



POWER INN SUBMARKET

## ±13,800 SF Flex Lab Space/ Multi-tenant Building

4011 Power Inn Rd is a ±13,800 SF office/flex space within the Sacramento County and is zoned for lab uses.

**\$1,725,000**  
FOR SALE

**\$0.65 - \$0.90**  
FOR LEASE PSF MODIFIED GROSS

Schedule a Tour Today:

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## Located in the “Green Zone”

4011 Power Inn Road is a multi-tenant R&D building located (4) blocks south of Highway 50.

**±13,800**  
SF FOR SALE



±13,800 SF  
Building



Lab Use  
Permitted



Hwy 50  
4 Blocks Away



Divisible into  
7 Suites



1200 Amps 3 Phase  
4 Wire 208y / 120



Located in  
Green Zone



Ample  
Parking



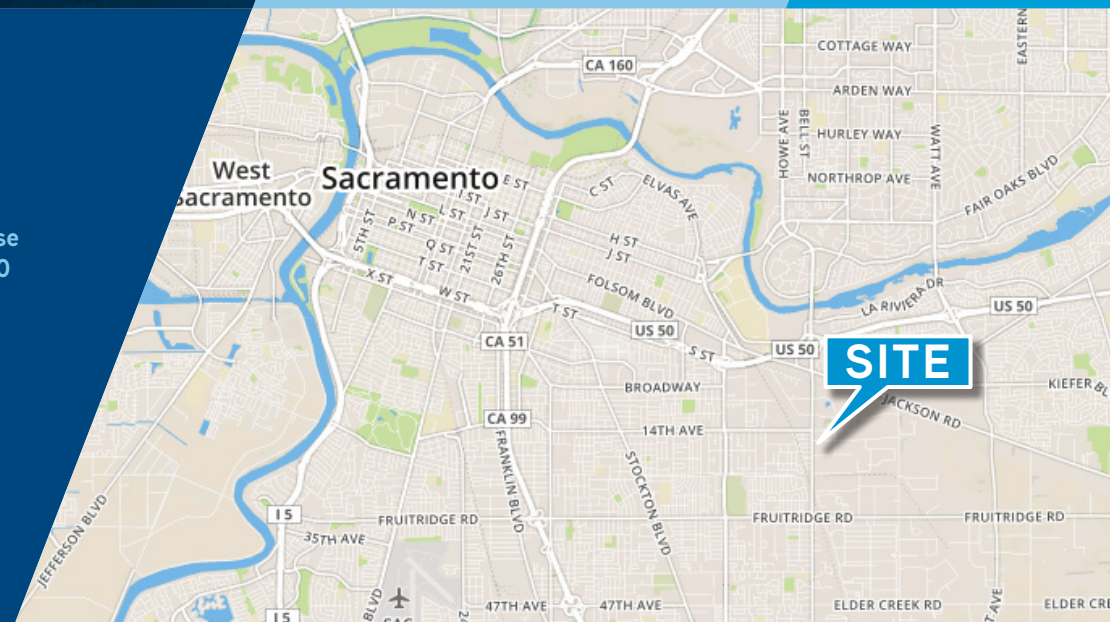
Sprinklered



Zoned  
M2-S

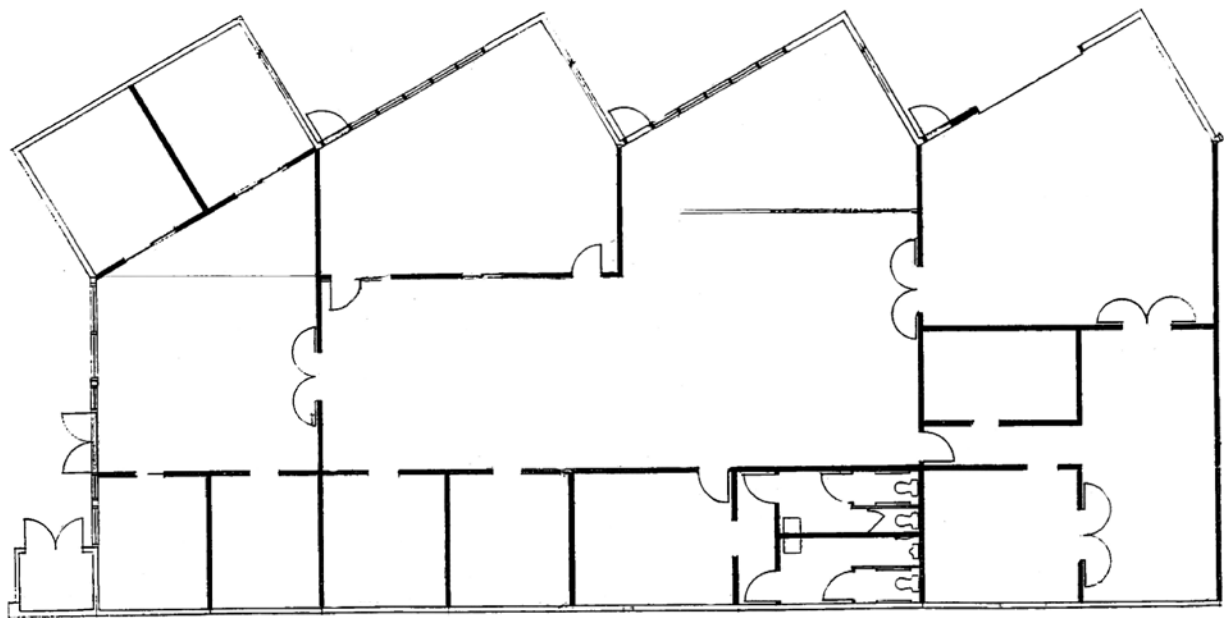


Sac Intl Airport  
20 Miles Away





FLOOR PLAN—LABORATORY SPACE LAYOUT



BUILDING SPECIFICATIONS

Address	4011 Power Inn Road, Sacramento, CA 95628
Building SF	13,800 SF
Building Use	Showroom / Research & Development / Lab
Construction Type	Masonry
Year Built	1986
Min Clear Height	12'
APN	061-0031-014
Power	1200 Supply 3 Phase 4 Wire 208Y / 120
Sprinklered	Yes
Land Area Size	.90 Acres
Zoning	M2-S
HVAC	Fully Conditioned



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FOR SALE

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