

**4900 WAREHOUSE WAY
4949 FLORIN PERKINS RD**

SACRAMENTO, CA

FOR LEASE

1,152 SF - 3,408 SF OFFICE/WAREHOUSE

SUITES AVAILABLE

ETHAN CONRAD

PROPERTIES, INC.

4900

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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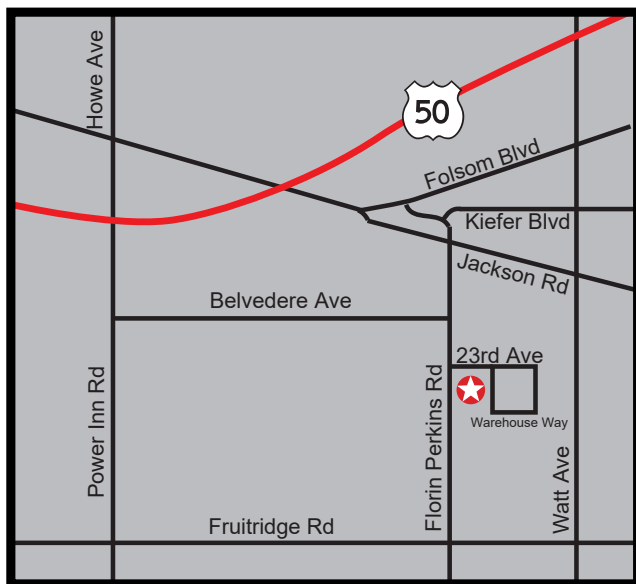
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916.779.1000

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

FEATURES:

- 4949 Florin Perkins Rd, Suite 30: 697 SF office and 2,711 SF warehouse
- 4900 Warehouse Way, Suite 20: 1,152 SF open warehouse
- Fully fire sprinklered
- 12' x 14' roll-up doors (grade level)
- 17' - 19' clear height
- 100 amps of power, 3-phase



PROPERTY DETAILS:

Attractive, well-maintained building with competitive lease rates. Property is located in the Power Inn industrial submarket and has excellent corner visibility with good access to Hwy 50 via either Power Inn Rd or Watt Ave south.

Suites are turn-key. Good for Office/Warehouse/Showroom uses.

LEASE RATES:

4949 Florin Perkins Rd

Suite 30*	SF	Lease Rate	Monthly Rent
Office	697	\$1.25, PSF	\$ 871.00
Warehouse	2,711	\$0.99, PSF	\$2,684.00
Total	3,408	\$1.04, PSF	\$3,555.00

4900 Warehouse Way

Suite 20*	SF	Lease Rate	Monthly Rent
Warehouse	1,152	\$0.99, PSF	\$1,140.00

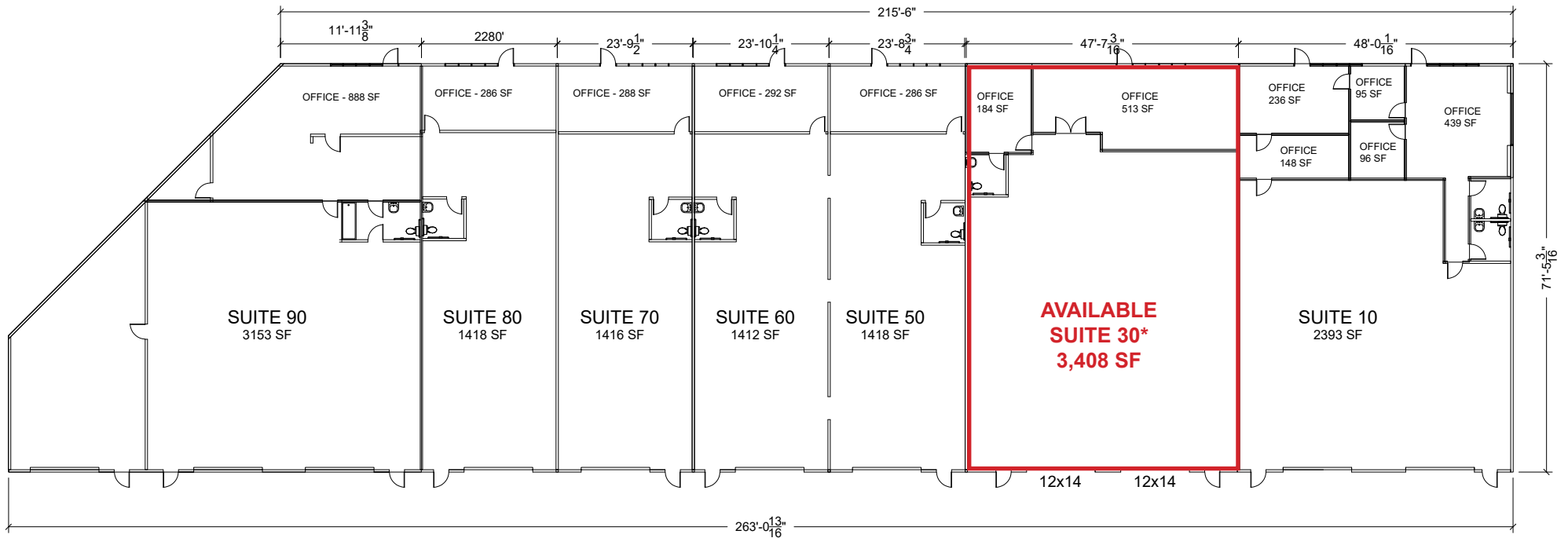
*Available with 30 days' notice.
NNN costs are approximately \$0.20 PSF.

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FLOOR PLAN

4949 FLORIN PERKINS RD



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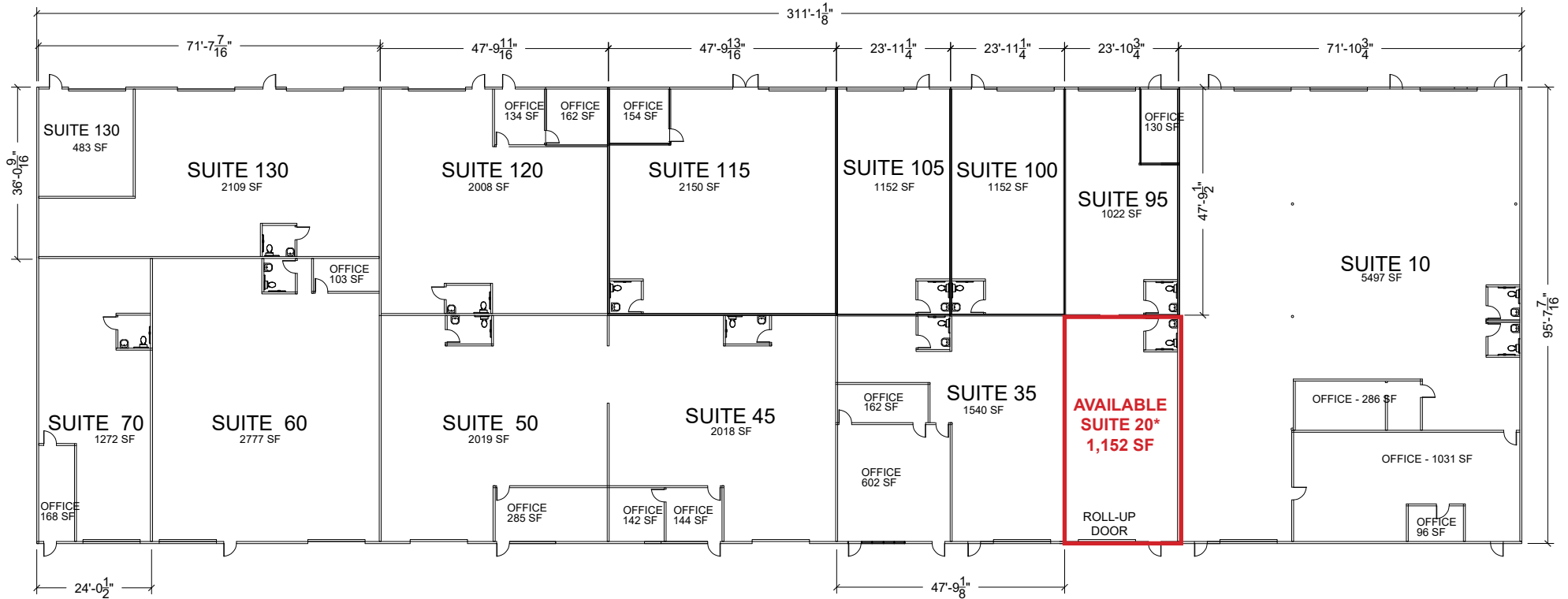
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FOR LEASE

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FLOOR PLAN

4900 WAREHOUSE WAY



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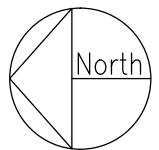
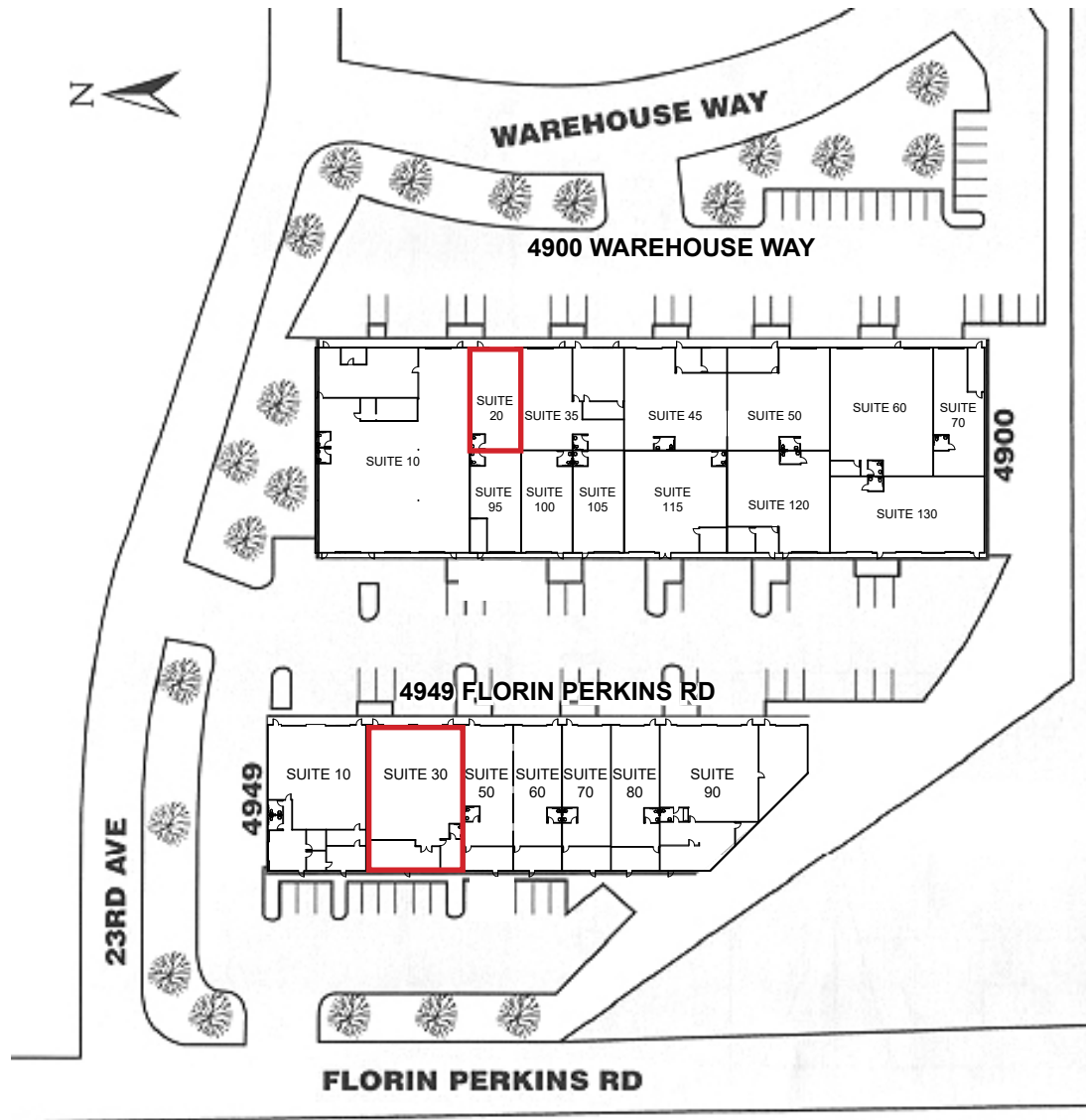
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SITE PLAN



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