

For sale

±6,000 SF automotive shop/warehouse
with small office and street frontage

Sale Price: \$1,350,000 (\$225 per SF)

4540 Power Inn Road
Sacramento, CA 95826

JLL Sacramento Industrial Team

Mike Luca, SIOR
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RE Lic. 01447904

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Power Inn Road Submarket

Property features

- Total building SF: $\pm 6,000$ ($\pm 60' \times 100'$)
- Office SF: ± 800 ($\pm 40' \times 20'$) with 2 restrooms
- Zoned: M-1-SWR
(*Light Industrial with regulations for solid waste recycle facilities - City of Sacramento*)
- Clear height: $\pm 14'$ - $15'$
- Grade-level loading: two (2), $\pm 12' \times 14'$
- Column spacing: $\pm 20' \times 50'$ (*one row of columns*)
- Skylights in warehouse & office
- Roof system: TPO
- Fire sprinklers (wet)
- Oil/water separator in warehouse
- Space heater in warehouse
- Parking stalls: 12
- Curb cuts: two (2)
 - one (1) on Hickory Ave
 - one (1) on Power Inn Road
- Large monument sign on Power Inn Road
- Overhead crane
- Natural gas
- Power: 200 Amp panels (2)
(*to be independently verified by tenant prior to entering into a binding agreement*)
- Equipment may be made available separately
(*paint booth, hydraulic lift, compressor, air lines, etc.*)

Additional property

8024 19th Avenue | Sacramento, CA

Also available from the Seller is a single family residence with yard, located next door to 4540 Power Inn Road.

- Sale price: \$400,000
- APN: 061-0111-006-000
- Building SF: ± 718
- Parcel size: ± 0.11 acres
- Zoned: M-1-SWR
(*Light Industrial with regulations for solid waste recycling facilities - City of Sacramento*)
- Fully fenced perimeter
- Currently rented on a month-to-month basis for \$1,600 per month



Permitted uses (partial list)

Zoned M-1-SWR (City of Sacramento)

[CLICK HERE](#)

For more information, view or download the full City of Sacramento zoning tables

Commercial Uses	Permitted or CUP
Auto-service, repair	Permitted
Commercial service	CUP
Equipment -rental, sales yard	CUP
Veterinary clinic, veterinary hospital	CUP
Wholesale store	CUP

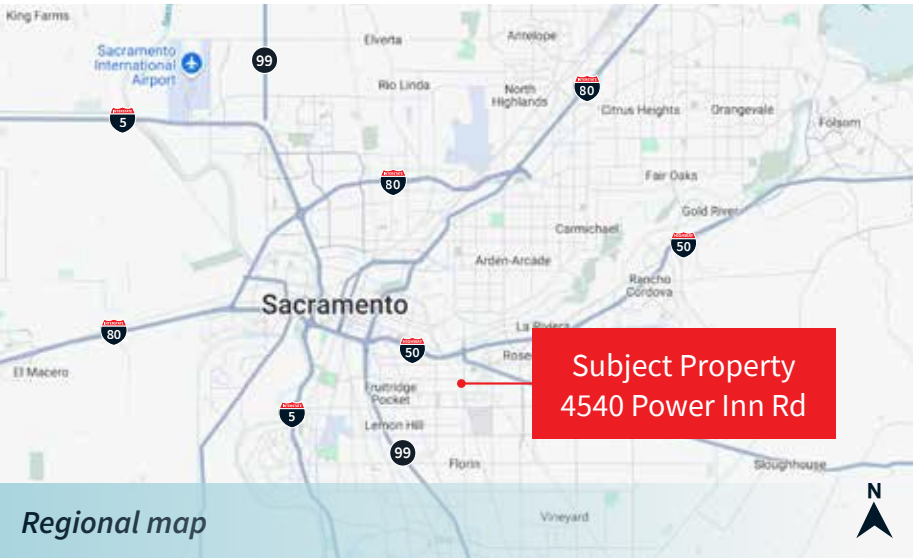
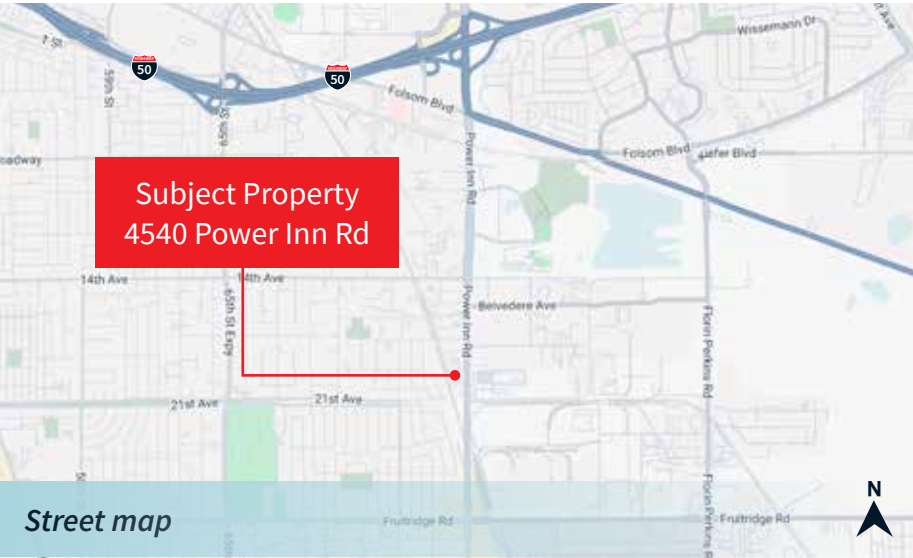
Industrial Uses	Permitted or CUP
Contractor storage yard	Permitted
Manufacturing, service and repair	Permitted
Tractor or heavy truck sales, storage, rental	Permitted
Tractor or heavy truck service, repair	Permitted
Warehouse, distribution center	Permitted

NOTE: This partial list is provided as a courtesy only, and is any potential occupant's responsibility to confirm any intended use for the property with the City of Sacramento Planning Department at planning@cityofsacramento.org.

Photos



Location Maps



MAPS NOT TO SCALE

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