

# For lease

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

Lease rate: \$6,500 per month + NNN

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:  $\pm 800$  ( $\pm 40' \times 20'$ ) 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)*



# Permitted uses (partial list)

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

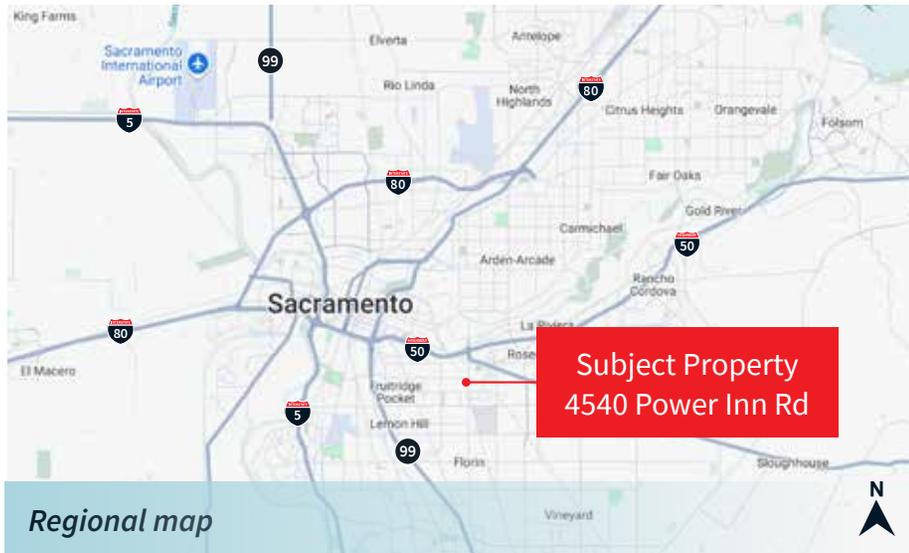
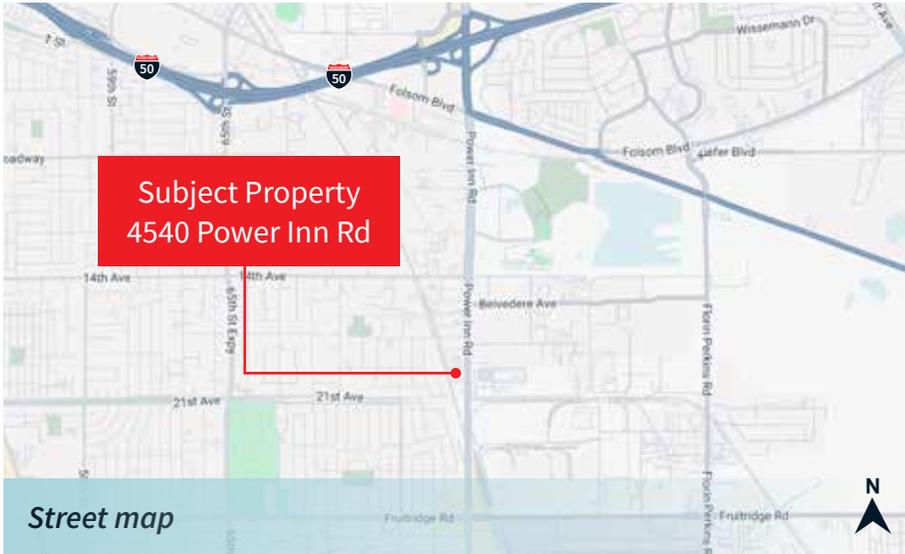


For more information, view or download the full City of Sacramento zoning tables

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](mailto:planning@cityofsacramento.org).*

# Location Maps



MAPS NOT TO SCALE

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