



CBRE

5101 FLORIN PERKINS ROAD



**±26,830 SF ON ±2.27 ACRES
FOR SALE OR LEASE**

BUILDING SPECIFICATIONS

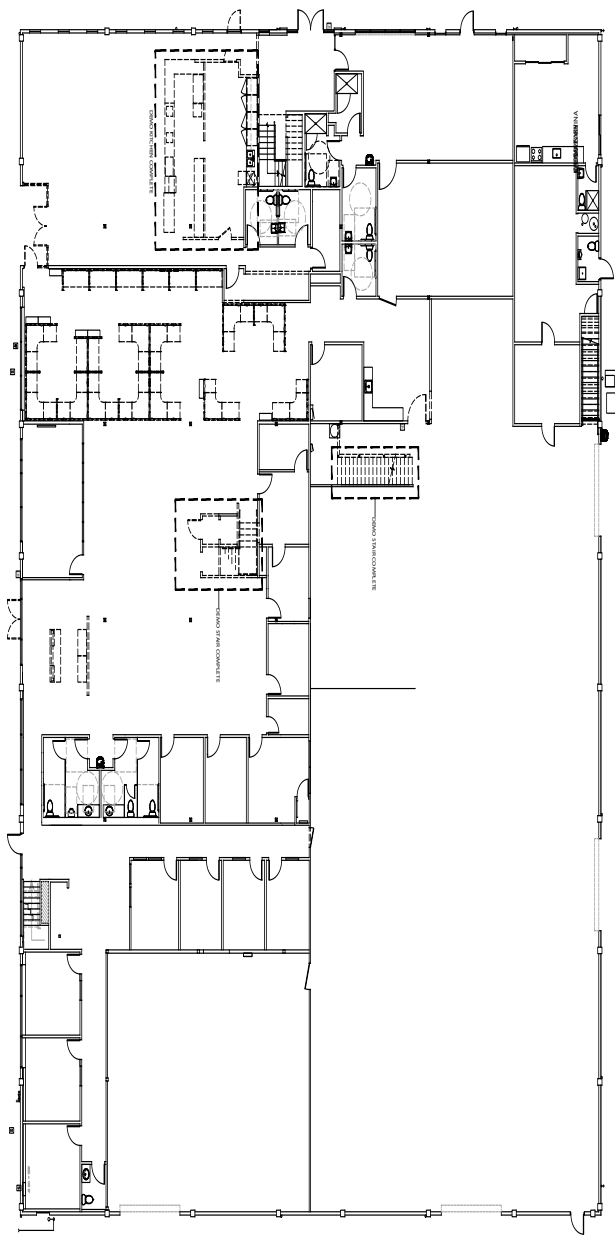
Spec Type	Spec Details
Total Structures:	±26,830 SF
• Warehouse/Shop:	±8,140 SF
• Office - 1st Floor:	±16,290 SF
• Office - 2nd Floor:	±16,290 SF
• Canopy:	±2,400 SF
Floor Plan Options:	
Option 1:	Office: ±32,580 SF (two-story); Warehouse: ±8,140 SF (current layout)
Option 2:	Office: ±10,173 SF; Warehouse ±13,217 SF; ±2,400 SF canopy
Option 3:	<u>Suite 1:</u> Office ±4,778 SF; Warehouse ±6,626 SF <u>Suite 2:</u> Office ±5,396 SF; Warehouse ±6,590 SF
Yard:	±32,332 SF
Land Size:	±2.27 Acres (±98,881 SF)
Clear Height:	20'
Construction Type:	Concrete Tilt-Up
Power:	600 amps, 277/480V, 3 phase (estimated)
Loading:	Grade Level Loading (12' x 14')
Zoning:	M-2 (S) zoning, City of Sacramento
Other Features:	• Skylights • Frontage on Florin Perkins Road • Ample Parking • Close Proximity to Highway 50 via Folsom Boulevard



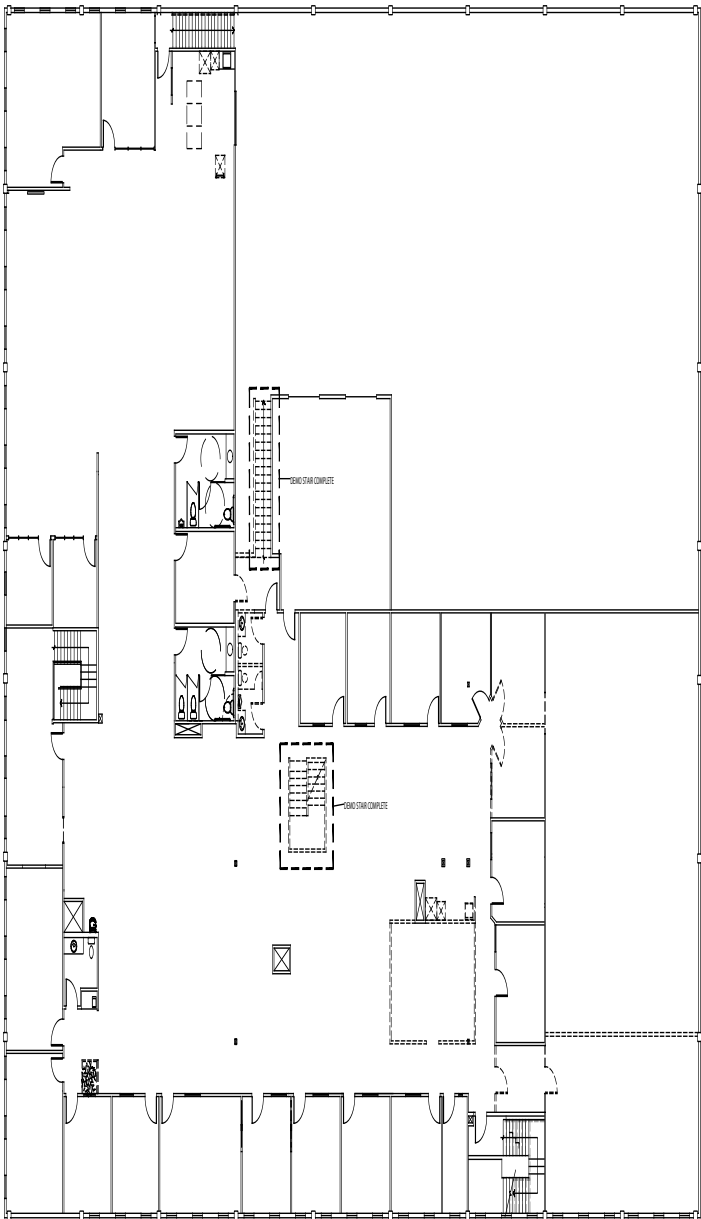
The site plan for 5101 Florin Perkins Road illustrates the proposed building footprint and its relationship to the surrounding site. The main building is a large rectangular structure with a central area labeled "5101 FLORIN PERKINS ROAD". To the right of the building is a large, irregularly shaped yard area labeled "YARD ~32,322 S.F.". The yard is bordered by a "PROPOSED FENCING TO SECURE YARD" and a "FIRE LANE". To the left of the building is a parking area labeled "(E) EMPLOYEE PARKING 14 STALLS". To the right of the building is a parking area labeled "(E) COMPANY VEHICLE PARKING 17 STALLS". The site is bounded by "FLORIN PERKINS ROAD" to the north and "5151 FLORIN PERKINS ROAD" to the south. The plan also shows "PROPOSED DRIVE WITH 10' SIDEWALK" and "PROPOSED DRIVE WITH 10' SIDEWALK". A "RECEIVAL ROCESS ELEMENT" is indicated near the top left. A "YARD AREA USED BY MARK (IS AVAILABLE TO FUTURE OWNER)" is shown at the bottom. A north arrow is located in the bottom right corner, and the text "**Not to Scale**" is present.

FLOOR PLAN - OPTION 1

First Floor Office



Second Floor Office

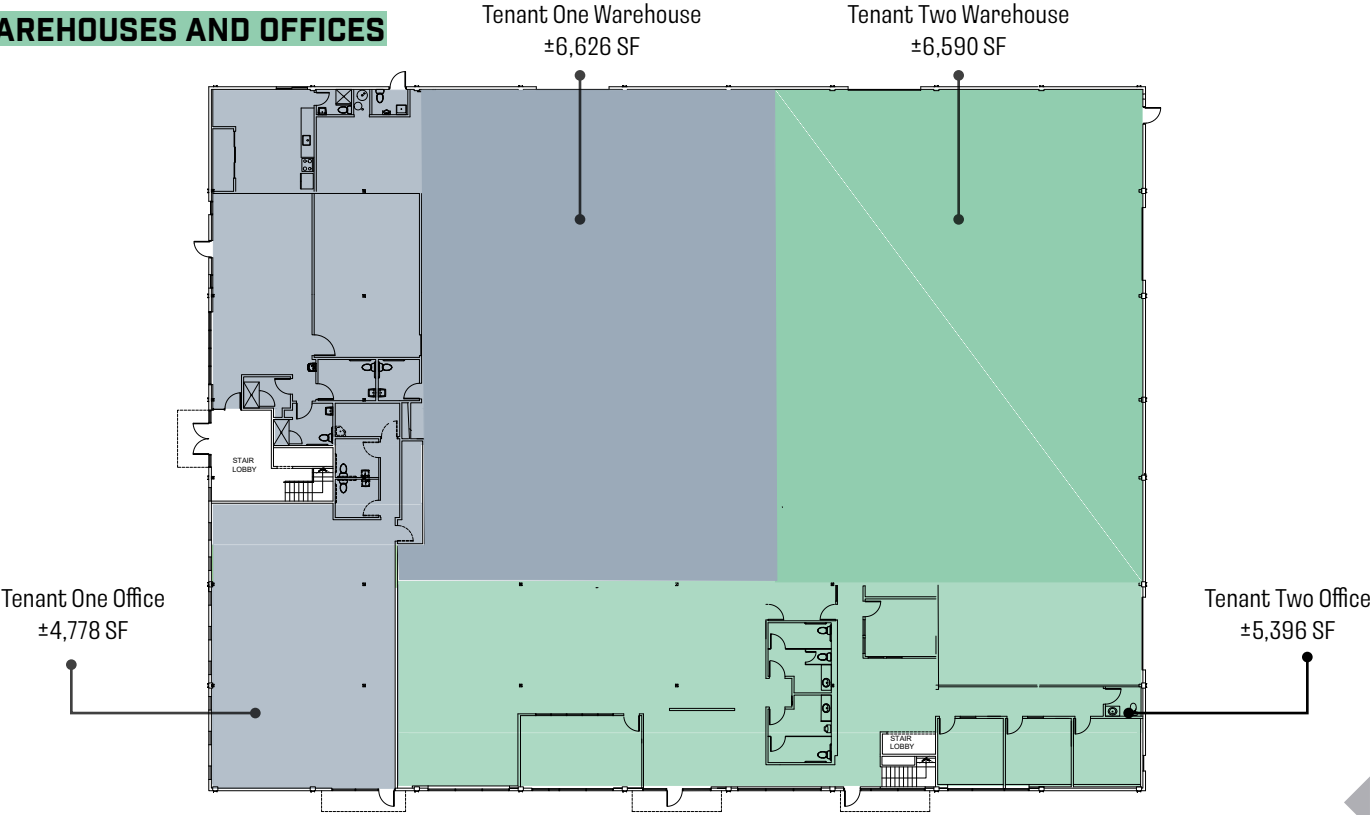


Not to Scale

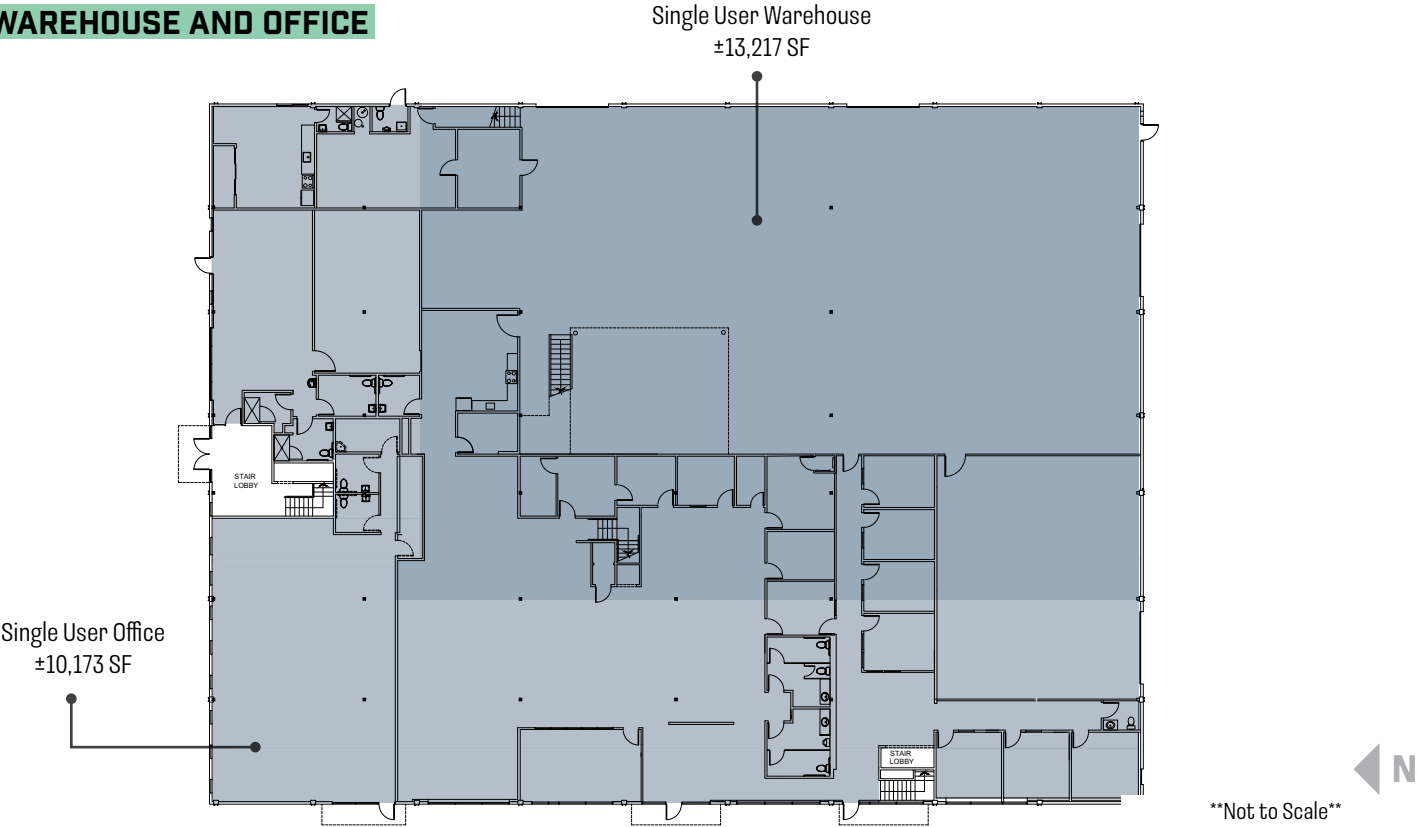


FLOOR PLAN - OPTIONS 2 & 3

WAREHOUSES AND OFFICES

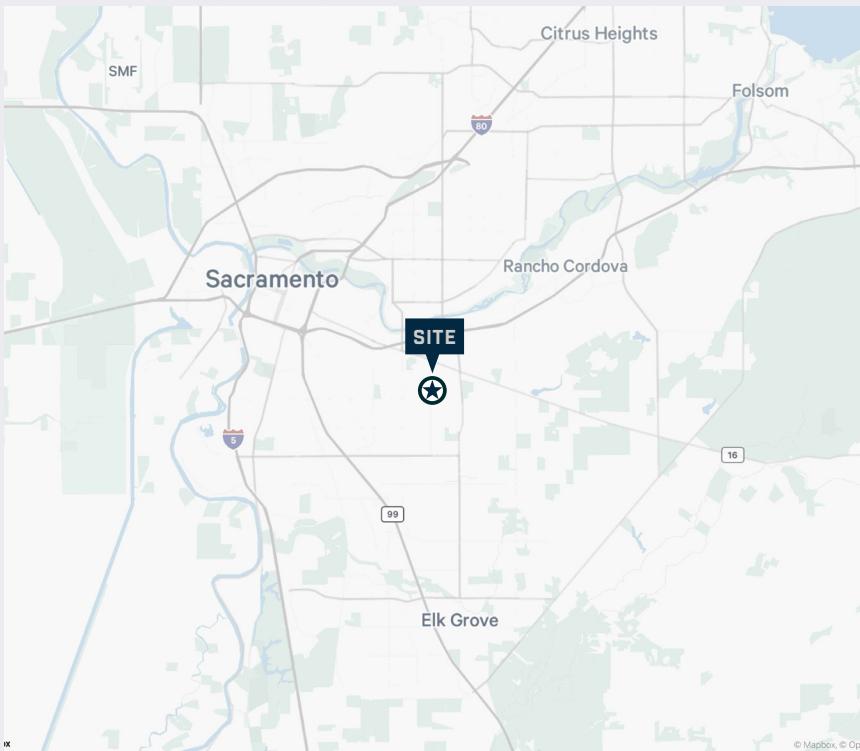


WAREHOUSE AND OFFICE





**5101 FLORIN PERKINS ROADS
SACRAMENTO, CA**



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