

**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



**CVIG**  
CENTRAL VALLEY INDUSTRIAL GROUP

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**COLLIERS**  
INTERNATIONAL

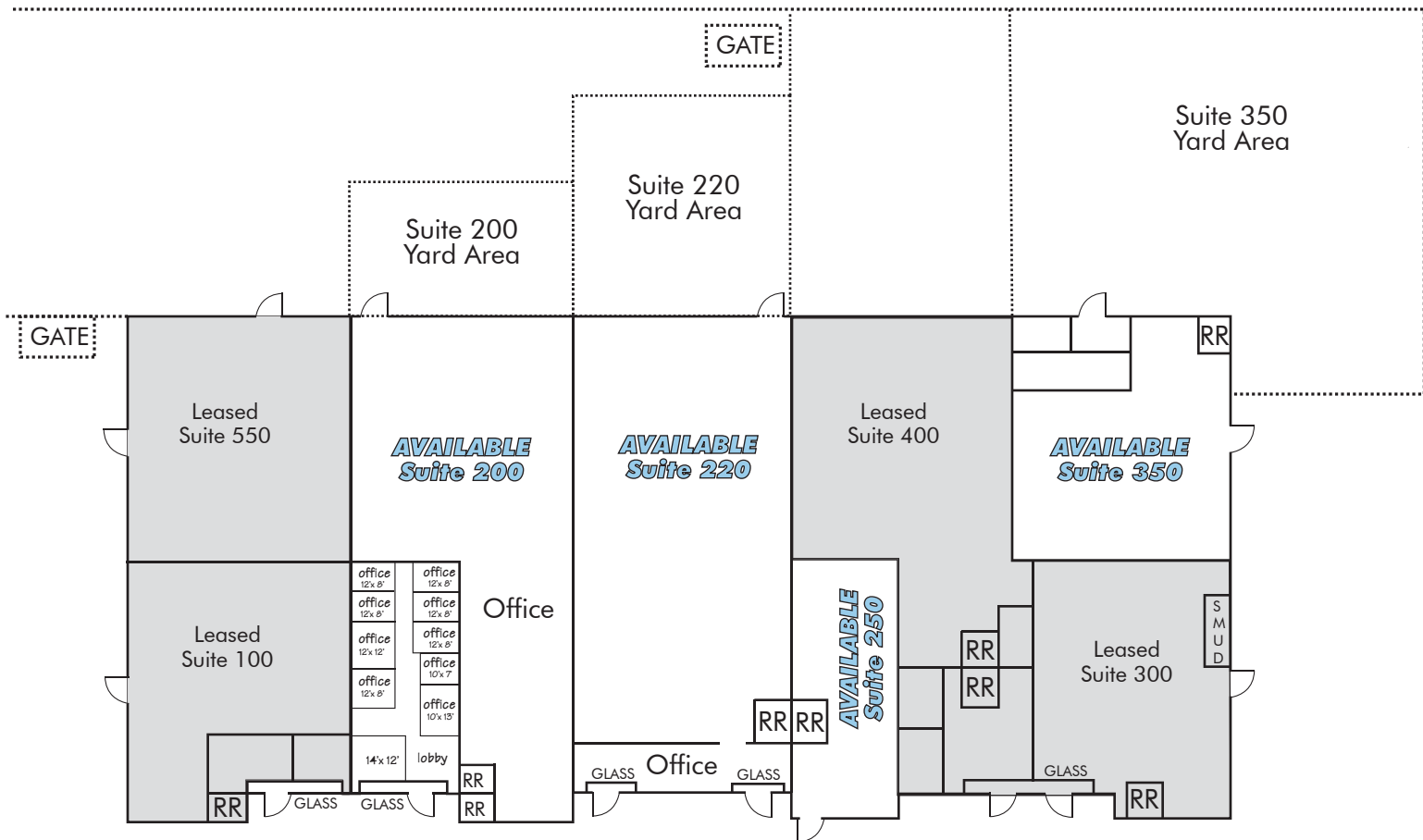
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SUITE 200	
Size:	±6,480 SF
Office:	±1,440 SF
Yard:	±1,000 SF
Doors:	Two grade level doors ~Drive-thru capable

SUITE 220	
Size:	±6,480 SF
Office:	±468 SF
Yard:	±1,500 SF
Doors:	One grade level door

SUITE 250	
Size:	±1,440 SF
Office:	No office, One RR
Doors:	One grade level door

SUITE 350	
Size:	±3,240 SF
Office:	±750 SF
Yard:	±5,100 SF
Doors:	One grade level door

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