

**10471 & 10481 GRANT LINE RD**

**ELK GROVE, CA**

FOR LEASE

1,464 SF 3,305 SF OFFICE,  
WAREHOUSE, & SHOWROOMS

**ETHAN CONRAD**

PROPERTIES INC.

**COMMON LOADING  
DOCK ON-SITE**



**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

**FEATURES:**

- Great storefront expose along Grant Line Rd
- Attractive interior and exterior improvements
- Building signage available
- Zoned MP, Industrial-Office Park
- 200 amps, 120/240 V, 3-phase power per suite
- Common loading dock available on-site for all tenants

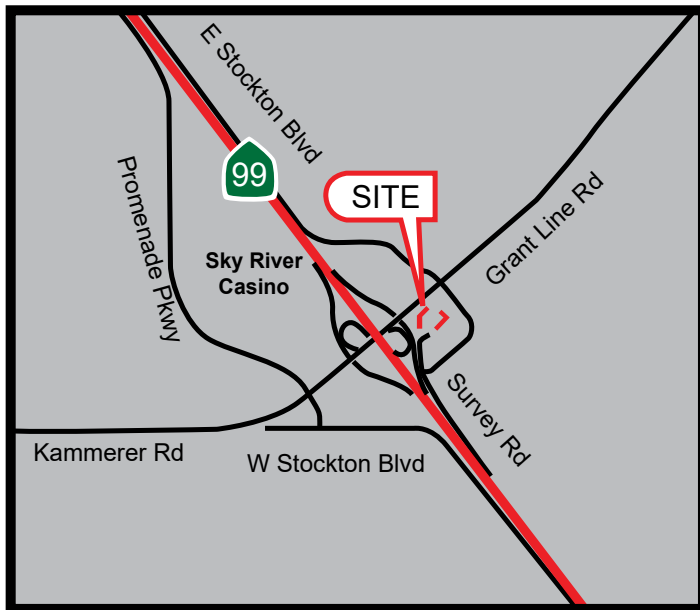
**PROPERTY DETAILS:**

Situated immediately off well traveled Hwy 99 along Grant Line Rd.

Hwy 99 is a major commuter freeway with over 77,282 cars daily.

**FLEXIBLE MP INDUSTRIAL/OFFICE PARK ZONING:**

This zoning allows for a variety of different office and industrial uses as well as most retail uses.



<b>ALLOWED USES</b>	
<ul style="list-style-type: none"> <li>• Banks and Financial Services</li> <li>• Broadcasting and Recording Services</li> <li>• Business Support Services</li> <li>• Call Centers</li> <li>• Child Care Center</li> <li>• Community Care Facility</li> <li>• Family Day Care</li> <li>• General Office Uses</li> <li>• General Retail Uses</li> </ul>	<ul style="list-style-type: none"> <li>• Light Industrial Warehouse Uses</li> <li>• Medical Services</li> <li>• General Personal Services</li> <li>• Research and Development</li> <li>• Schools - equipment/machine/vehicle training</li> <li>• Schools - specialized education &amp; training/studios</li> </ul>

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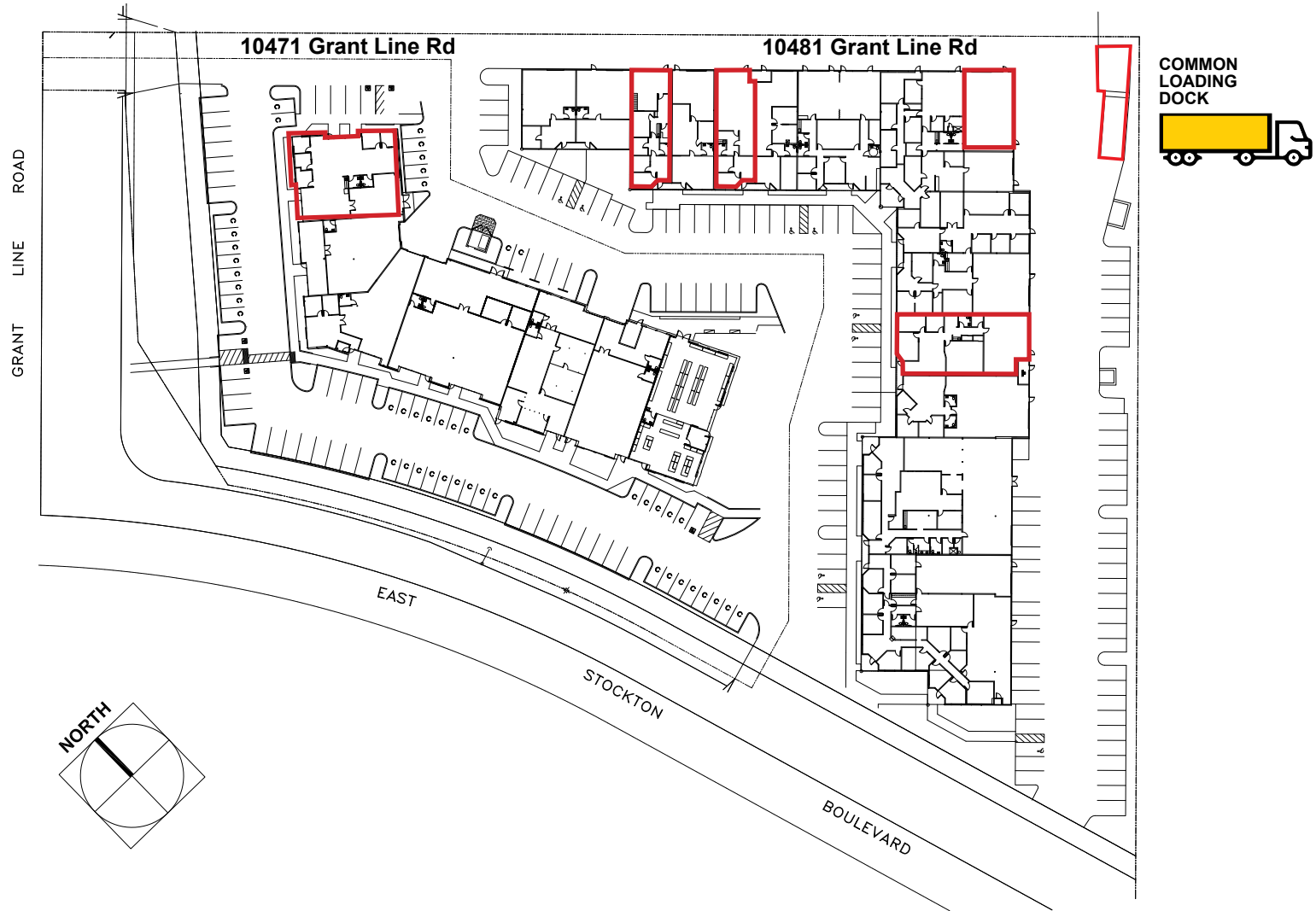
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.



SITE PLAN



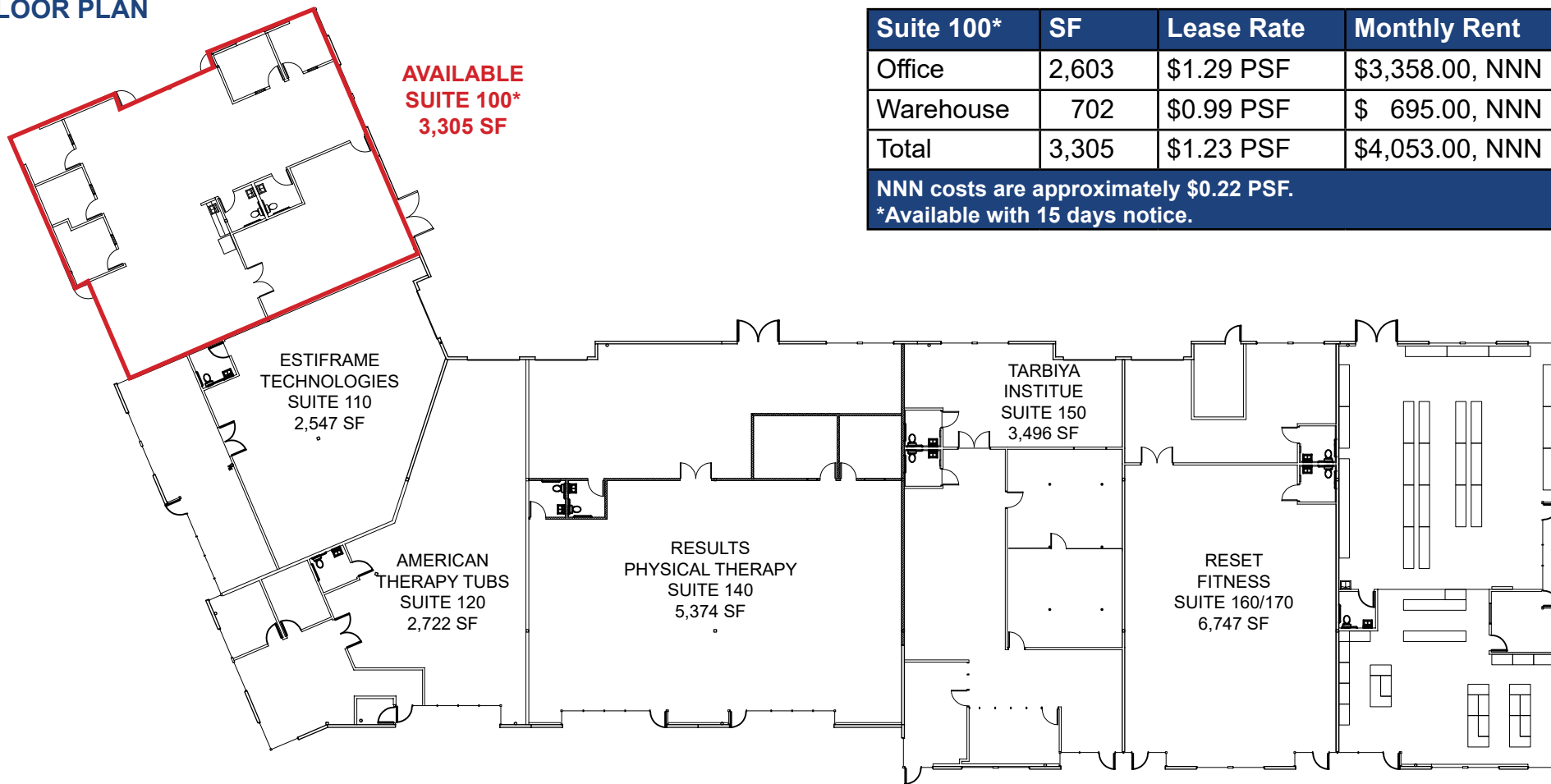
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FLOOR PLAN



10471 GRANT LINE RD

Suite 100*	SF	Lease Rate	Monthly Rent
Office	2,603	\$1.29 PSF	\$3,358.00, NNN
Warehouse	702	\$0.99 PSF	\$ 695.00, NNN
Total	3,305	\$1.23 PSF	\$4,053.00, NNN

NNN costs are approximately \$0.22 PSF.  
\*Available with 15 days notice.

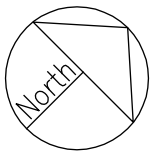
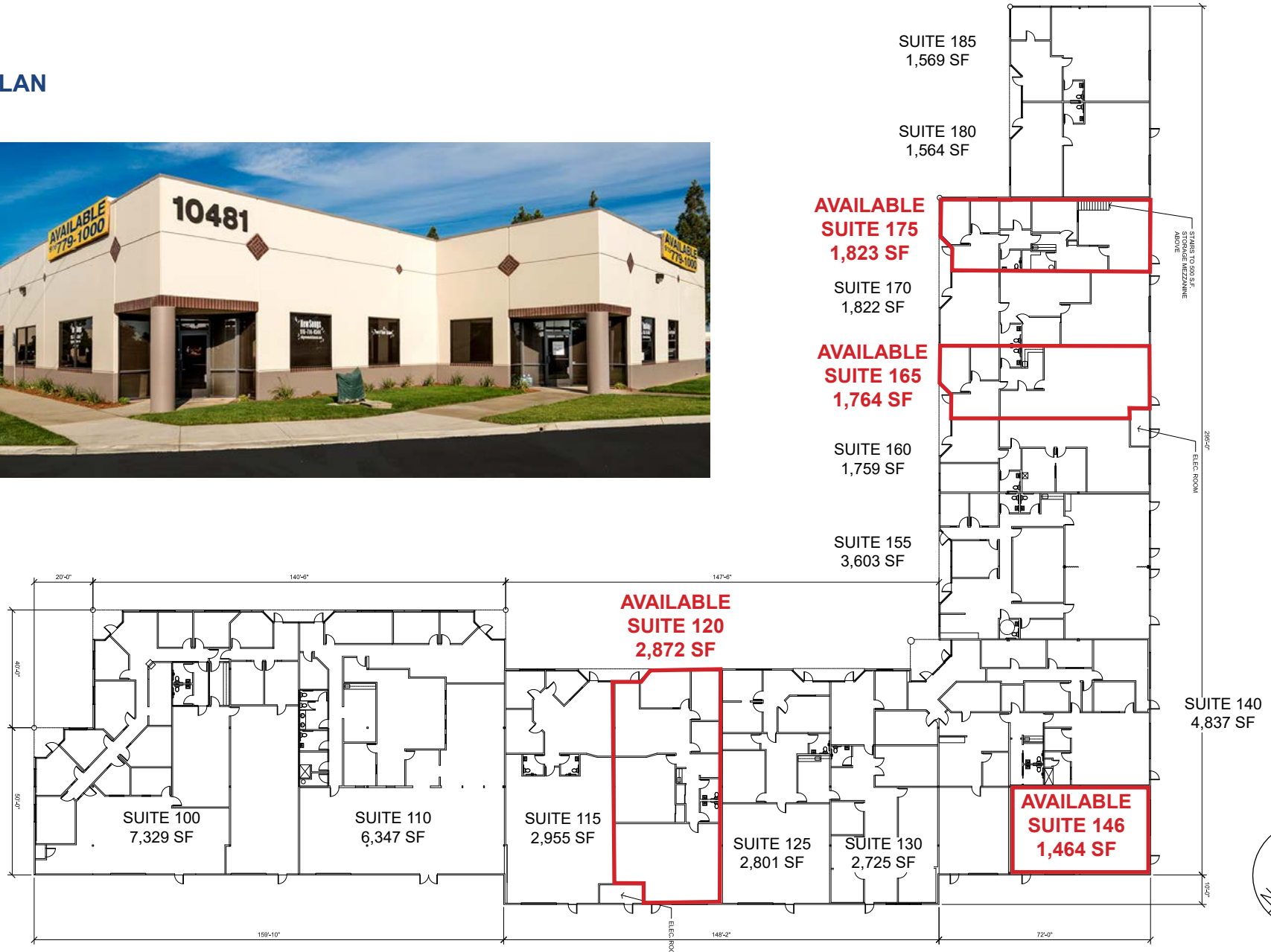
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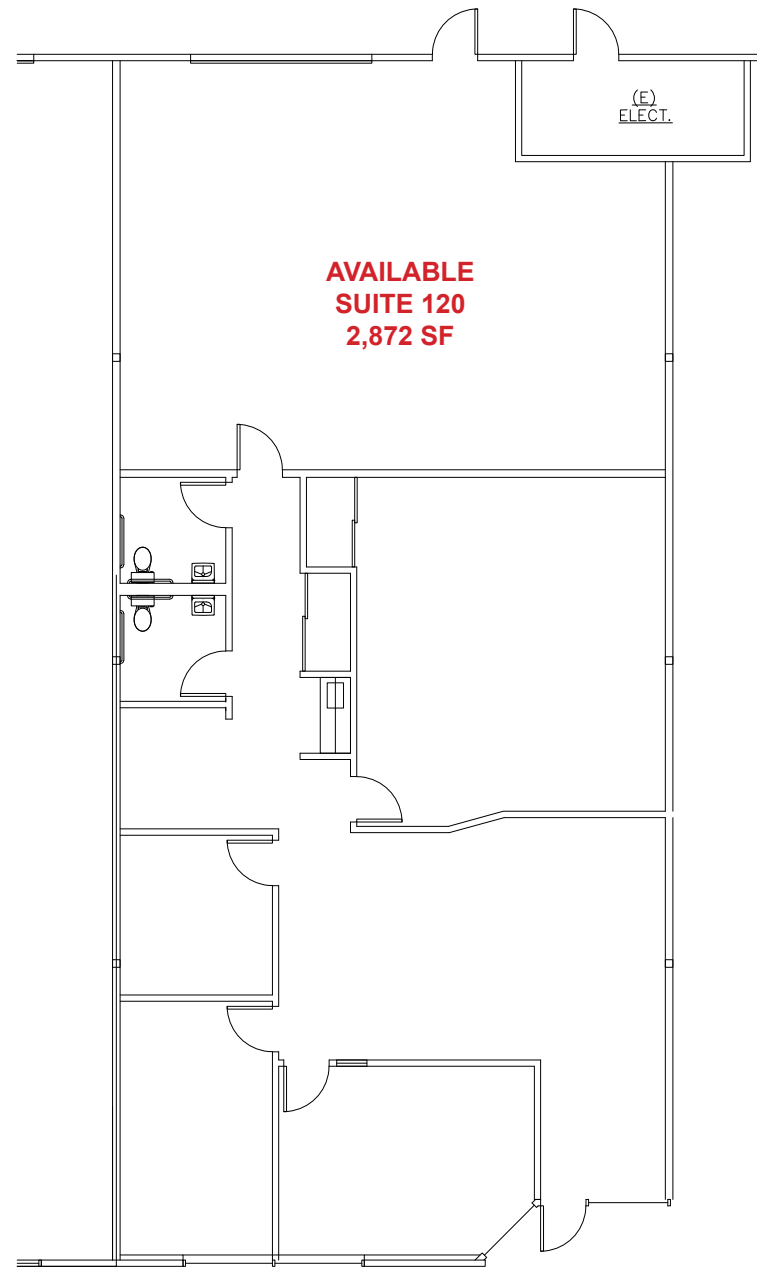
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Suite 120	SF	Lease Rate	Monthly Rent
Office	1,924	\$1.28 PSF	\$2,463.00, NNN
Warehouse	949	\$1.15 PSF	\$1,091.00, NNN
Total	2,872	\$1.24 PSF	\$3,554.00, NNN

NNN costs are approximately \$0.22 PSF.

FEATURES:

- Three (3) private offices
- Conference room
- 16' clear height
- Sprinklered



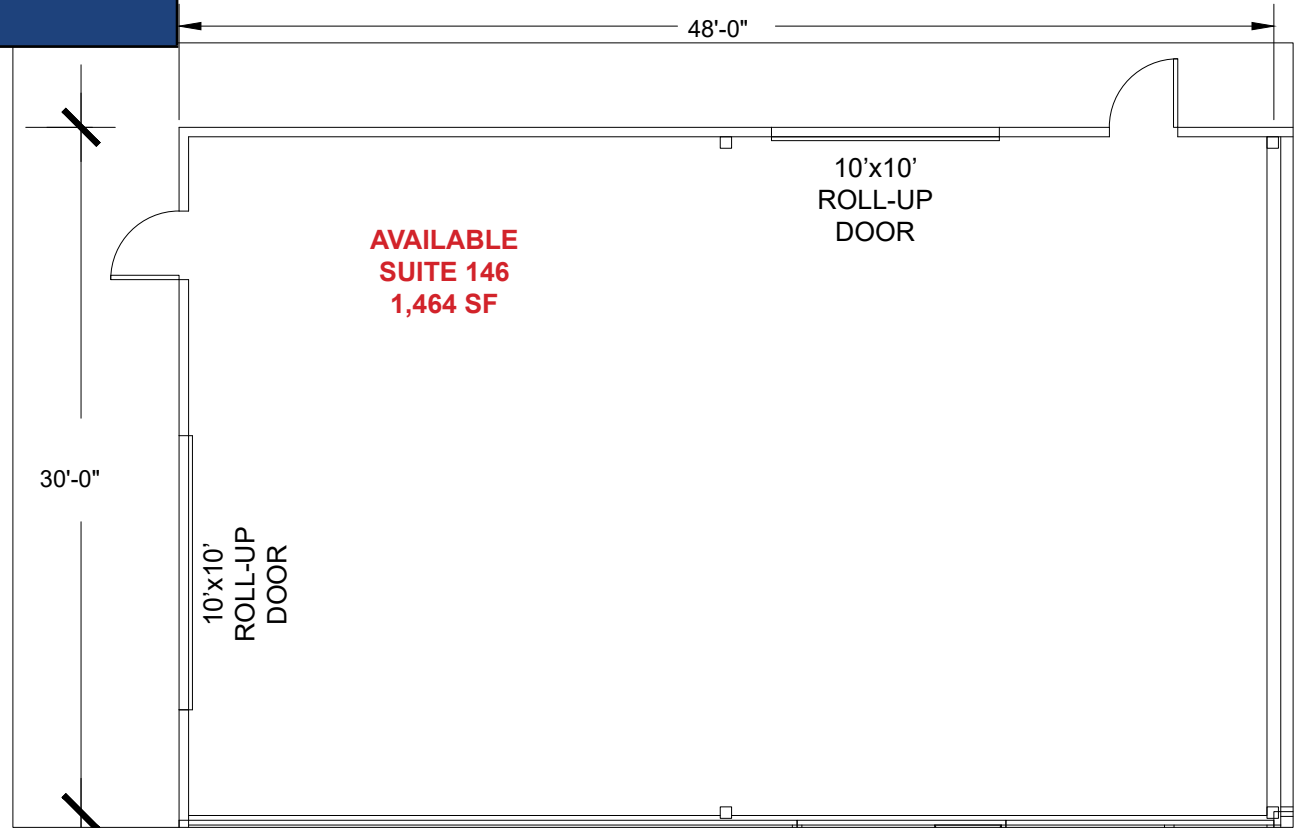
FLOOR PLAN

10481 GRANT LINE RD

Suite 146	SF	Lease Rate	Monthly Rent
Warehouse	1,464	\$1.15 PSF	\$1,684.00, NNN
NNN costs are approximately \$0.22 PSF.			

FEATURES:

- Two (2) roll-up doors
- 16' clear height
- Sprinklered



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FLOOR PLAN

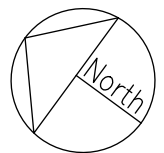
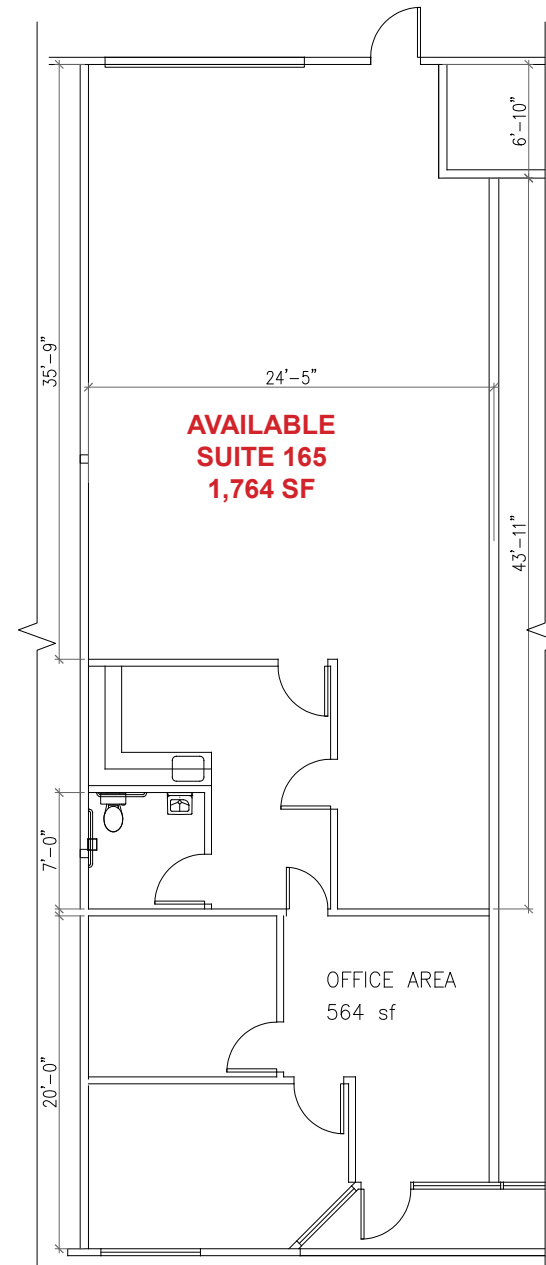
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Suite 165	SF	Lease Rate	Monthly Rent
Office	564	\$1.35 PSF	\$ 761.00, NNN
Warehouse	1,200	\$1.15 PSF	\$1,380.00, NNN
Total	1,764	\$1.21 PSF	\$2,141.00, NNN

NNN costs are approximately \$0.22 PSF.

FEATURES:

- Two (2) private offices
- Open office area
- Breakroom
- 12'x14' roll-up door
- 16' clear height
- Sprinklered





FLOOR PLAN

10481 GRANT LINE RD

Suite 175	SF	Lease Rate	Monthly Rent
Office	1,281	\$1.28 PSF	\$1,640.00, NNN
Warehouse	542	\$1.15 PSF	\$ 623.00, NNN
Total	1,823	\$1.24 PSF	\$2,263.00, NNN

NNN costs are approximately \$0.22 PSF.

- FEATURES:**
- Three (3) private offices
  - Reception area
  - Conference room
  - Break area
  - 1,200 SF mezzanine storage above office
  - 12'x14' roll-up door
  - 16' clear height
  - Sprinklered

