



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

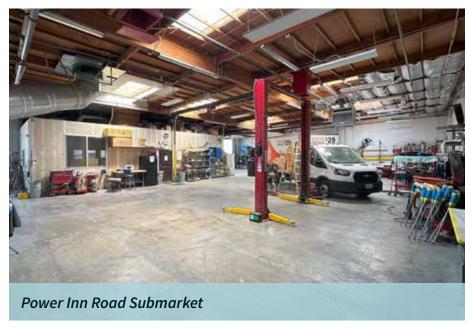
Sale Price: \$1,350,000 (\$225 per SF)

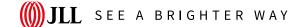
4540 Power Inn Road Sacramento, CA 95826

#### **JLL Sacramento Industrial Team**

Mike Luca, SIOR Senior Managing Director RE Lic. 01447904 **Dominic Smith** Senior Associate RE Lic. 02106714 RJ Jimenez Associate RE Lic. 02248675







## Property features

- Total building SF: ±6,000 (±60' x 100')
- Office SF: ±800 (±40' x 20') with 2 restrooms
- Zoned: M-1-SWR (Light Industrial with regulations for solid waste recycle facilities - City of Sacramento)
- Clear height: ±14' 15'
- Grade-level loading: two (2), ±12' x 14'
- Column spacing: ±20' x 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 sold waste recycling facilities City of Sacramento)
- Fully fenced perimeter
- Currently rented on a month-to-month basis for \$1,600 per month





#### 4540 Power Inn Road / Sacramento, CA

# CLICK HERE

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

### Permitted uses (partial list)

#### Zoned M-1-SWR (City of Sacramento)

Commercial Uses	Permitted or CUP	Industrial Uses	Permitted or CUP
Auto-service, repair	Permitted	Contractor storage yard	Permitted
Commercial service	CUP	Manufacturing, service and repair	Permitted
Equipment -rental, sales yard	CUP	Tractor or heavy truck sales, storage, rental	Permitted
Veterinary clinic, veterinary hospital	CUP	Tractor or heavy truck service, repair	Permitted
Wholesale store	CUP	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.

#### 4540 Power Inn Road / Sacramento, CA

## Photos





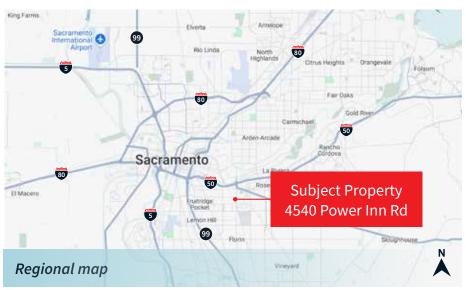






## Location Maps







MAPS NOT TO SCALE



## For sale

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

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