

10471 & 10481 GRANT LINE RD
ELK GROVE, CA

FOR LEASE

**1,464 SF - 2,873 SF OFFICE/
WAREHOUSE SUITES**

ETHAN CONRAD
PROPERTIES INC.

**COMMON LOADING
DOCK ON-SITE**



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

Todd Newburn

DRE: #01226238

tnewburn@ethanconradprop.com

Sandy Rodriguez

DRE: #01249030

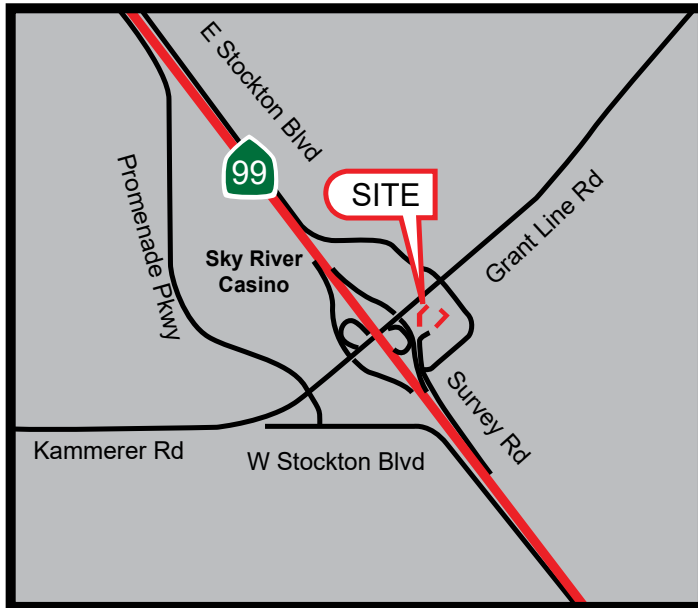
sarodriguez@ethanconradprop.com

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

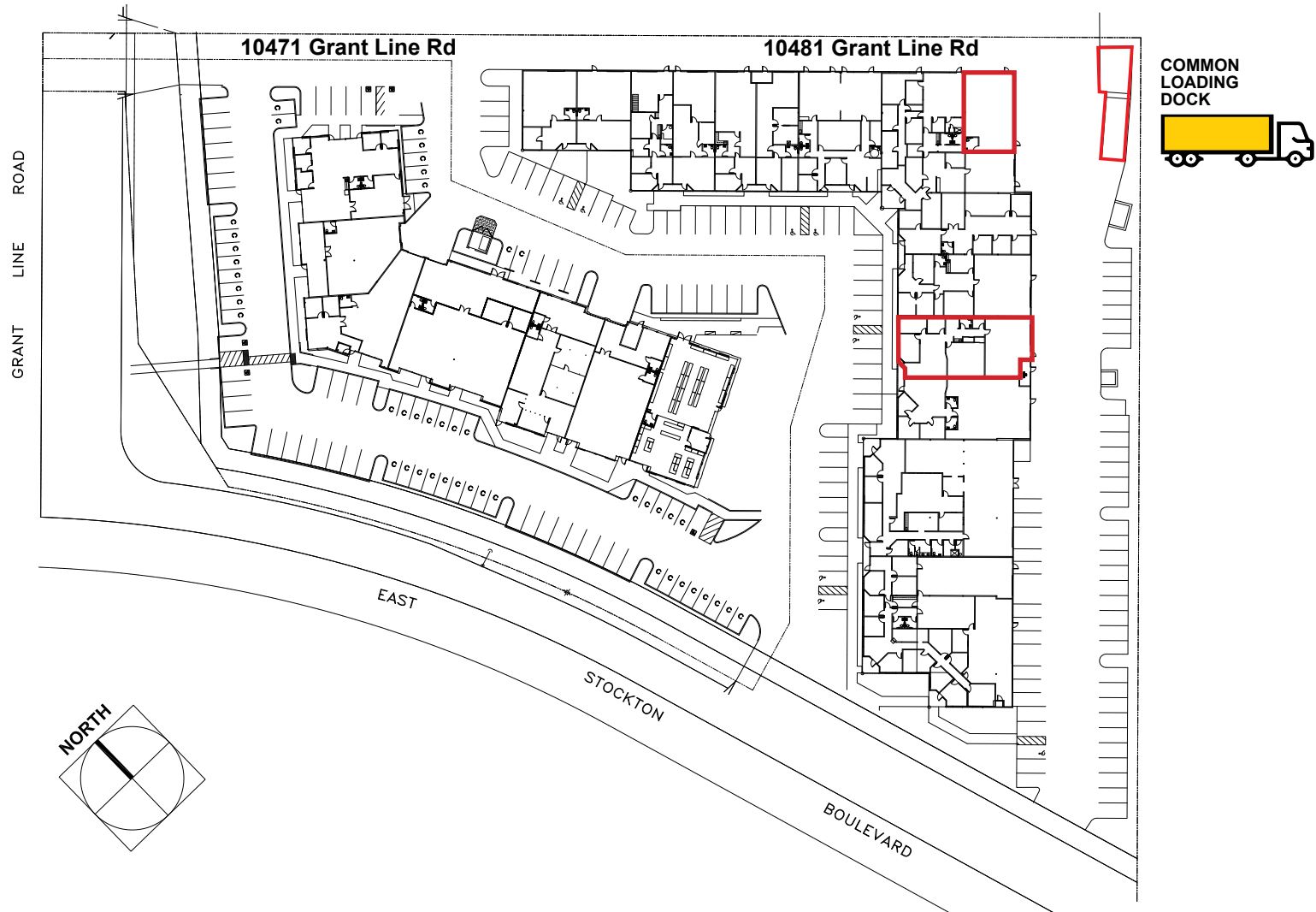
- Banks and Financial Services
- Broadcasting and Recording Services
- Business Support Services
- Call Centers
- Child Care Center
- Community Care Facility
- Family Day Care
- General Office Uses
- General Retail Uses
- Light Industrial Warehouse Uses
- Medical Services
- General Personal Services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

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SITE PLAN



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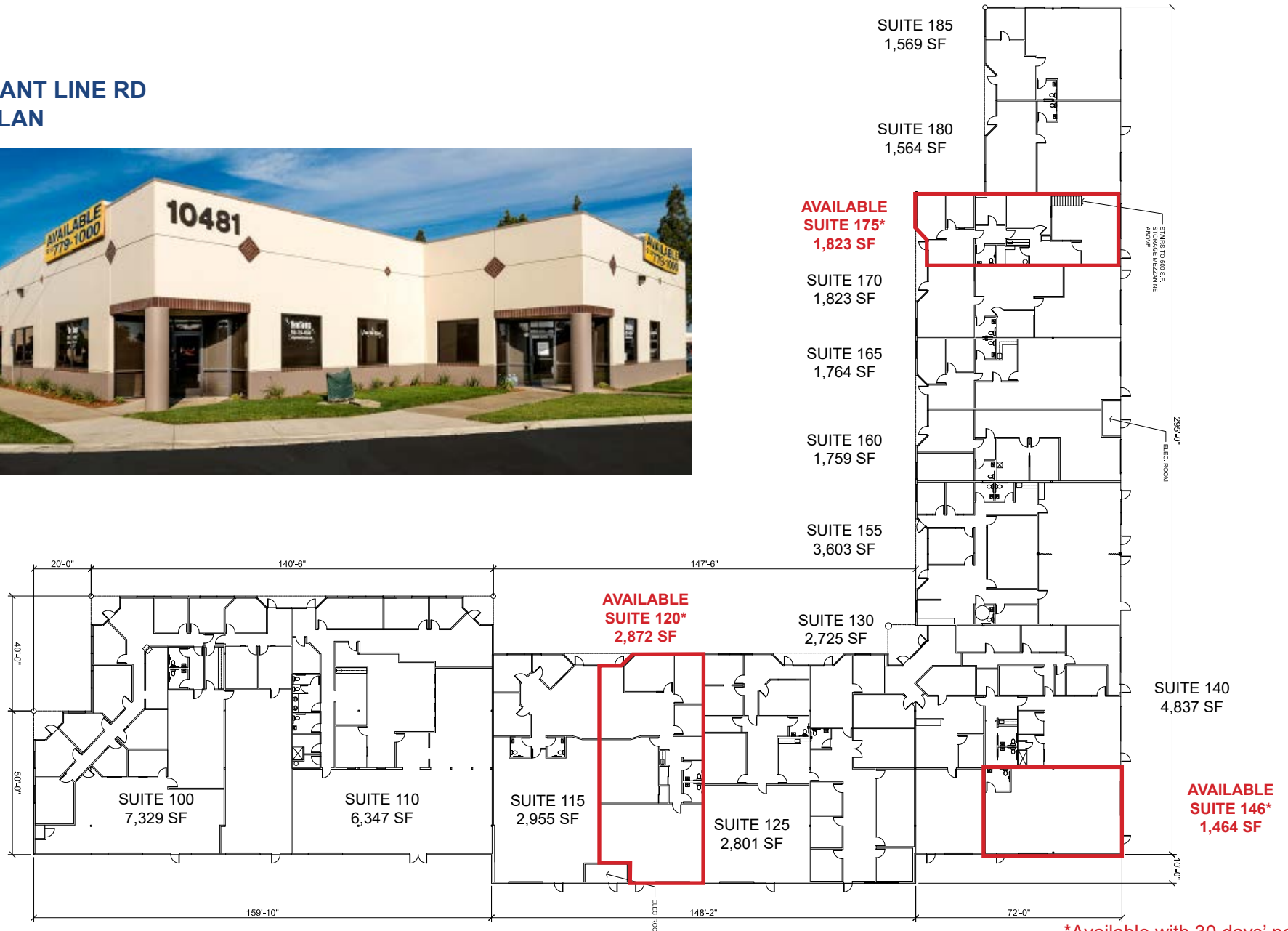
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

FOR LEASE

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10481 GRANT LINE RD
FLOOR PLAN

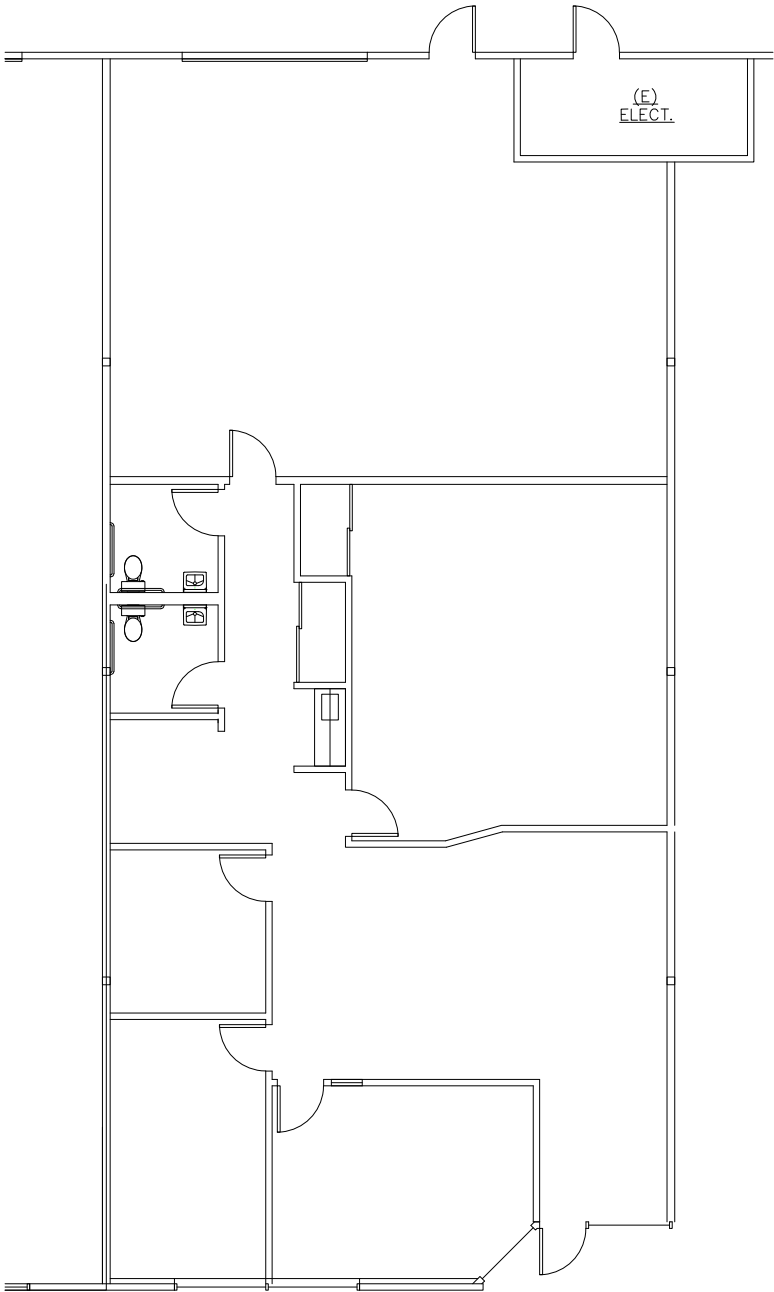


*Available with 30 days' notice.

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FLOOR PLAN

AVAILABLE
SUITE 120*
2,873 SF

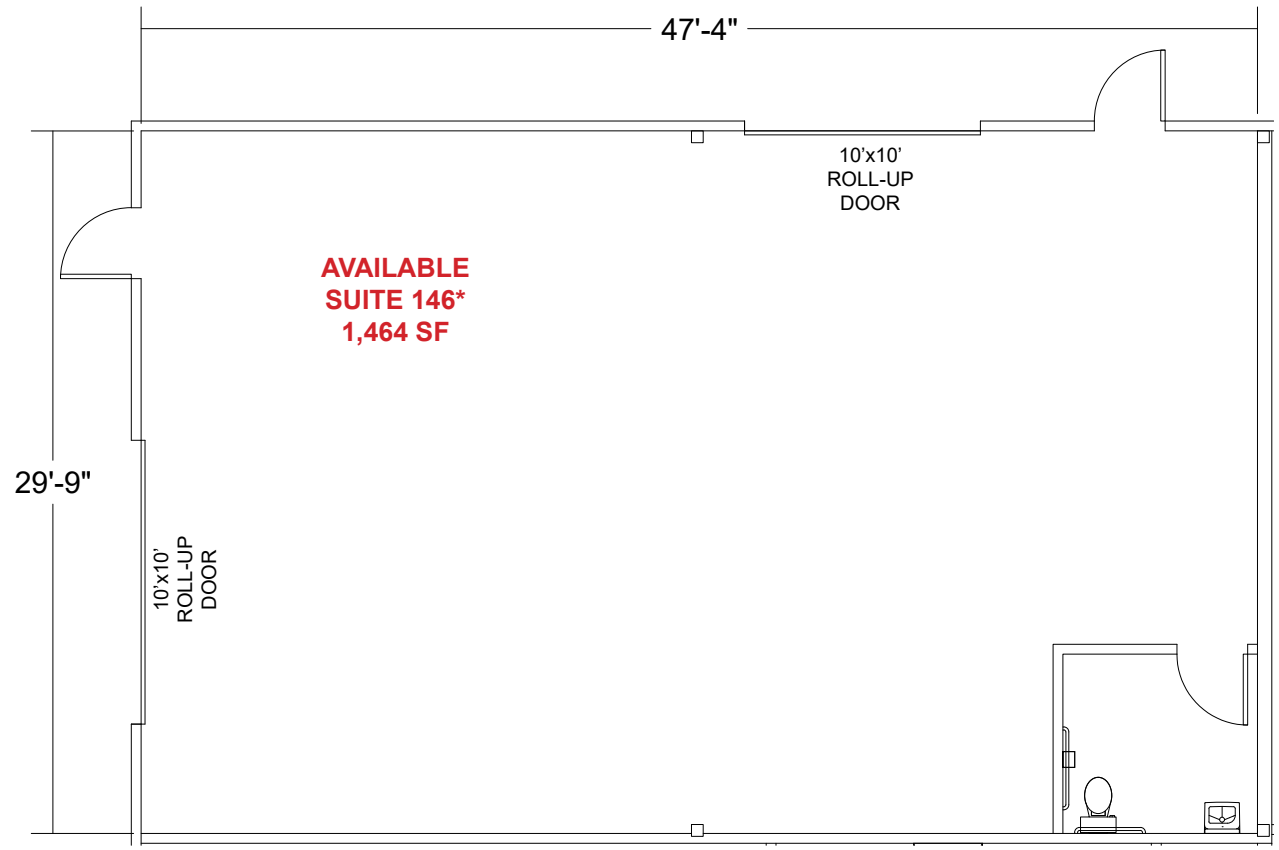


10481 GRANT LINE RD

Suite 120*	SF	Lease Rate	Monthly Rent
Office	1,924	\$1.39 PSF	\$2,674.00, NNN
Warehouse	949	\$1.35 PSF	\$1,281.00, NNN
Total	2,873	\$1.38 PSF	\$3,880.00, NNN
NNN costs are approximately \$0.28 PSF. *Available with 30 days' notice.			

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FLOOR PLAN



10481 GRANT LINE RD

Suite 146*	SF	Lease Rate	Monthly Rent
Warehouse	1,464	\$1.25 PSF	\$1,830.00, NNN
NNN costs are approximately \$0.28 PSF. *Available with 30 days' notice.			

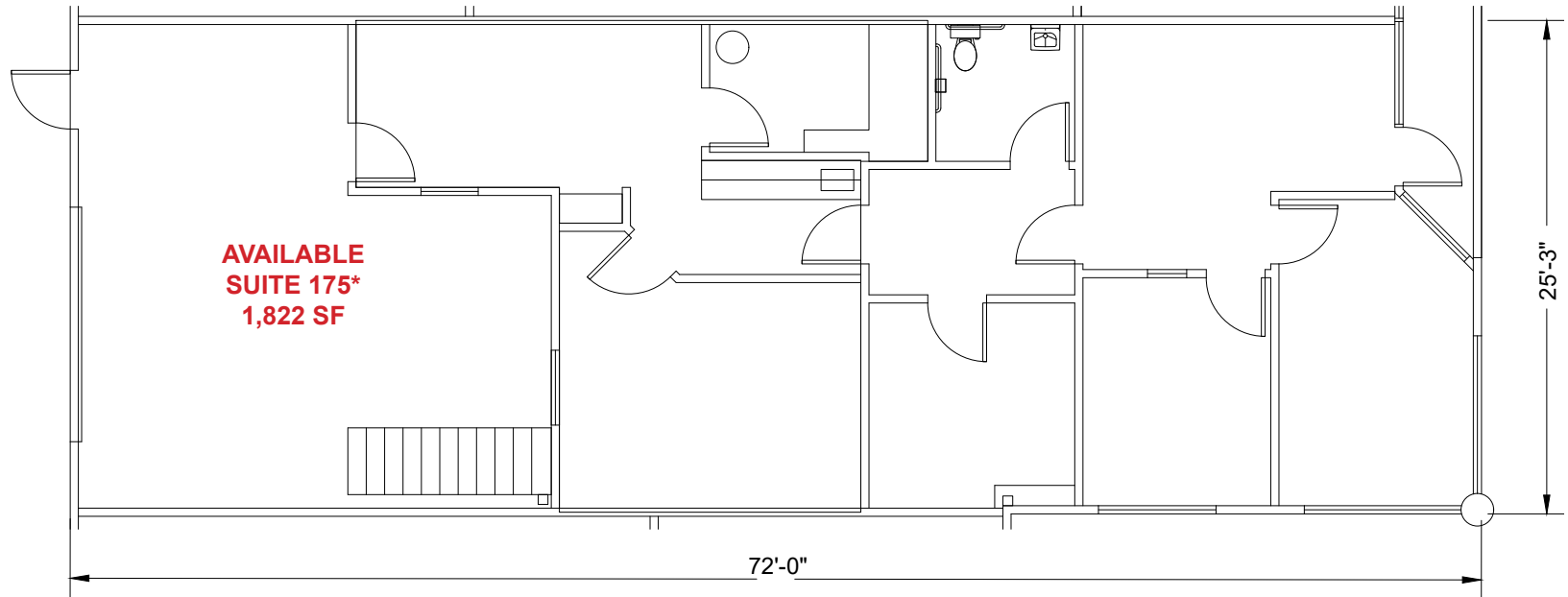
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FLOOR PLAN



10481 GRANT LINE RD

Suite 175*	SF	Lease Rate	Monthly Rent
Office	1,281	\$1.49 PSF	\$1,909.00, NNN
Warehouse	541	\$1.45 PSF	\$ 784.00, NNN
Total	1,822	\$1.48 PSF	\$2,693.00, NNN
NNN costs are approximately \$0.28 PSF. *Available with 30 days' notice.			

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