



4540 Power Inn Road

# For Sale or Lease 6,000+/- sq ft Industrial/Retail Building Sacramento, California

Call: James Sullivan

Phone (916) 361-8500

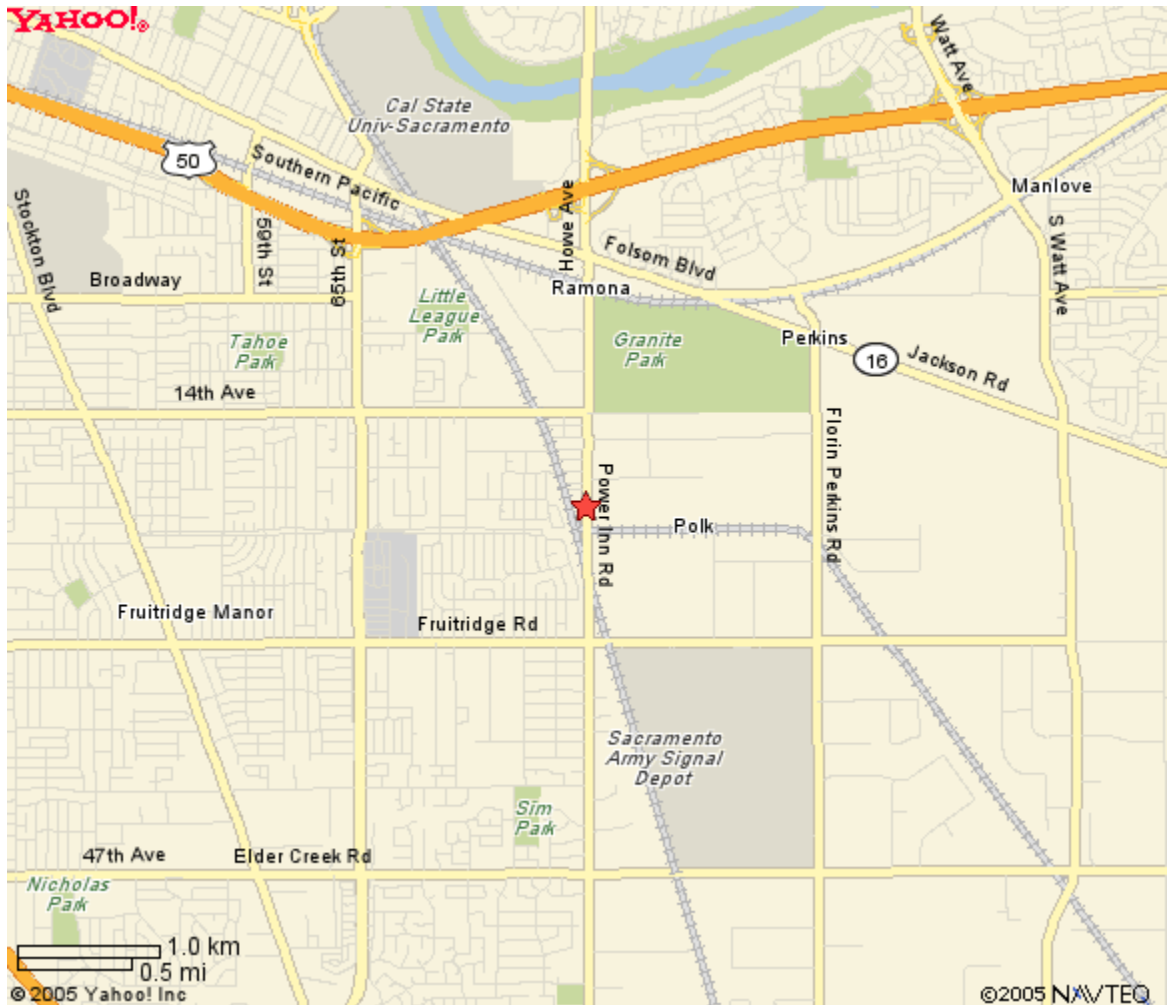
Fax: (916) 361-8900

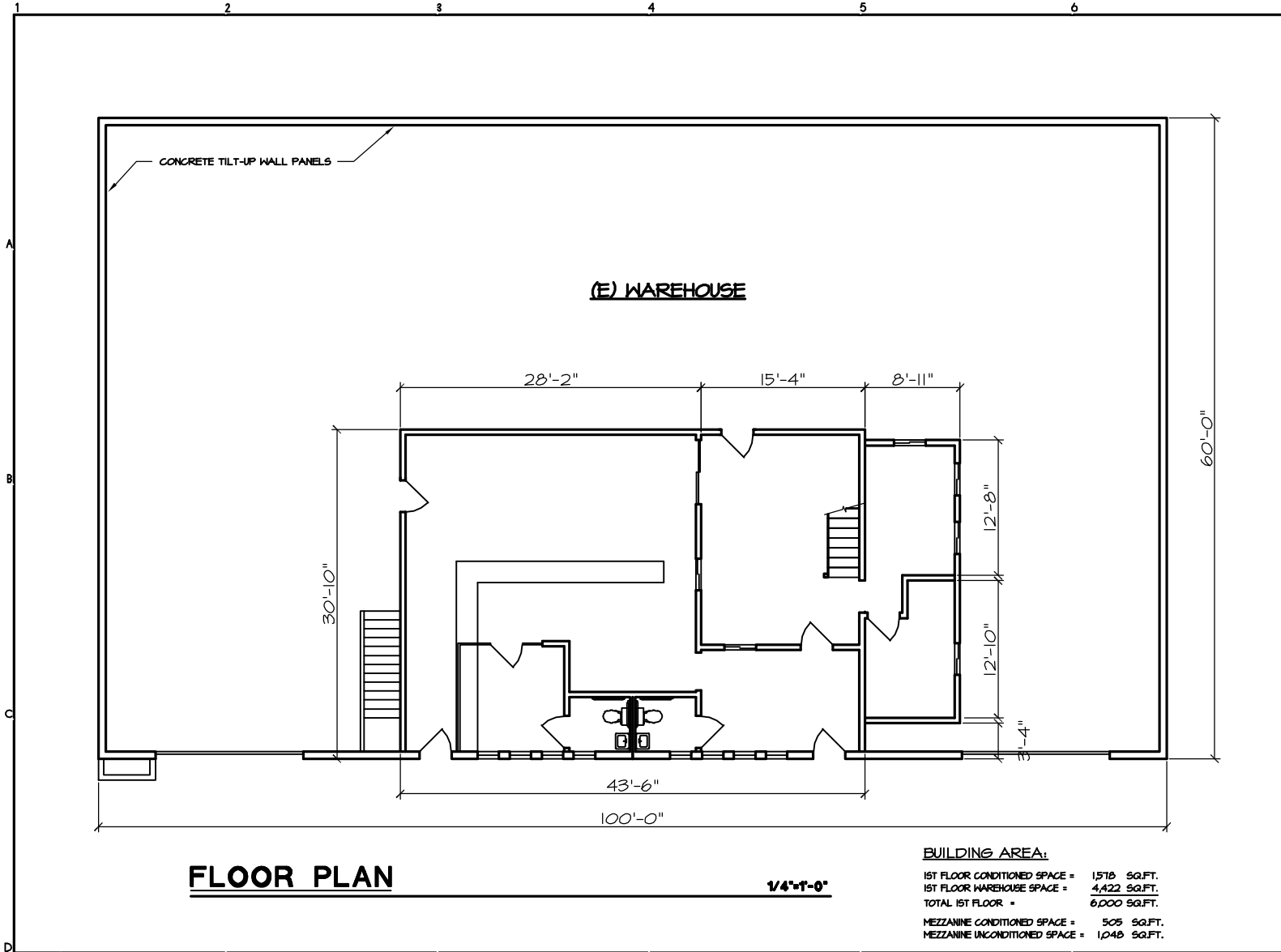
E-mail [SullivanGroupre@aol.com](mailto:SullivanGroupre@aol.com)

- **Free Standing concrete tilt up constructed building**
- **Excellent Power Inn Road Visibility**
- **Large lighted pole sign**
- **Parcel approximately +/- 10,988 square feet zoned M-2 heavy industrial**
- **Warehouse improvements; insulated ceilings, gas space heaters & swamp coolers**
- **Two automatic ground level roll-up doors**
- **1,578 sq ft showroom/office & second floor mezzanine office 505 sq ft**
- **Reduced Rates:** Lease rate \$3,250. IG Sales Price \$725,000.
- **Seller Financing possible or lease with the option to purchase**

**Sullivan Group Commercial Real Estate**  
**6720 Folsom Blvd., Suite 208 Sacramento, CA 95819**

★ 4540 Power Inn Rd Sacramento, CA 95826-4340





**SULLIVAN GROUP  
COMMERCIAL  
REAL ESTATE**  
6720 FOLSOM BLVD.,  
SUITE 208  
SACRAMENTO, CA 95818

**4540 POWER INN RD.  
SACRAMENTO, CA 95826**

DESIGN/DRAFTING: DANIEL B. JOHNSON (916) 256-8711

revisions:

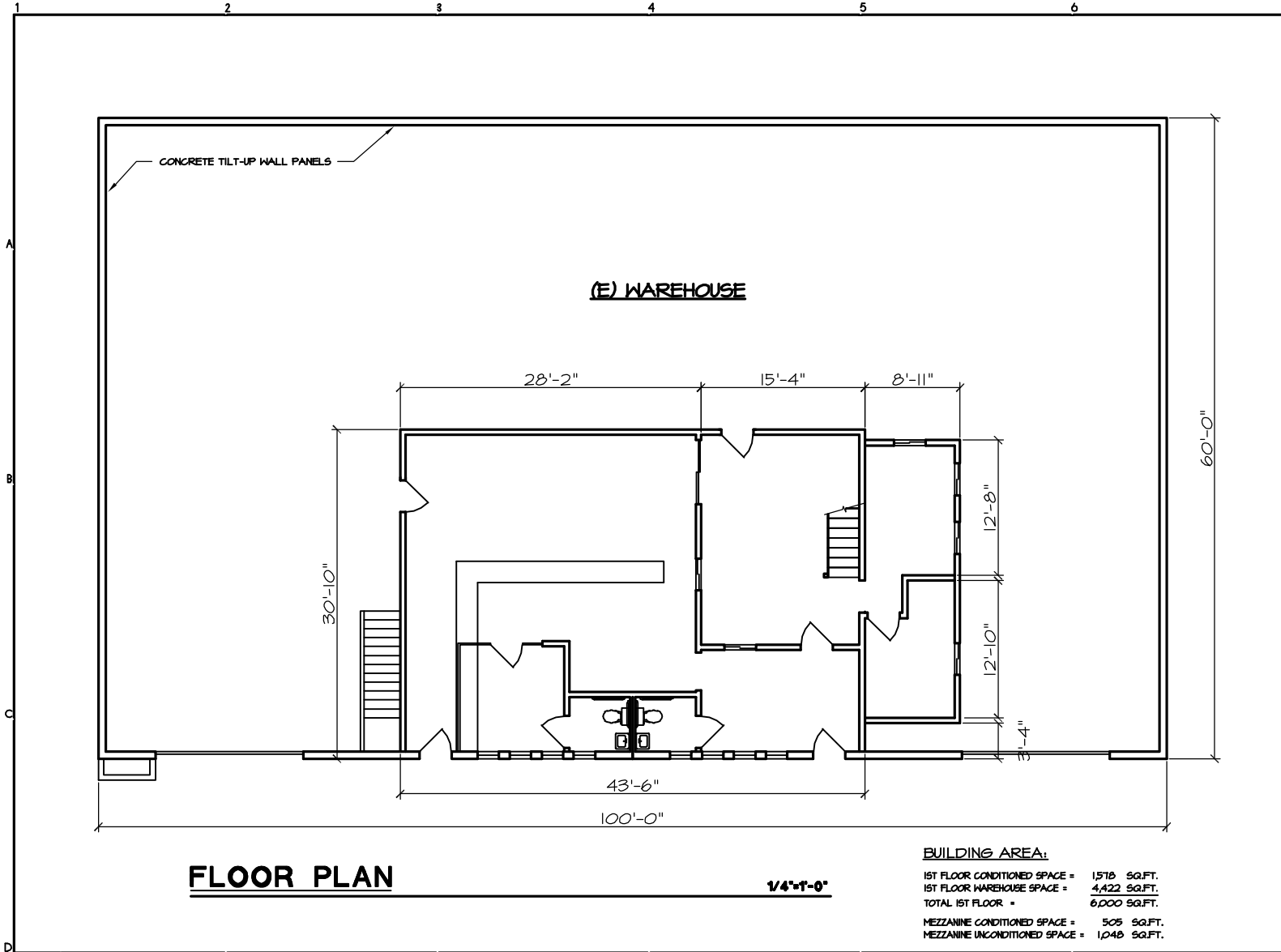
NO.	DESCRIPTION	DATE

sheet title:  
**EXISTING  
FLOOR PLAN**

project no :  
date :  
drawn by :  
checked by :

sheet no.  
**A2.0**  
of

**BUILDING AREA:**  
1ST FLOOR CONDITIONED SPACE = 1,518 SQ.FT.  
1ST FLOOR WAREHOUSE SPACE = 4,422 SQ.FT.  
TOTAL 1ST FLOOR = 6,000 SQ.FT.  
MEZZANINE CONDITIONED SPACE = 505 SQ.FT.  
MEZZANINE UNCONDITIONED SPACE = 1,048 SQ.FT.



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