

OWNER-USER SALE
10321 PLACER LANE
SACRAMENTO, CA

FOR SALE

12,000 SF DATA CENTER OR FLEX INDUSTRIAL

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

PROPERTY USAGE:

Ideal for Colocation Data Center. Colocation facilities provide reliable power, cooling systems, and communication that guarantee dependable connections.

FEATURES:

- Reception, 9 private offices, 2 conference rooms, break room, 6 restrooms, 2 ground level roll up doors, and warehouse (date center)
- Easily able to be demised into 2 units.
- Upgraded office finishes and decor
- Part of Pioneer 50 business park
- Easy access to Hwy 50
- Reciprocal Parking
- Over \$200,000 in data center improvements
- Built in 1987
- Masonry Block CMU construction
- M-P Zoning – Sacramento County

PURCHASE PRICE:

12,000 SF \$2,388,000.00

DATA CENTER SPECIFICATIONS:

- Datacenter Floor:** 4,000 SF
- Telco Room:** 510 SF
- Existing Rack Capacity:** 95 units, including cages, shelves, cabinets, and racks.
- Cooling System:** Extensive cooling to support optimal equipment performance.
- Fiber Connectivity:** Three separate fiber connections to major internet service providers.
- Standby Power:** 155KW diesel power generator for uninterrupted operations.
- Electric Power:** 1,250 Amps, 208 Volt, 3-phase power for high-capacity needs.

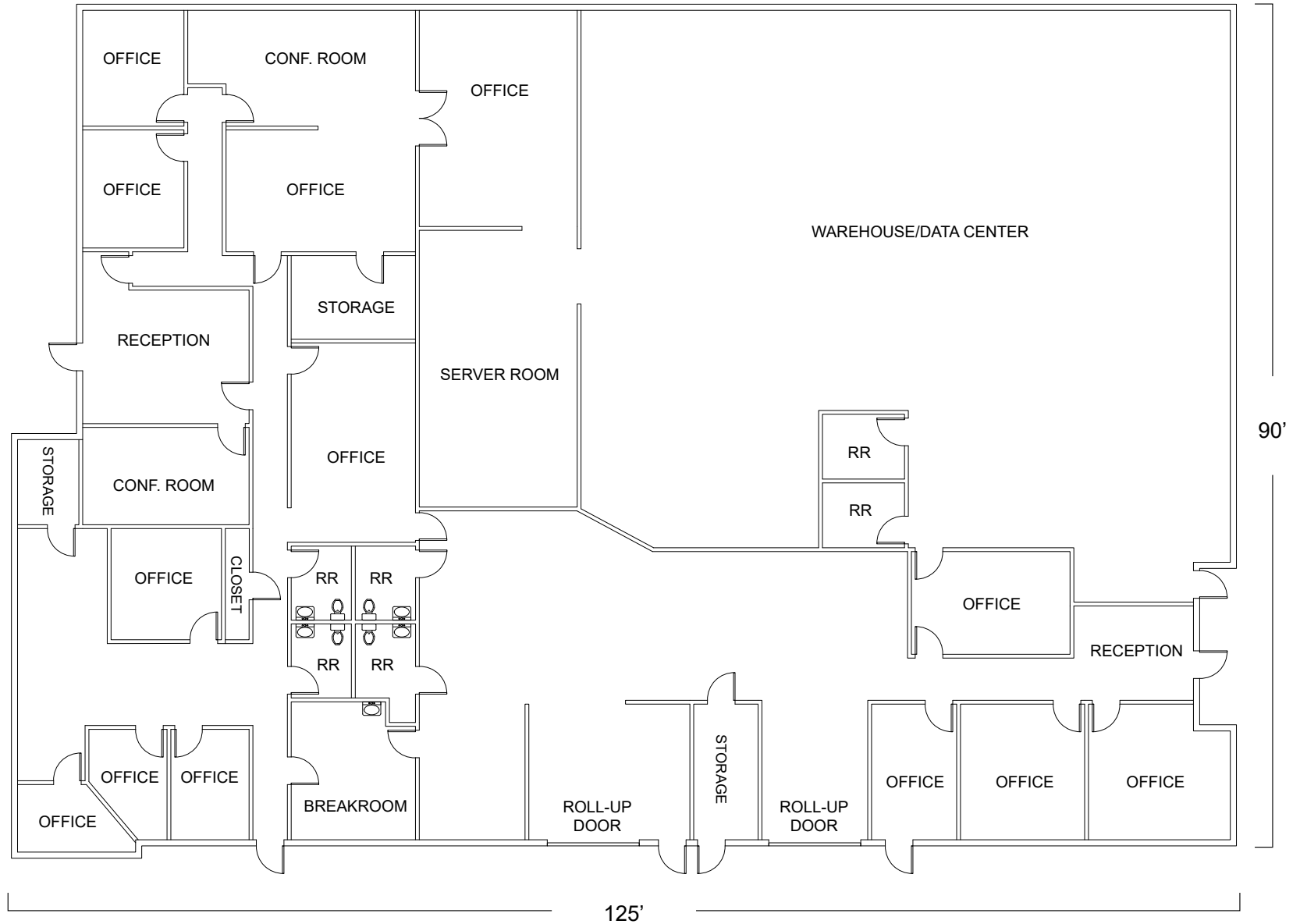


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FLOOR PLAN



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SITE AERIAL



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