








Industrial Properties For Lease Or Sale / January 2019

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
	Suite A:	18,243 15,076 19,517	52,836	No	Office Flex Warehouse	\$0.85 \$0.60 \$0.42	NNN NNN NNN	Clearance: 18' Amps: N/A Volts: N/A Phase: N/A Sprinklers: Yes Dock High: No Ground Level: 2 Rail Served: No	72,392	\$7,094,000 (\$98.00 PSF)	FOR LEASE OR SALE. FULL LEASE COMMISSION (5%) 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. Total rent \$32,599.00.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
3625 Cincinnati Avenue Roseville / Rocklin Download Flyer											NNN costs are approximately Office & Flex \$0.17 PSF. Warehouse \$0.12 PSF.	
	Suite 170: w/ office Suite 185: w/ office	664 1,158 523 1,049	3,394	No	Warehouse Office Warehouse Office	\$0.59 \$0.89 \$0.59 \$0.89	NNN NNN 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	FULL LEASE COMMISSION (5%) . Ideal location for many different types of businesses. Zoned MP. Easy access to Hwy 99.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
10481 Grant Line Road Elk Grove Download Flyer											NNN costs are approximately \$0.17 PSF.	
	3301 Sunrise Suite A: w/ office 3333 Sunrise Suite J: w/ office Yard:	1,770 1,472 1,068 2,193 2,500-6,000	6,503	No No Yes	Warehouse Office Warehouse Office Yard	\$0.54 \$0.83 \$0.49 \$0.75 \$0.08	NNN NNN NNN NNN Gross	Clearance: 18' Amps: 200 Volts: 208-120V Phase: 3 Sprinklers: Yes Dock High: No Ground Level: Yes Rail Served: No	28,759	N/A	FULL LEASE COMMISSION (5%) . Completely remodeled. High visibility on Sunrise Blvd. Fenced yard. Monthly rent: \$2,168.00 - \$2,175.00	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
3301-3333 Sunrise Blvd Highway 50 Corridor Download Flyer											NNN costs are approximately \$0.15 PSF.	

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 <p>11135 Trade Center Drive Highway 50 Corridor Download Flyer</p>	Suite 100:	13,918	69,496	No	Office/Tech	\$0.98	MG	Clearance: 12' Amps: 1,000	144,000	\$11,438,000 (\$79.50 PSF)	FOR LEASE OR SALE. 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	Volts: 277/480 Phase: 3 Sprinklers: Yes Dock High: Yes (1)				
	Suite 160: w/ tech	27,657 7,000		No	Office Tech	\$0.79	MG	Ground Level: No Rail Served: No				
 <p>4949 Florin Perkins Rd Power Inn Download Flyer</p>	Suite 10:	3,407	3,407	No	Warehouse	\$0.69	IG	Clearance: 19' Amps: N/A Volts: N/A Phase: N/A Sprinklers: Yes Dock High: N/A Ground Level: Yes Rail Served: No	29,950	N/A	FULL LEASE COMMISSION (5%). Good access to Hwy 50 via Power Inn Rd or Watt Ave South. Suite 10 is available with 30 days notice. CAM charges are \$0.09 PSF.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
 <p>8390 Gerber Road Power Inn Download Flyer</p>	Suite D:	3,300 3,200	6,500	No No	Warehouse Office	\$0.34 \$0.65	IG IG	Clearance: 17'-20' Amps: 200 Volts: 277/480 Phase: N/A Sprinklers: Yes Dock High: N/A Ground Level: Yes Rail Served: No	52,100	N/A	FULL LEASE COMMISSION (5%). Remodeled. Located in the Power Inn submarket. Zoning M-1. Total rent \$5,617.00. CAM charges are \$0.05 PSF.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
 <p>31 15th Street West Sacramento Download Flyer</p>	Suite 1:	4,717-12,678	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)	FOR LEASE OR SALE. 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

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 <p>2568 Industrial Blvd West Sacramento Download Flyer</p>	Suite 110:	2,728	2,728	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. Total rent \$2,292.00. CAM charges are approximately \$0.14 PSF	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
 <p>Tanforan Business Park 1460-1464 Tanforan Ave Woodland Download Flyer</p>	1462 A: w/ off Yard: 1464 B: w/ off Yard:	4,330 470 16,290 18,651 1,581 21,750	25,032	No	Warehouse Office Yard Warehouse Office Yard	\$0.55 \$0.06 \$0.44 \$0.06	NNN 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 A \$2,640, Yard \$1,175.00 and Total \$3,818.00. 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 david.planting@cbre.com Ethan Conrad 916.779.1000 ethan@ethanconradprop.com

Industrial/Residential Land Properties For Sale / January 2019

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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.	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
 <p>Bridge District Land 800 Delta Lane West Sac Download Flyer</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