

**4900 WAREHOUSE WAY
4949 FLORIN PERKINS RD
SACRAMENTO, CA**

**FOR LEASE
1,418 SF OFFICE/WAREHOUSE SUITE
AVAILABLE**

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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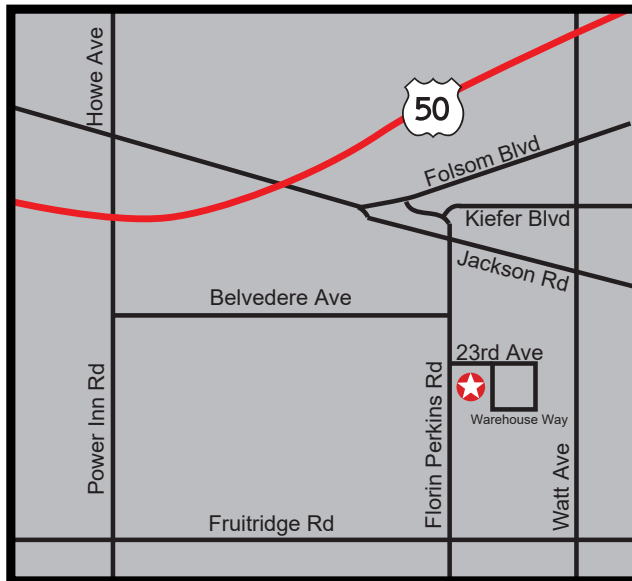
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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- 4949 Florin Perkins Rd, Suite 50: 1,418 SF and 286 SF office
- Fully fire sprinklered
- 12' x 14' roll-up door (grade level)
- 17' - 19' clear height
- 100 amps of power, 3-phase



PROPERTY DETAILS:

Attractive, well-maintained building with competitive lease rates. Property is located in the Power Inn industrial submarket and has excellent corner visibility with good access to Hwy 50 via either Power Inn Rd or Watt Ave south.

Suites are turn-key. Good for Office/Warehouse/Showroom uses.

Mitra EV chargers on-site.

LEASE RATES:

See additional pages.

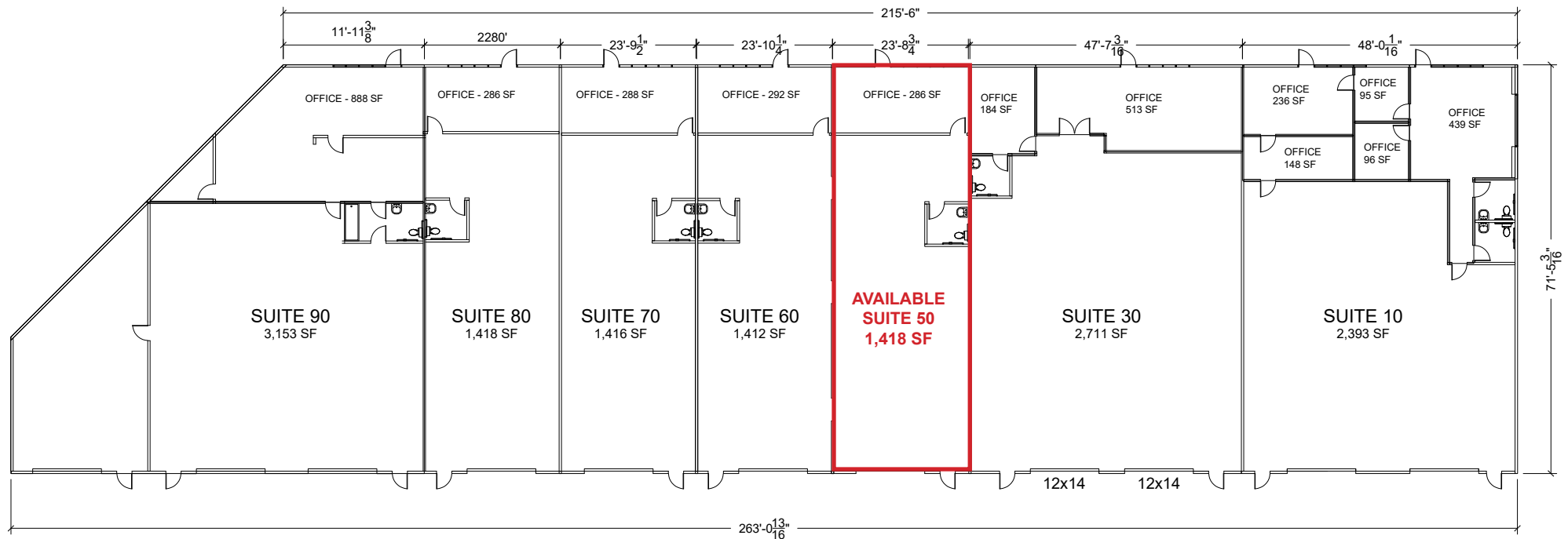
NNN costs are approximately \$0.20 PSF.



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FLOOR PLAN - 4900 WAREHOUSE WAY



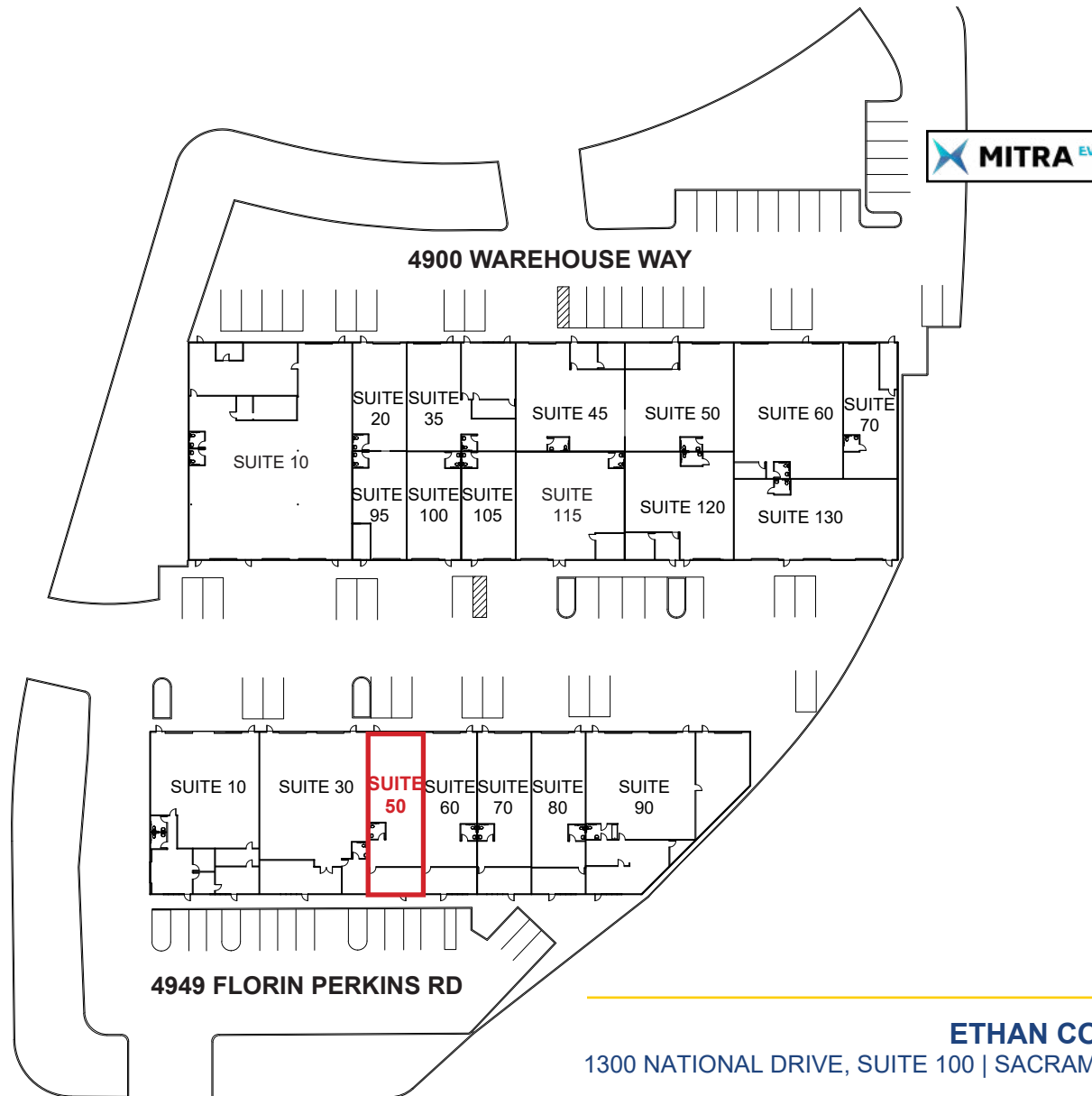
Suite	SF	Lease Rate	Monthly Rent
50	1,418	\$1.19, PSF	\$1,687.00

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SITE PLAN



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