

FOR SALE \$12,000,000

±55,843 SF ON ±7.47 AC AVAILABLE

6947 POWER INN RD

SACRAMENTO, CA 95828



6947 POWER INN RD

Sacramento, CA



PROPERTY HIGHLIGHTS

6947 Power Inn Road is a well-located light industrial facility totaling approximately 55,843 SF (50,823 SF Open Structure and 5,020 SF Office), situated on a large ± 7.47 acre parcel within Sacramento's established Power Inn industrial submarket. Built in 2004, the property offers functional industrial construction with ample land coverage and on-site parking, making it suitable for a variety of manufacturing, warehouse, or distribution uses. The site was previously a Truss plant, and the approximate ± 5 AC of fenced and paved yard is a highly sought after amenity that is rarely available in the Sacramento Industrial Market. It provides great a great opportunity for contractors, construction services, equipment rental, manufacturing, fabrication, and logistics users. The site benefits from excellent access to major arterial roadways (Hwy 50, Hwy 99, and I-5), providing efficient connectivity throughout the Sacramento metropolitan area and to regional transportation corridors. Its positioning within a proven industrial corridor supports strong long-term usability and operational efficiency for owner-users or investors

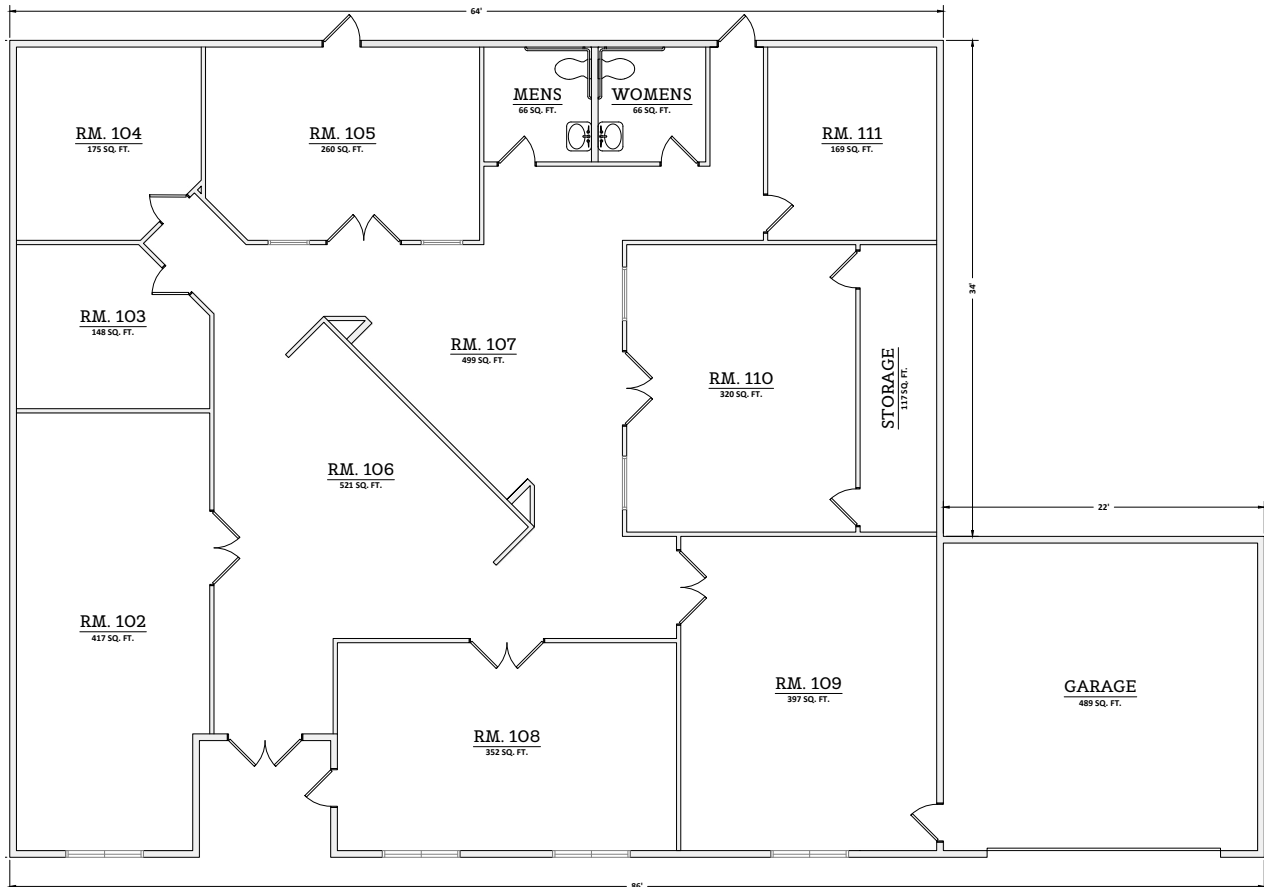
PROPERTY FEATURES

Building Size:	$\pm 55,843$ SF	Year Built:	2004
Open Warehouse:	$\pm 50,823$ SF	APN:	043-0022-041
Office Building:	$\pm 5,020$ SF	Sprinkler:	ESFR
Site Size:	± 7.47 AC	Power:	208/120v, 3-Phase (250 Amps) 480/277v, 3-Phase (125 Amps) Multiple transformers on-site
Yard Size:	± 5 AC	Zoning:	M-1
Clear Height:	16' - 18'	Sale Price:	\$12,000,000

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OFFICE FLOOR PLAN



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Sacramento, CA



OPEN WAREHOUSE
±50,823 SF

OFFICE BUILDING
±5,020 SF

FENCED PAVED YARD
±5 AC

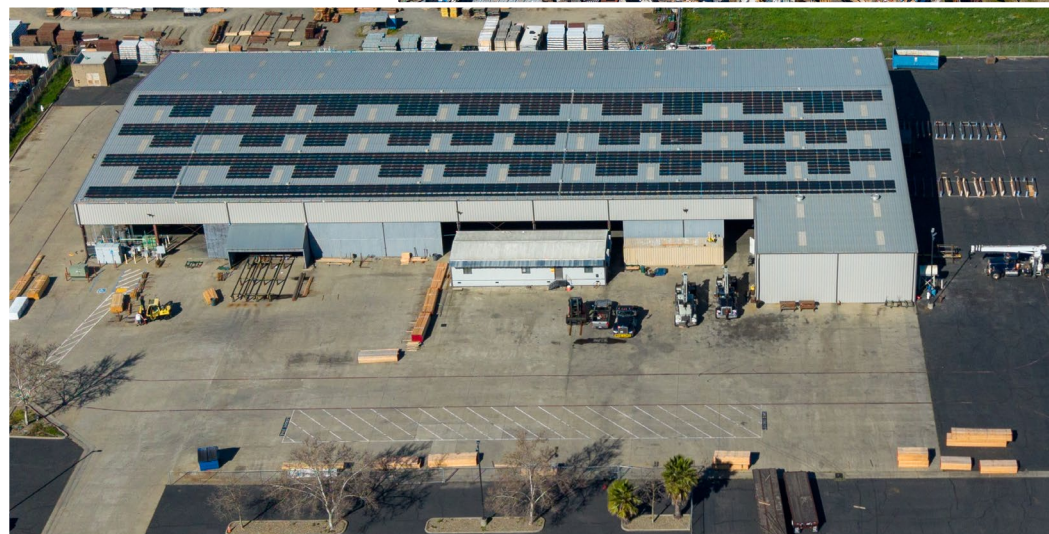
SUPERIOR STONE

6947 POWER INN RD
Sacramento, CA

**PROPERTY
PHOTOS**



VIEW DRONE VIDEO





FOR MORE INFORMATION, CONTACT:

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