




Industrial Properties For Lease Or Sale / October 2018

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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
 <p><b>3625 Cincinnati Avenue</b> Roseville / Rocklin <a href="#">Download Flyer</a></p>	Suite A:	18,243	52,836	No	Office	\$0.85	NNN	Clearance: 18'	72,392	\$7,094,000 (\$98.00 PSF)	<b>FOR LEASE OR SALE. FULL LEASE COMMISSION (5%)</b> Extensive remodeled. Immediate access to Hwy 65 and approximately 4 miles to I-80. Flex space; 100% improved as office with 12' clear to underside of suspended ceiling (18' to underside of dock). Includes 3/1,000 parking ratio. Zoned INP-DC.  NNN costs are approximately \$0.12 PSF.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
		15,076			Flex	\$0.60	NNN	Amps: N/A				
		19,517			Warehouse	\$0.42	NNN	Volts: N/A Phase: N/A Sprinklers: Yes Dock High: No Ground Level: 2 Rail Served: No				
 <p><b>10471 Grant Line Road</b> Elk Grove <a href="#">Download Flyer</a></p>	Suite 120: w/ off	1,963 759	2,722	No	Warehouse Showroom/Office	\$0.65 \$0.95	NNN NNN	Clearance: 14' Amps: 200 Volts: 120/240 Phase: 3 Sprinklers: Yes Dock High: No Ground Level: No Rail Served: No	24,191	N/A	<b>FULL LEASE COMMISSION (5%)</b> . Two blocks from the Elk Grove Mall, coming soon. Zoned MP. Easy access to Hwy 99. Excellent exposure along Grant Line Rd.  NNN costs are approximately \$0.19 PSF.	David Atkinson 916.779.1000 datkinson @ethanconradprop.com
 <p><b>10481 Grant Line Road</b> Elk Grove <a href="#">Download Flyer</a></p>	Suite 170: w/ office	664 1,158	3,645	No	Warehouse Office	\$0.59 \$0.89	NNN 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	<b>FULL LEASE COMMISSION (5%)</b> . Ideal location for many different types of businesses. Zoned MP. Easy access to Hwy 99.  NNN costs are approximately \$0.17 PSF.	David Atkinson 916.779.1000 datkinson @ethanconradprop.com
	Suite 175: w/ office	535 1,288		No	Warehouse Office	\$0.65 \$0.89	NNN NNN					

## Industrial Properties For Lease Or Sale

Building	Suites Available	Whs SF Office SF	Total SF Available	Divisible	Space Use	Lease Rate	Type	Features	Total Size	Purchase Price	Comments	Primary Contact	
 <b>3301 Sunrise Boulevard</b> Highway 50 Corridor <a href="#">Download Flyer</a>	Suite J: w/ office	1,068 2,193	3,261	No	Warehouse Office	\$0.49 \$0.75	NNN NNN	Clearance: Amps: Volts: Phase: Sprinklers: Dock High: Ground Level: Rail Served:	18' 200 208-120V 3 Yes No Yes No	28,759	N/A	<b>FULL LEASE COMMISSION (5%). Completely remodeled.</b> High visibility on Sunrise Blvd. Fenced yard.  NNN costs are approximately \$0.15 PSF.	David Atkinson 916.779.1000 datkinson @ethanconradprop.com
	Yard:	2,500-6,000		Yes	Yard	\$0.08	Gross						
 <b>11135 Trade Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a>	Suite 100:	13,918	69,496	No	Office/Tech	\$0.98	MG	Clearance: Amps: Volts: Phase: Sprinklers: Dock High: Ground Level: Rail Served:	12' 1,000 277/480 3 Yes Yes (1) No No	144,000	\$11,438,000 (\$79.50 PSF)	<b>FOR LEASE OR SALE. FULL LEASE COMMISSION (5%) Rent Reduced.</b> 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						
 <b>16 Light Sky Court</b> Power Inn <a href="#">Download Flyer</a>	Suite 3:	2,779	2,779	No	Warehouse	\$0.98	IG	Clearance: Amps: Volts: Phase: Sprinklers: Dock High: Ground Level: Rail Served:	17' 100 N/A N/A Yes N/A Yes No	9,164	\$1,349,000 (\$147.21 PSF)	<b>FOR LEASE OR SALE. FULL LEASE COMMISSION (5%). Remodeled. In Green Zone.</b> Located off a cul-de-sac with good access to Hwy 50.  CAM charges are \$0.105 PSF.	David Atkinson 916.779.1000 datkinson @ethanconradprop.com
 <b>8390 Gerber Road</b> Power Inn <a href="#">Download Flyer</a>	Suite D:	3,300	6,500	No	Warehouse	\$0.34	IG	Clearance: Amps: Volts: Phase: Sprinklers: Dock High: Ground Level: Rail Served:	17'-20' 200 277/480 N/A Yes N/A Yes No	52,100	N/A	<b>FULL LEASE COMMISSION (5%). Remodeled.</b> Located in the Power Inn submarket. Zoning M-1.  CAM charges are \$0.05 PSF.	David Atkinson 916.779.1000 datkinson @ethanconradprop.com
		3,200		No	Office	\$0.65	IG						
	Yard:	34,500		No	Yard	\$0.07							

Building	Suites Available	Whs SF Office SF	Total SF Available	Divisible	Space Use	Lease Rate	Type	Features	Total Size	Purchase Price	Comments	Primary Contact
 <b>31 15th Street</b> <b>West Sacramento</b> <a href="#">Download Flyer</a>	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)	<b>FOR LEASE OR SALE. FULL LEASE COMMISSION (5%). Property is now remodeled. Great visibility at signalized intersection.</b> 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 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
 <b>2568 Industrial Blvd</b> <b>West Sacramento</b> <a href="#">Download Flyer</a>	Suite 100: w/ off  Suite 110:	1,257 1,672  2,728	5,657	No No  No	Tech Office  Office	\$0.85 \$0.89  \$0.84	IG IG  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	<b>FULL LEASE COMMISSION (5%).</b> Well located office/tech suite located near the corner of Harbor and Industrial Blvd. M1 zoning. Excellent access to Business 80 at Harbor Blvd.  CAM charges are approximately \$0.14 PSF	David Atkinson 916.779.1000 <a href="mailto:datkinson@ethanconradprop.com">datkinson@ethanconradprop.com</a>
 <b>Tanforan Business Park</b> <b>1460-1464 Tanforan Ave</b> <b>Woodland</b> <a href="#">Download Flyer</a>	1464 B: w/ off Yard:	18,651 1,581 21,750	20,232	No	Warehouse Office Yard	\$0.44  \$0.06	NNN	Clearance: 18' - 20' Amps: 200-400 Volts: 120/208 & 277/480 Phase: 3 Sprinklers: Yes Dock High: No Ground Level: Yes Rail Served: No	139,200	N/A	Located in Woodland with excellent access to I-5. Rent: Suite B \$8,903.00, Yard \$1,575.00 and Total \$10,478.00.  NNN costs are approximately \$0.11 PSF.	David Planting CBRE 916.446.8204 <a href="mailto:david.planting@cbre.com">david.planting@cbre.com</a>  Ethan Conrad 916.779.1000 <a href="mailto:ethan@ethanconradprop.com">ethan@ethanconradprop.com</a>

Industrial Land Properties For Sale / October 2018

916.779.1000

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PROPERTIES INC.

Building	SF Available	Land Use	Price	Lease Rate	Type	Features	Comments	Primary Contact
 <p><b>3301 Sunrise Boulevard</b> <b>Highway 50 Corridor</b> <a href="#">Download Flyer</a></p>	2,500 - 6,000	Yard	N/A	\$0.08	Gross	Fenced, paved yard.	Fenced yard.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
 <p><b>4020 North Freeway Blvd.</b> <b>Northgate/North Natomas</b> <a href="#">Download Flyer</a></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
 <p><b>Bridge District Land</b> <b>800 Delta Lane</b> <b>West Sac</b> <a href="#">Download Flyer</a></p>	7.77 acres	High Density Residential	\$5,923,000.00 (\$17.50 PSF)	N/A		Located in the western corner of West Sacramento's Bridge District Development area. 2 blocks from Raley Field.	Situated on the high terrain overlooking the Sacramento River. The Bridge District includes Raley Field and the BARN. Freeway visibility on Hwy 50 and Business 80.	Ethan Conrad 916.779.1000 ethan@ethanconradprop.com