

**5101 LAWRENCE DRIVE
SACRAMENTO, CA**

FOR SALE OR LEASE

**9,667 SF RETAIL/TECH/CHURCH
BUILDING**

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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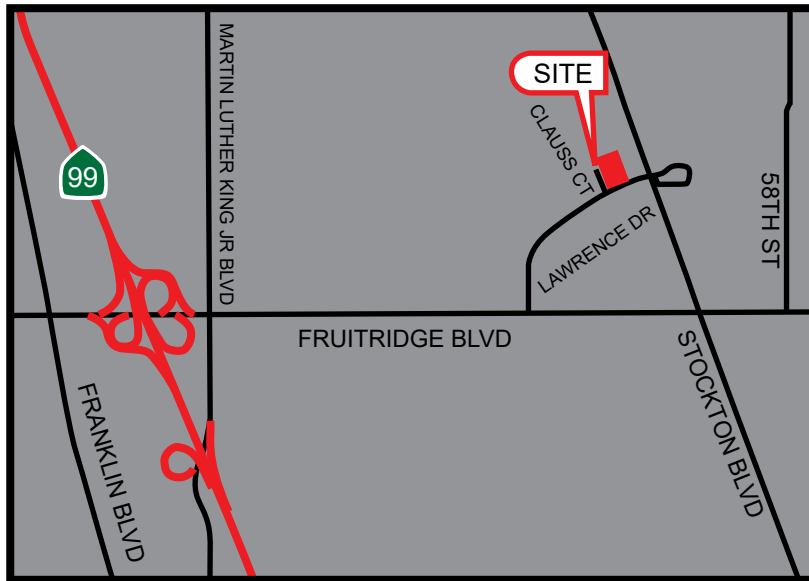
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916.779.1000

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

FEATURES:

- Conditional Use Permit for church with 170 seats
- Attractive multi-purpose building
- Monument signage available
- Gated property with 44 parking spaces (4.8:1,000 SF)
- Large fenced rear parking area
- Zoning: C2, City of Sacramento
- 600 amps, 110/208 volt, 3-phase power
- 16' clear height ceiling



PROPERTY DETAILS:

Well located building off Stockton Blvd with good access to Fruitridge Blvd. Ease access to Hwy 99 with Hwy 50 minutes away. Surrounded by a good mix of residential, retail and industrial properties.

Ideal for Church use with a open assembly area, classrooms and high occupancy restrooms.

LEASE RATES:

9,667 SF \$11,117.00 (\$1.15 PSF, NNN)

NNN costs are approximately \$0.28 PSF.
Available with 30 days' notice.

PURCHASE PRICE:

\$1,537,000.00 (\$159.00 PSF)

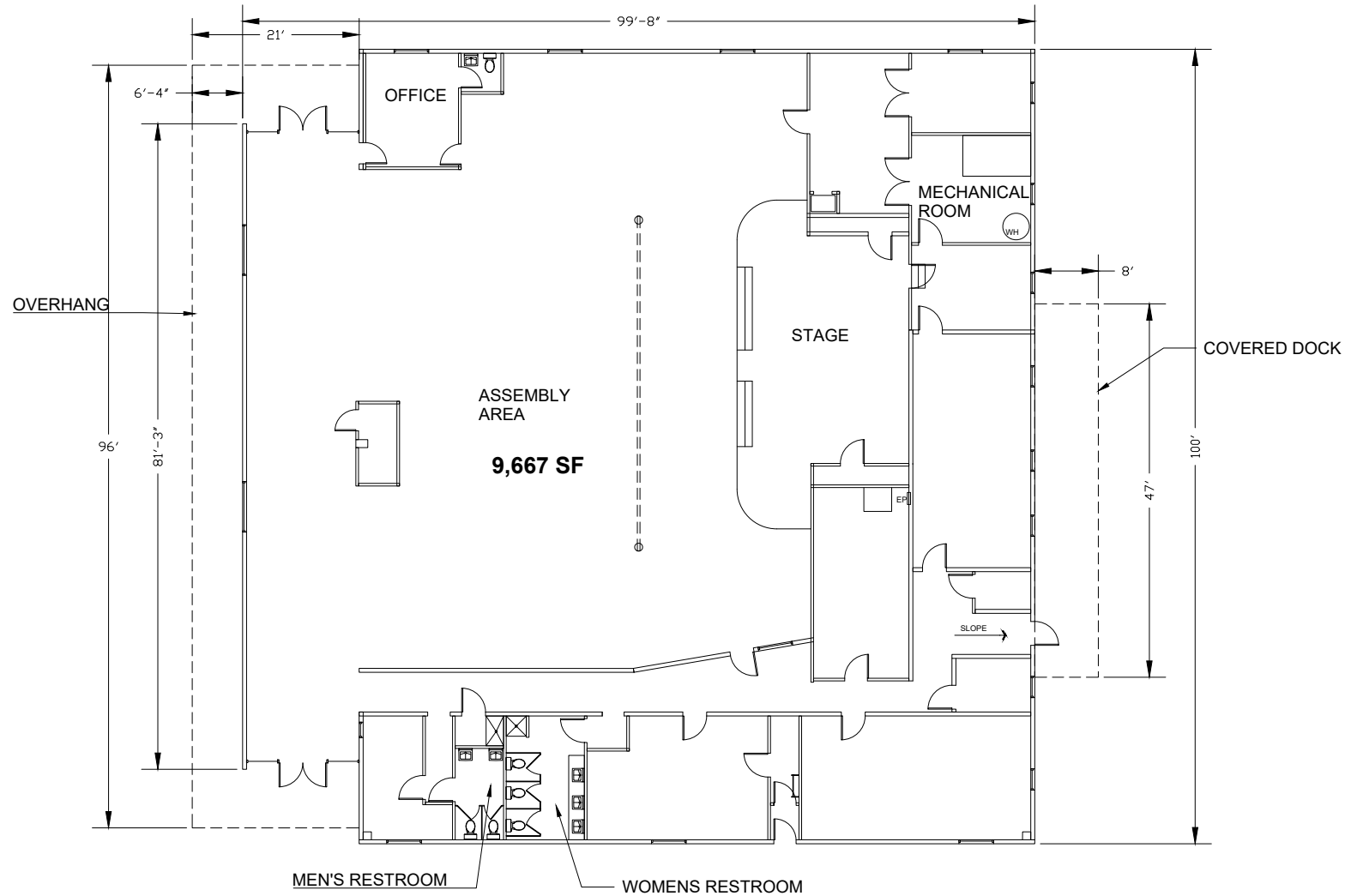
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



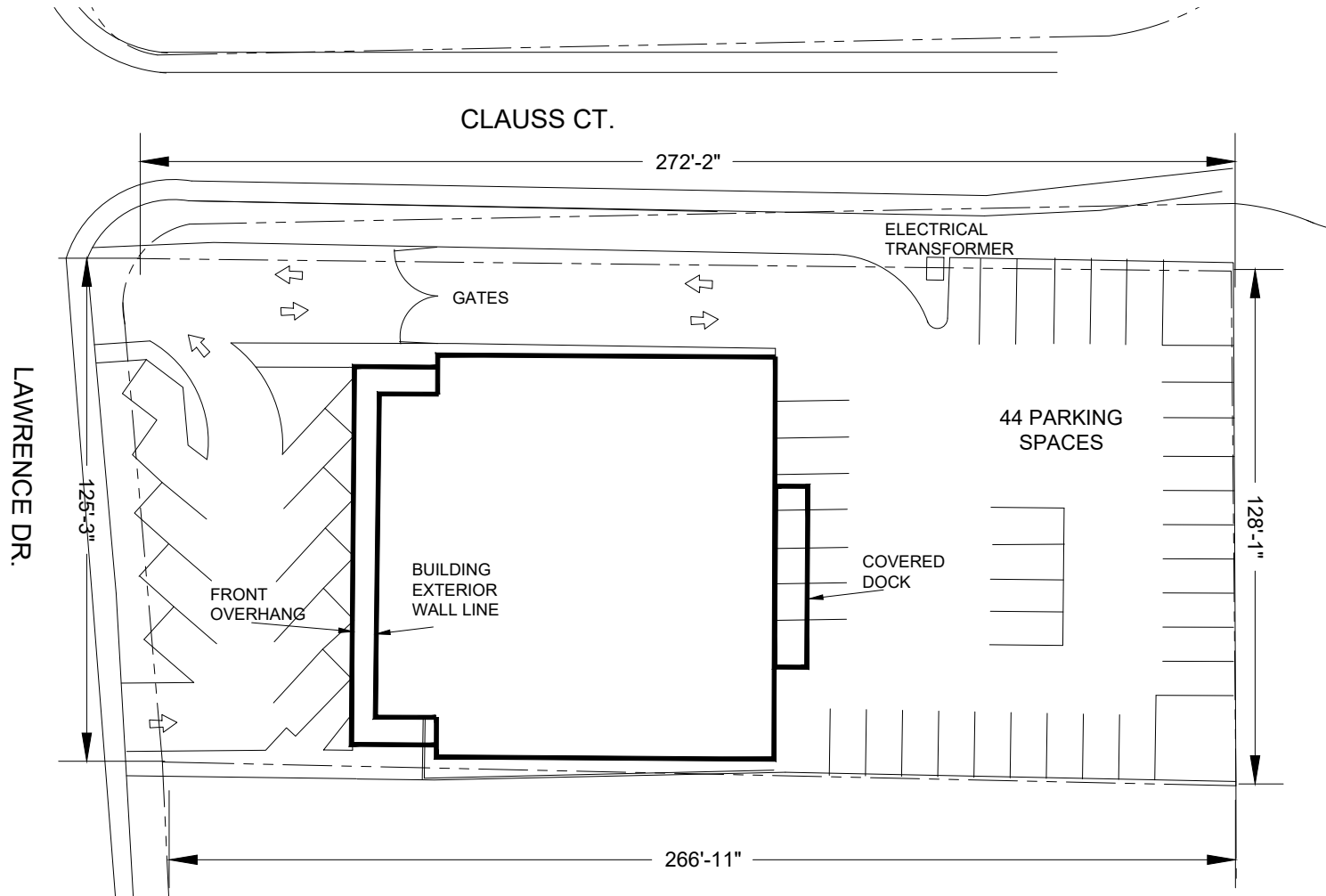
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SITE PLAN



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