








Industrial Properties For Lease Or Sale / June 2018


916.779.1000

ETHAN CONRAD

PROPERTIES INC.

Building	Suites Available	Whs SF Office SF	Total SF Available	Divisible	Space Use	Lease Rate	Type	Features	Total Size	Purchase Price	Comments	Primary Contact
 10481 Grant Line Road Elk Grove Download Flyer	Suite 120: w/ office	949 1,924	4,696	No	Warehouse Office	\$0.49 \$0.85	NNN	Clearance: 17' Amps: 100 Volts: 208 Phase: N/A Sprinklers: Yes Dock High: No Ground Level: Yes Rail Served: No	45,235	N/A	FULL LEASE COMMISSION (5%). Ideal location for many different types of businesses. Zoned MP. Easy access to Hwy 99. NNN costs are approximately \$0.17 PSF.	Grant Keeney 916.779.1000 grant@ethanconradprop.com David Atkinson 916.779.1000 datkinson@ethanconradprop.com
	Suite 175: w/ office	535 1,288		No	Warehouse Office	\$0.56 \$0.85	NNN					
 3301 Sunrise Boulevard Highway 50 Corridor Download Flyer	Suite J: w/ office	1,068 2,193	3,261	No	Warehouse Office	\$0.49 \$0.75	NNN	Clearance: 18' Amps: 200 Volts: 208-120V Phase: 3 Sprinklers: Yes Dock High: No Ground Level: Yes Rail Served: No	28,759	N/A	Completely remodeled. High visibility on Sunrise Blvd. Fenced yard. NNN costs are approximately \$0.15 PSF.	Grant Keeney 916.779.1000 grant@ethanconradprop.com David Atkinson 916.779.1000 datkinson@ethanconradprop.com
	Yard:	2,500-6,000		Yes	Yard	\$0.08	Gross					
 11135 Trade Center Drive Highway 50 Corridor Download Flyer	Suite 100:	13,918	69,496	No	Office/Tech	\$0.98	MG	Clearance: 12' Amps: 1,000 Volts: 277/480 Phase: 3 Sprinklers: Yes Dock High: Yes (1) Ground Level: No Rail Served: No	144,000	N/A	FULL LEASE COMMISSION (5%) Rent Reduced. Quality office and flex space with good glass line that can be combined to proved almost 70,000 SF of space. Suite 160 has covered loading dock access. Grade level doors possible.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 110: w/ off w/ tech	5,000 15,921		No	Warehouse Office Tech	\$0.79	MG					
	Suite 160: w/ tech	27,657 7,000		No	Office Tech	\$0.79	MG					

Building	Suites Available	Whs SF Office SF	Total SF Available	Divisible	Space Use	Lease Rate	Type	Features	Total Size	Purchase Price	Comments	Primary Contact
 <p>16 Light Sky Court Power Inn Download Flyer</p>	Suite 2:	2,167	2,736	No	Warehouse	\$0.55	IG	Clearance: 17'	9,180	N/A	FULL LEASE COMMISSION (5%). Remodeled. Located off a cul-de-sac with good access to Hwy 50. CAM charges are \$0.105 PSF.	Grant Keeney 916.779.1000 grant@ethanconradprop.com David Atkinson 916.779.1000 datkinson @ethanconradprop.com
		569		No	Office	\$0.79	IG	Amps: 100 Volts: N/A Phase: N/A Sprinklers: Yes Dock High: N/A Ground Level: Yes Rail Served: No				
 <p>8390 Gerber Road Power Inn Download Flyer</p>	Suite D:	3,300	6,500	No	Warehouse	\$0.34	IG	Clearance: 17'-20'	52,100	N/A	FULL LEASE COMMISSION (5%). Remodeled. Located in the Power Inn submarket. Zoning M-1. CAM charges are \$0.03 PSF.	Grant Keeney 916.779.1000 grant@ethanconradprop.com David Atkinson 916.779.1000 datkinson @ethanconradprop.com
		3,200		No	Office	\$0.65	IG	Amps: 200 Volts: 277/480 Phase: N/A Sprinklers: Yes Dock High: N/A Ground Level: Yes Rail Served: No				
	Yard:	34,500		No	Yard	\$0.07						
 <p>4612 Roseville Rd McClellan Download Flyer</p>	Suite 112:	2,363	4,654	No	Office	\$0.69	NNN	Clearance: 14'	22,893	N/A	FULL LEASE COMMISSION (5%). In Highlands 80 Commerce Center (best business park in North Highlands!). Great location within walking distance to many restaurants and other amenities. NNN costs are approximately \$0.26 PSF.	Grant Keeney 916.779.1000 grant@ethanconradprop.com David Atkinson 916.779.1000 datkinson @ethanconradprop.com
		1,311			Tech	\$0.59	NNN	Amps: 100 - 400 Volts: 110/208 Phase: 3 Sprinklers: Yes Dock High: No Ground Level: 2 Rail Served: No				
		980			Warehouse	\$0.49	NNN					
 <p>31 15th Street West Sacramento Download Flyer</p>	Suite 1:	4,717-7,961	12,678	No	Retail	\$0.69 - \$0.95	NNN	Clearance: 20-24' Amps: 200 Volts: 240 Phase: 3 Sprinklers: Yes Dock High: No Ground Level: No Rail Served: No	30,563	\$2,262,000 (\$74 PSF)	FULL LEASE COMMISSION (5%). Property is now remodeled. Great visibility at signalized intersection. Close to downtown, Rivercats stadium and restaurants. Great freeway access to I-80, Hwy 50 and Hwy 99. NNN costs are approximately \$0.12 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com



Building	Suites Available	Whs SF Office SF	Total SF Available	Divisible	Space Use	Lease Rate	Type	Features	Total Size	Purchase Price	Comments	Primary Contact
 <p>2568 Industrial Blvd West Sacramento Download Flyer</p>	Suite 110:	2,728	10,399	No	Office	\$0.84	IG	Clearance: 10' Amps: 1,600 Volts: 120/208V Phase: 3 Sprinklers: Yes Dock High: No Ground Level: No Rail Served: No	35,708	N/A	FULL LEASE COMMISSION (5%) . Well located office/tech suite located near the corner of Harbor and Industrial Blvd. M1 zoning. Excellent access to Business 80 at Harbor Blvd.	Grant Keeney 916.779.1000 grant@ethanconradprop.com David Atkinson 916.779.1000 datkinson@ethanconradprop.com
	Suite 120:	2,202		No	Tech	\$0.79	IG					
	w/ off	526		No	Office	\$0.84	IG					
	Suite 130:	3,293		No	Tech	\$0.79	IG					
w/ off	1,650		No	Office	\$0.84	IG						

Industrial Land Properties For Sale / June 2018

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PROPERTIES INC.

Building	SF Available	Land Use	Price	Lease Rate	Type	Features	Comments	Primary Contact
 <p>3301 Sunrise Boulevard Highway 50 Corridor Download Flyer</p>	2,500 - 6,000	Yard	N/A	\$0.08	Gross	Fenced, paved yard. Fenced yard.		Grant Keeney 916.779.1000 grant@ethanconradprop.com David Atkinson 916.779.1000 datkinson@ethanconradprop.com
 <p>4020 North Freeway Blvd. Northgate/North Natomas Download Flyer</p>	0.55 acre	Retail/Office or Industrial	\$252,000.00 (\$10.50 PSF)	\$1,940.00	NNN	Zoned M1. Fantastic exposure to westbound I-80 onramp. Rapid access to I-80.	Located in Sacramento County. Easy access to I-80 and I-5. Close proximity to Sacramento International Airport and the CBD. New retail/shopping/restaurants in Natomas Gateway accessible within minutes.	Grant Keeney 916.779.1000 grant@ethanconradprop.com