

**INDUSTRIAL**

# AVAILABLE

Four Suites in the Power Inn Submarket

6301 SKY CREEK DRIVE | SACRAMENTO | CALIFORNIA

**FOR LEASE**



### LEASE INCENTIVES

~ 5% Fee to Procuring Broker ~

~ 3 Months Free Rent on 5-Year Lease ~

~ \$5,000 Fuel or Moving Expense Credit ~



## PROPERTY FEATURES

- Clear Height: ±20 feet
- Loading: Grade level
- Fire Suppression: Fully sprinklered
- Electrical Service: 100 amp 277/480 volt 3-phase
- Lighting: Fluorescent
- Jurisdiction: City of Sacramento
- Building Type: Light Industrial, Class A
- Construction Type: Concrete tilt-up
- Zoning: M-2, heavy industrial
- Location: Intersection of Florin Perkins & Elder Creek Roads



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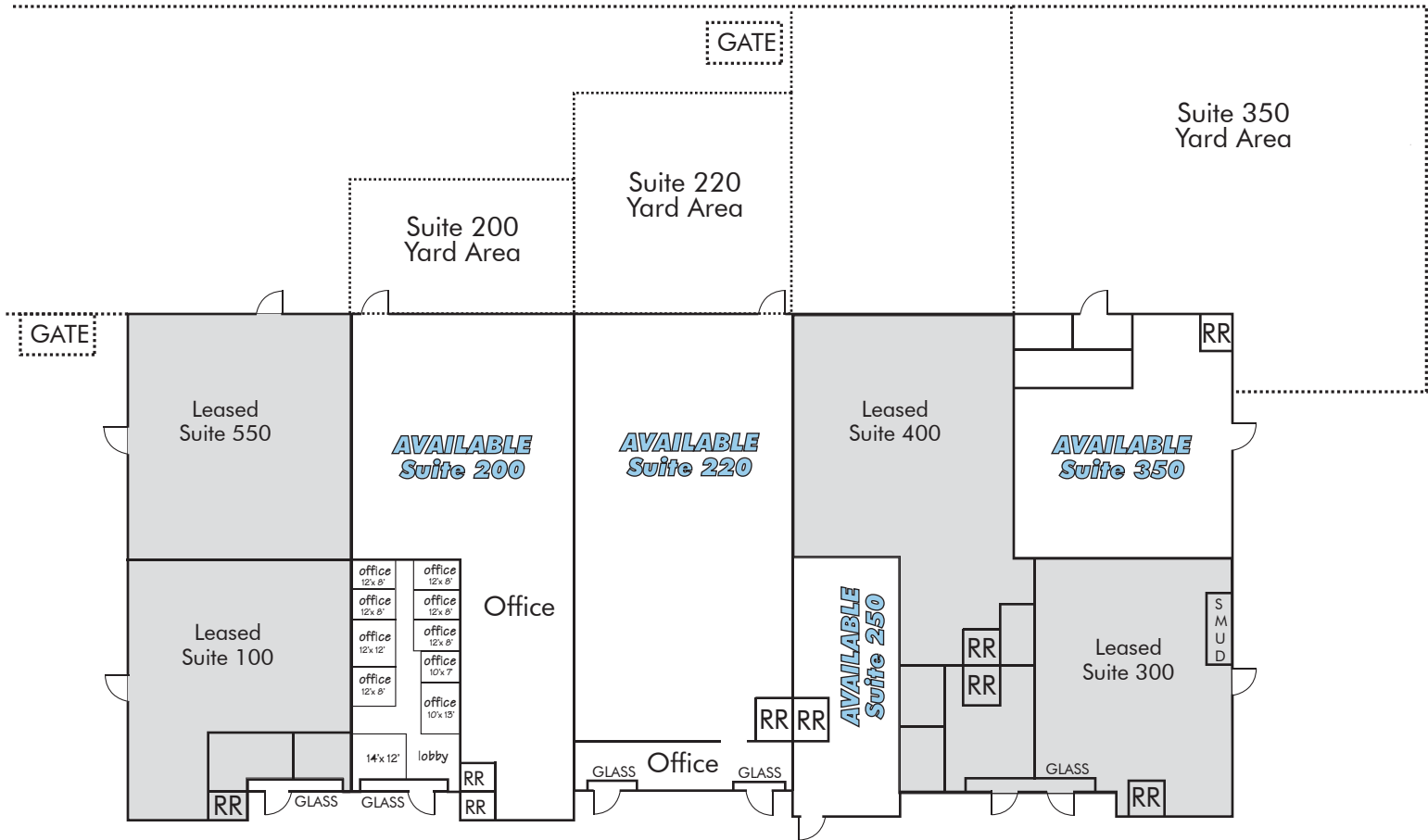


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SUITE 200	SUITE 220	SUITE 250	SUITE 350
Size: ±6,480 SF	Size: ±6,480 SF	Size: ±1,440 SF	Size: ±3,240 SF
Office: ±1,440 SF	Office: ±468 SF	Office: No office, One RR	Office: ±750 SF
Yard: ±1,000 SF	Yard: ±1,500 SF	Doors: One grade level door	Yard: ±5,100 SF
Doors: Two grade level doors ~Drive-thru capable	Doors: One grade level door		Doors: One grade level door



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