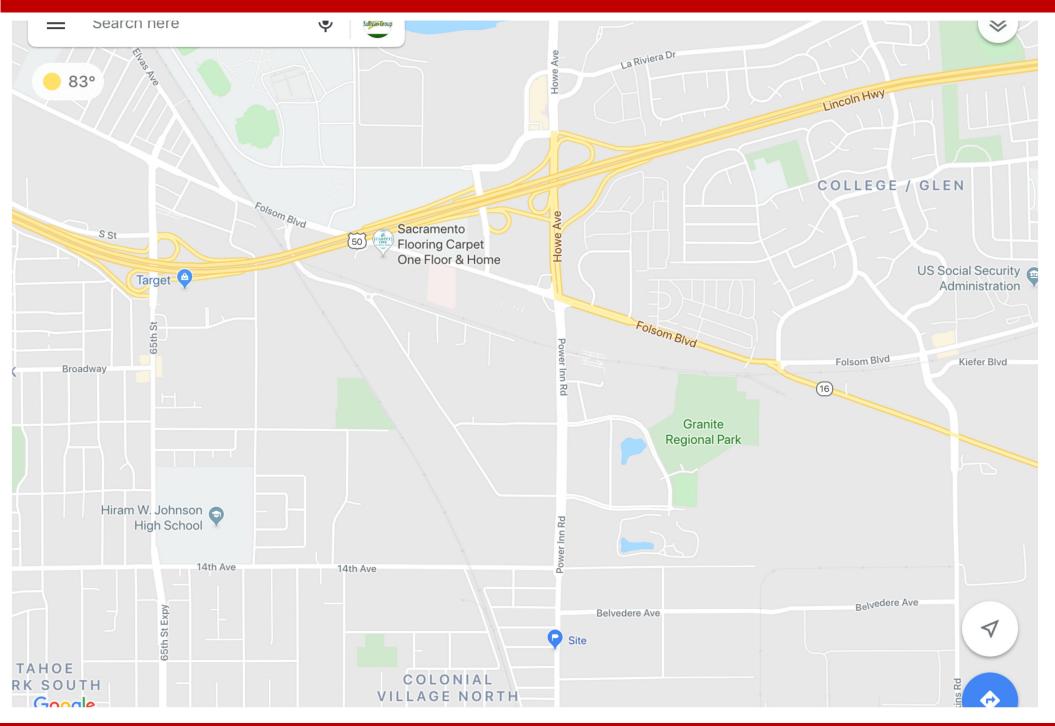
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