

# For Sale

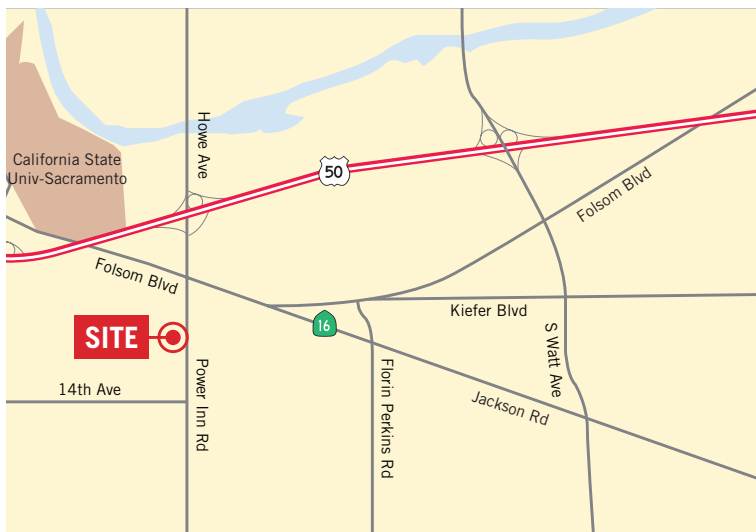
3312 Power Inn Road, Sacramento, CA - Warehouse

3400 Power Inn Road, Sacramento, CA - ±3.06 Acre Land Parcel



## Property Size: ±9,568 SF on ±4.62 Acres

As exclusive agents, we are pleased to offer the following space:



- ◆ ±9,658 SF Existing Tilt-Up Building
- ◆ ±2,000 SF Existing Improved Area
- ◆ Two (2) Grade Level Doors
- ◆ ±15' - 16' Clear Height
- ◆ Power Inn Road Frontage and Visibility
- ◆ Close Proximity to Highway 50 and Area Amenities
- ◆ Access from Power Inn Road and Ramona/ Cucamonga Ave.
- ◆ MRD-SWR (Manufacturing/Research & Development/ Solid Waste Restricted) Zoning
- ◆ ±4.62 Acres on Two (2) Parcels (±1.56 & ±3.06 Acres)
- ◆ Vacant ±3.06 Acre Parcel Could Be Sold Separately

**Peter Winterling** Senior Managing Director 916.569.2342 [pwinterling@ngkf.com](mailto:pwinterling@ngkf.com) CA RE License #00992375

**Mike Smith** Director 916.569.2352 [msmith@ngkf.com](mailto:msmith@ngkf.com) CA RE License #01504428



980 9th Street, Suite 2500, Sacramento, CA 95814

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

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

18-0525-06/19

# For Sale

3312 Power Inn Road, Sacramento, CA - Warehouse

3400 Power Inn Road, Sacramento, CA - ±3.06 Acre Land Parcel

## SITE AERIAL



**Peter Winterling** Senior Managing Director 916.569.2342 [pwinterling@ngkf.com](mailto:pwinterling@ngkf.com) CA RE License #00992375

**Mike Smith** Director 916.569.2352 [msmith@ngkf.com](mailto:msmith@ngkf.com) CA RE License #01504428



980 9th Street, Suite 2500, Sacramento, CA 95814

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

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

18-0525-06/19

# For Sale

3312 Power Inn Road, Sacramento, CA - Warehouse

3400 Power Inn Road, Sacramento, CA - ±3.06 Acre Land Parcel

## AREA AERIAL



**Peter Winterling** Senior Managing Director 916.569.2342 [pwinterling@ngkf.com](mailto:pwinterling@ngkf.com) CA RE License #00992375

**Mike Smith** Director 916.569.2352 [msmith@ngkf.com](mailto:msmith@ngkf.com) CA RE License #01504428



980 9th Street, Suite 2500, Sacramento, CA 95814

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

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

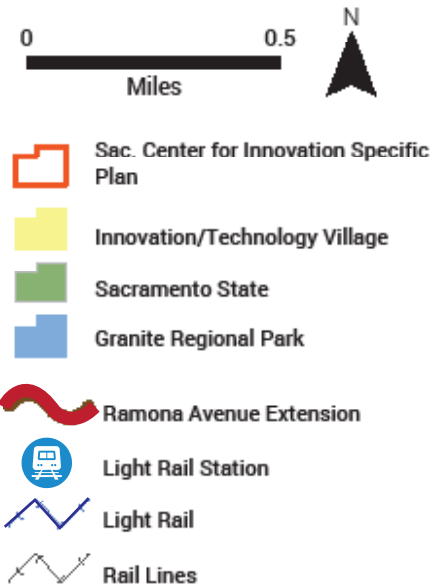
18-0525-06/19

# For Sale

3312 Power Inn Road, Sacramento, CA - Warehouse

3400 Power Inn Road, Sacramento, CA - ±3.06 Acre Land Parcel

## REGIONAL AERIAL



**Peter Winterling** Senior Managing Director 916.569.2342 [pwinterling@ngkf.com](mailto:pwinterling@ngkf.com) CA RE License #00992375

**Mike Smith** Director 916.569.2352 [msmith@ngkf.com](mailto:msmith@ngkf.com) CA RE License #01504428



980 9th Street, Suite 2500, Sacramento, CA 95814

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

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

18-0525-06/19

# For Sale

3312 Power Inn Road, Sacramento, CA - Warehouse

3400 Power Inn Road, Sacramento, CA - ±3.06 Acre Land Parcel

## AREA OVERVIEW

City website for SCI – [www.cityofsacramento.org](http://www.cityofsacramento.org)

“Vision: The City, in partnership with Sacramento State University, the Power Inn Alliance, and the Sacramento Municipal Utility District (SMUD), has prepared and adopted a specific plan for a new center for innovation and clean technology in the 65th Street area south of the University. The goal is to create an environment that fosters the exchange of technical knowledge and expertise between students, faculty and private sector business enterprises. With connections to U.S. Highway 50, light rail and its proximity to the University, SMUD, UC Davis Medical Center and Granite Park, the area is well positioned to transform from an older industrial area into a future hub for clean energy, green technology, and medical technology in the Sacramento region.”

Power Inn Alliance – [www.powerinn.org](http://www.powerinn.org)

“Power Inn Alliance creates and strengthens the physical, business and economic conditions of the Power Inn community. This is achieved through a collaborative approach to advocacy, beautification, civic partnership, security, transportation, marketing and communication. Power Inn Alliance is the property-based business improvement district (PBID), created in 2006 to “Advocate for business, transportation and community”. The district is located in the southeastern quadrant of the city of Sacramento and is home to over 10,000 businesses which creates over 29,000 direct jobs and produces over \$3.2 billion in annual economic output. It serves as the city’s manufacturing core with over 62% of the city’s manufacturing base taking place in the 6.2 mile area\*. It is also home to the future Sacramento Center for Innovation.”



**Peter Winterling** Senior Managing Director 916.569.2342 [pwinterling@ngkf.com](mailto:pwinterling@ngkf.com) CA RE License #00992375

**Mike Smith** Director 916.569.2352 [msmith@ngkf.com](mailto:msmith@ngkf.com) CA RE License #01504428



**Newmark  
Knight Frank**

980 9th Street, Suite 2500, Sacramento, CA 95814

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

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

18-0525-06/19