

**10471 & 10481 GRANT LINE RD**

**ELK GROVE, CA**

**FOR LEASE**

**2,873 SF OFFICE/ WAREHOUSE SUITE**

**ETHAN CONRAD**

PROPERTIES INC.

**COMMON LOADING  
DOCK ON-SITE**



**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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DRE: #01298662

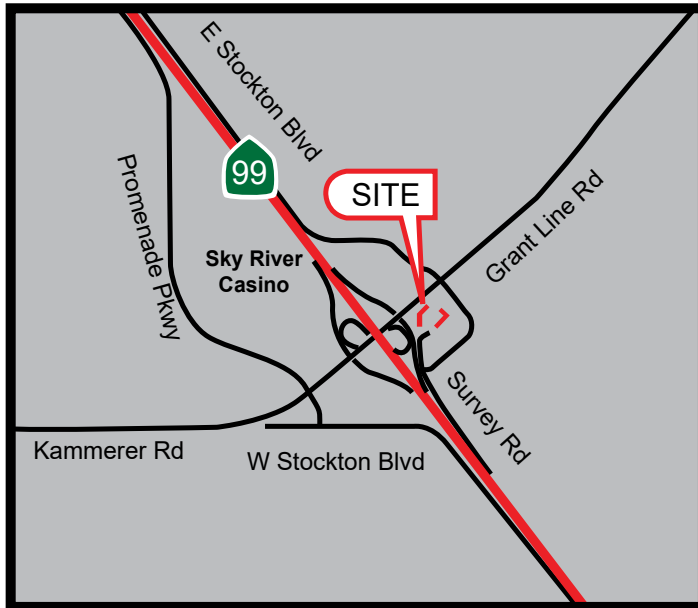
ethan@ethanconradprop.com

**916.779.1000**

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

**FEATURES:**

- Great storefront exposure along Grant Line Rd
- Attractive interior and exterior improvements
- Building signage available
- Zoned MP, Industrial-Office Park
- 200 amps, 120/240 V, 3-phase power per suite
- Common loading dock available on-site for all tenants
- Mitra EV chargers on-site

**PROPERTY DETAILS:**

Situated immediately off well traveled Hwy 99 along Grant Line Rd.

Hwy 99 is a major commuter freeway with over 77,282 cars daily.

**FLEXIBLE MP INDUSTRIAL/OFFICE PARK ZONING:**

This zoning allows for a variety of different office and industrial uses as well as most retail uses.

**ALLOWED USES**

- Banks and Financial Services
- Broadcasting and Recording Services
- Business Support Services
- Call Centers
- Child Care Center
- Community Care Facility
- Family Day Care
- General Office Uses
- General Retail Uses
- Light Industrial Warehouse Uses
- Medical Services
- General Personal Services
- Research and Development
- Schools - equipment/machine/vehicle training
- Schools - specialized education & training/studios

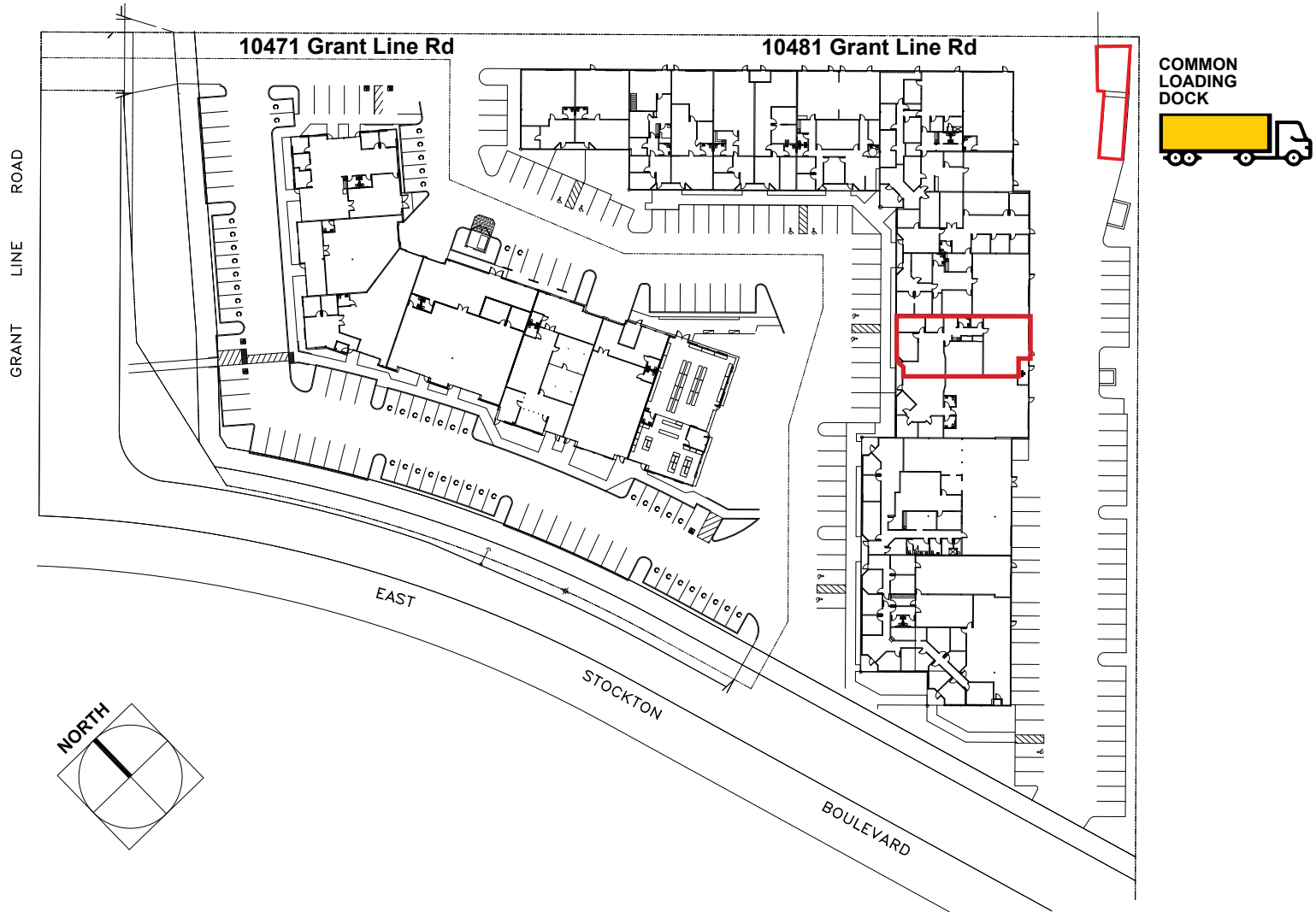
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SITE PLAN



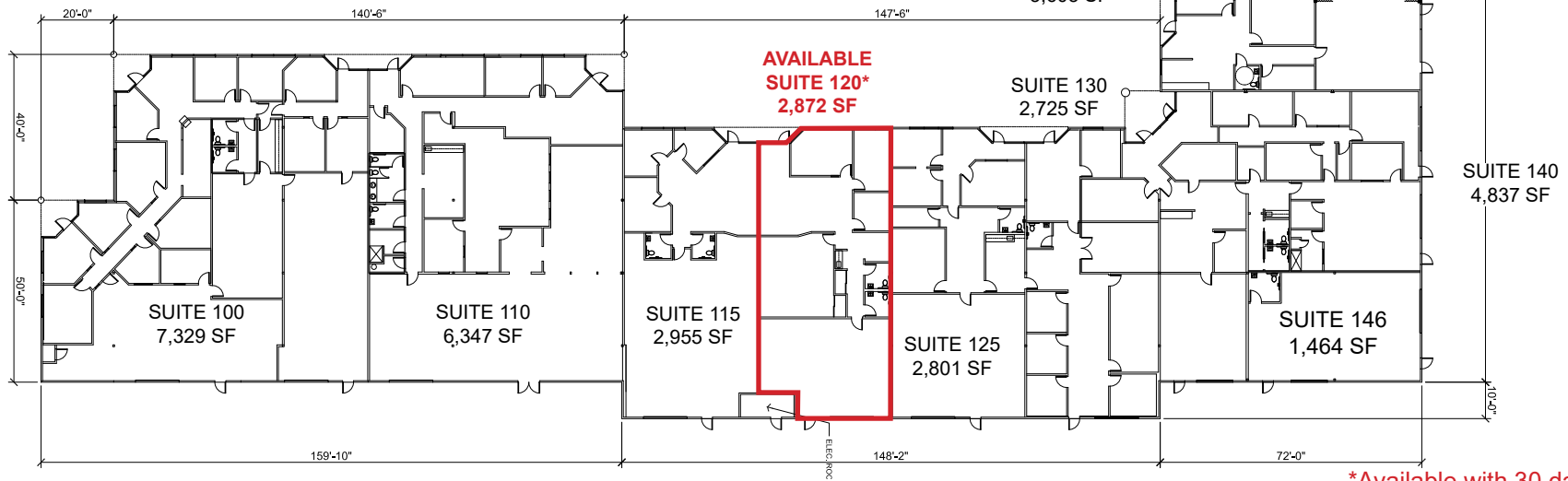
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10481 GRANT LINE RD  
FLOOR PLAN

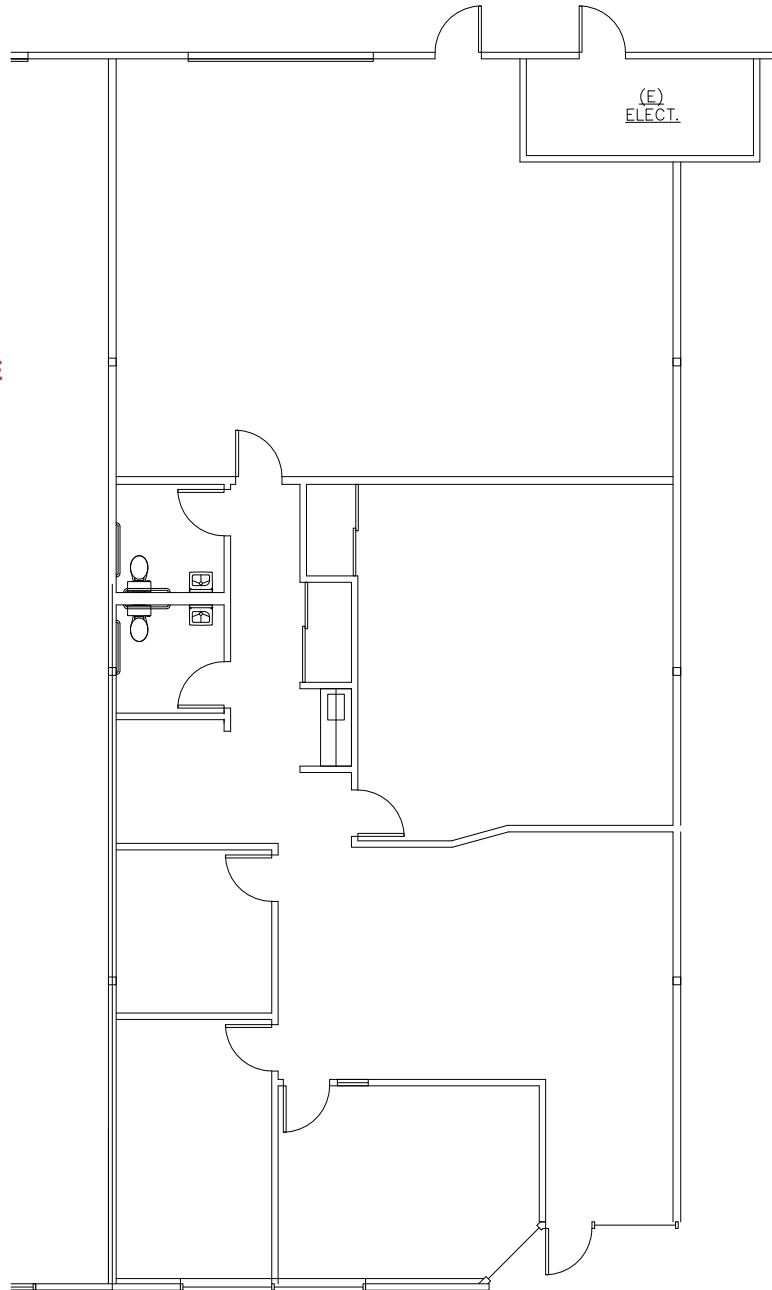


\*Available with 30 days' notice.

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FLOOR PLAN

AVAILABLE  
SUITE 120\*  
2,873 SF



10481 GRANT LINE RD

Suite 120*	SF	Lease Rate	Monthly Rent
Office	1,924	\$1.40 PSF	\$2,694.00, NNN
Warehouse	949	\$1.25 PSF	\$1,186.00, NNN
Total	2,873	\$1.35 PSF	\$3,880.00, NNN

NNN costs are approximately \$0.28 PSF.  
\*Available with 30 days' notice.