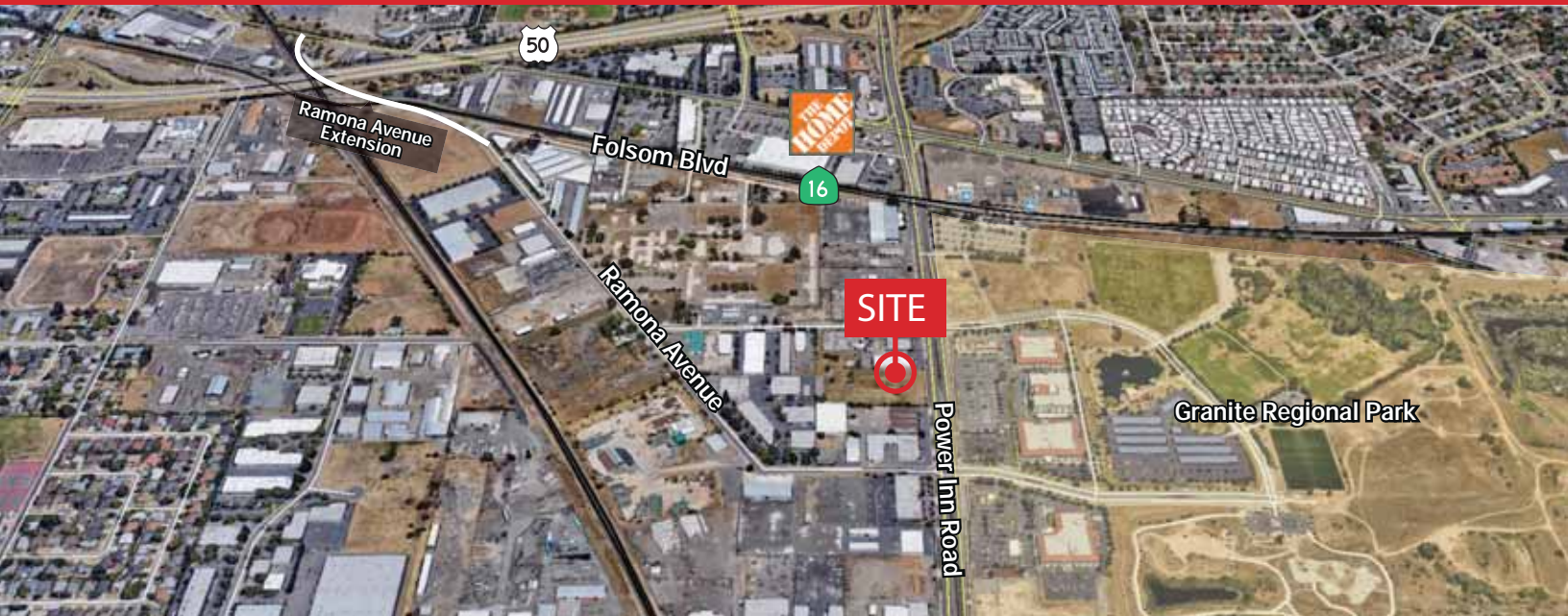


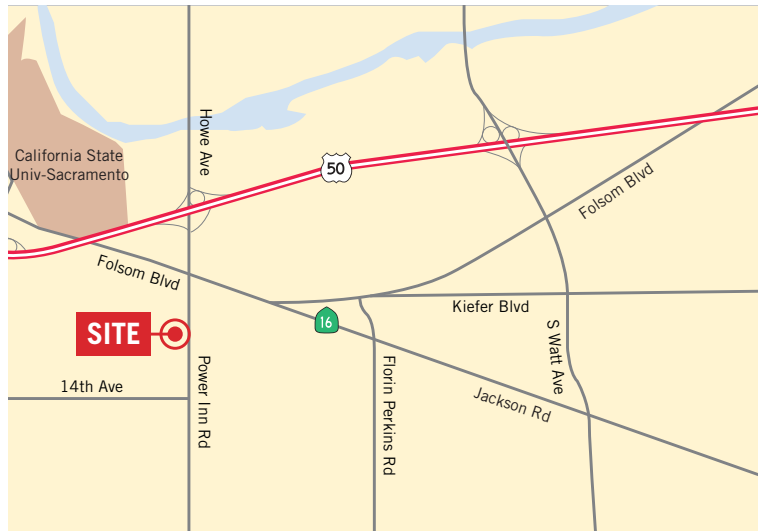
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3400 Power Inn Road, Sacramento



Property Size: ±59,200 SF Divisible to ±8,000 SF

As exclusive agents, we are pleased to offer the following space:



- ◆ ±59,200 SF Concrete Tilt-Up Building
- ◆ New Development with Q1 2019 Completion
- ◆ Divisible to ±8,000 SF
- ◆ 24' Clear Height
- ◆ Three (3) Dock High Doors
- ◆ ESFR Sprinkler System
- ◆ 2500 Amp 277/480 Volt Electrical System
- ◆ Natural Gas to Building (PG&E)
- ◆ Skylights in Warehouse
- ◆ Fiber / Cable / AT&T Building Telecom Service
- ◆ LED Energy Efficient Lighting
- ◆ Good Project Circulation and Quick Access to Hwy 50
- ◆ Insulated Warehouse Ceiling
- ◆ 40' x 60' Column Spacing

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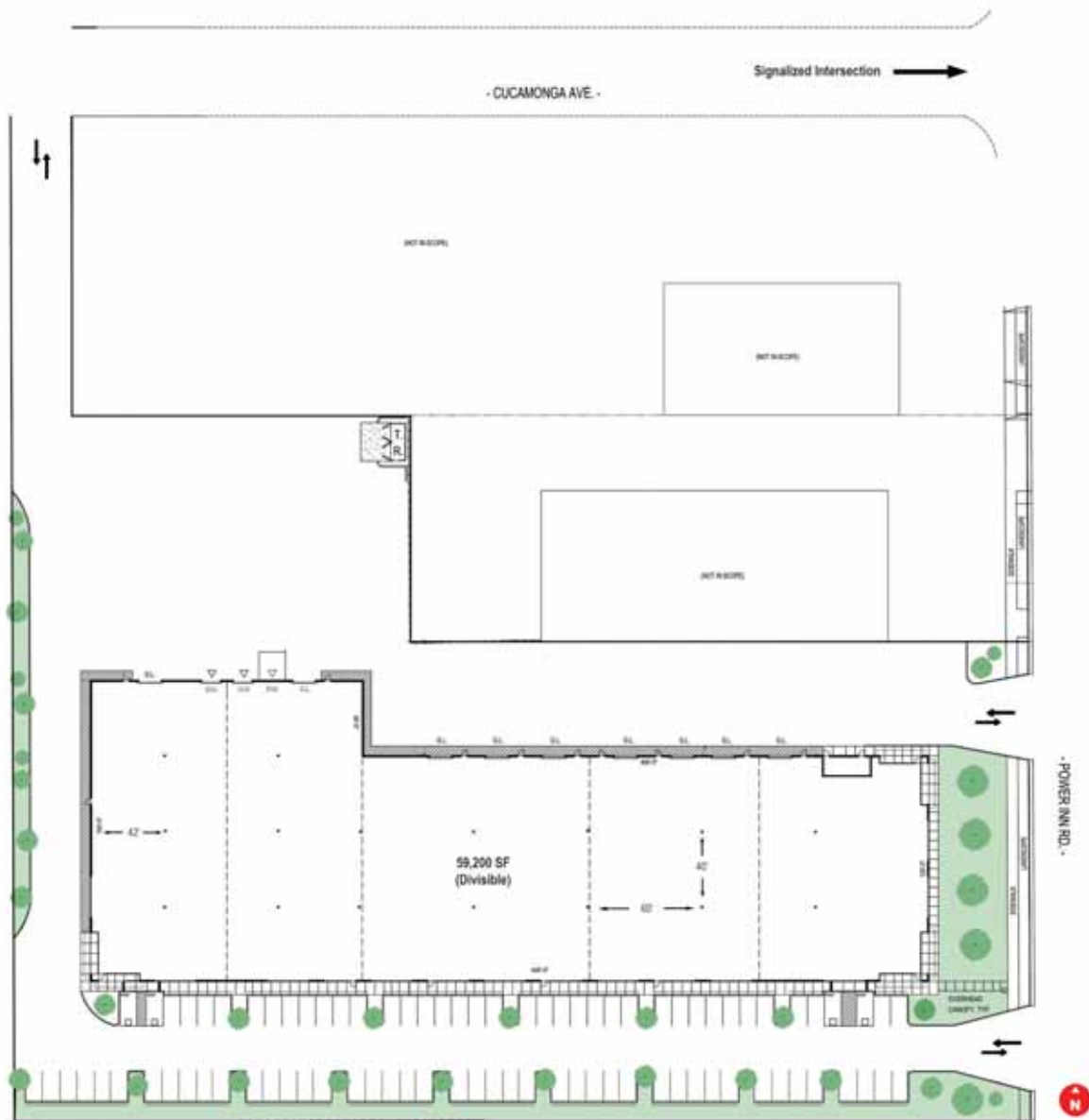
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SITEPLAN



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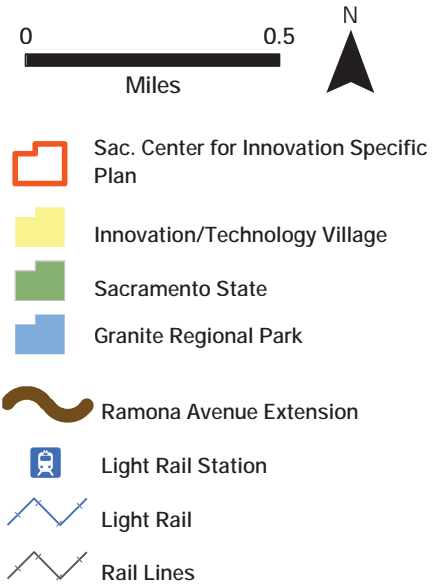
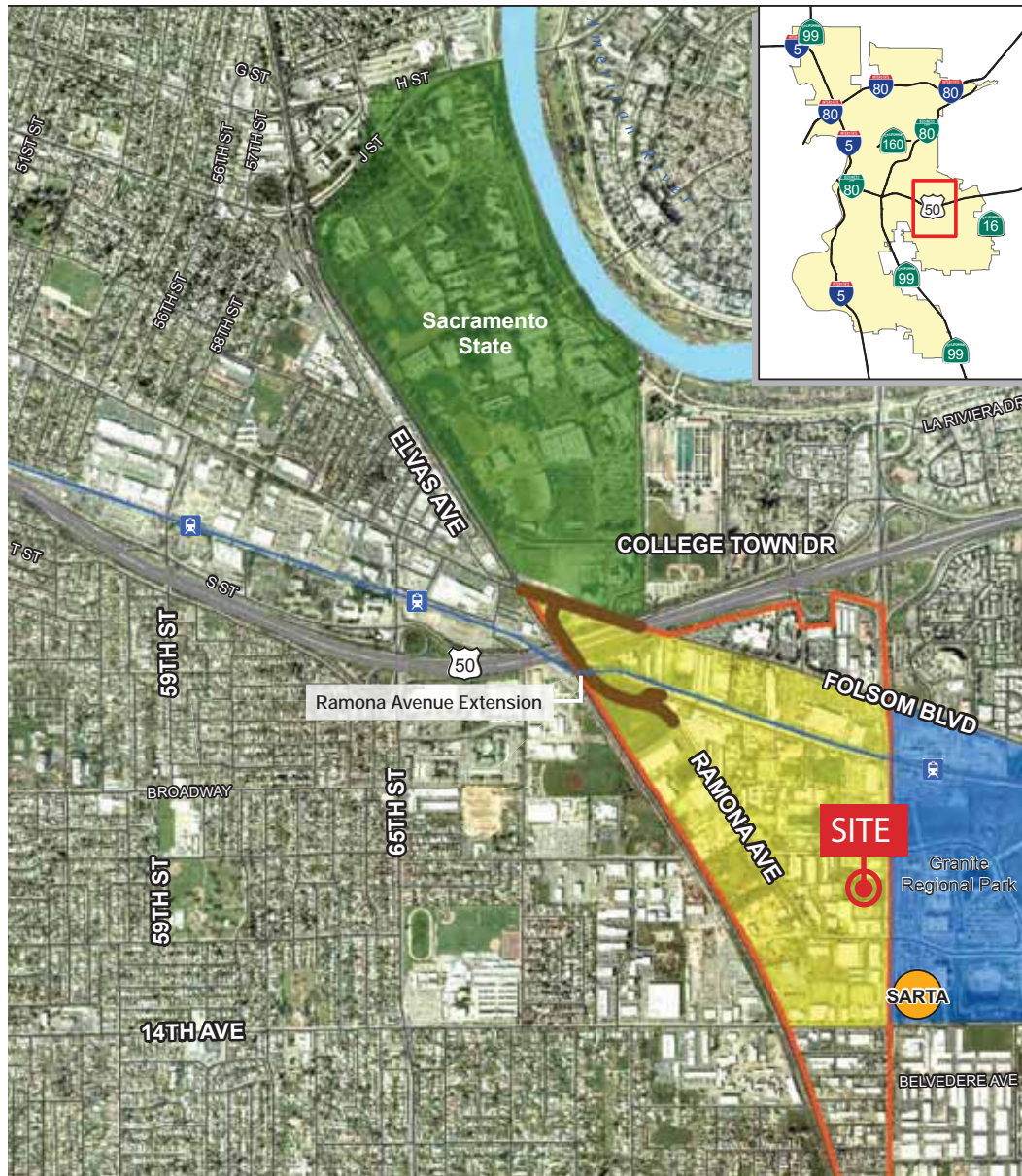
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AERIAL



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AREA OVERVIEW

City website for SCI – www.cityofsacramento.org

"Vision: The City, in partnership with Sacramento State University, the Power Inn Alliance, and the Sacramento Municipal Utility District (SMUD), has prepared and adopted a specific plan for a new center for innovation and clean technology in the 65th Street area south of the University. The goal is to create an environment that fosters the exchange of technical knowledge and expertise between students, faculty and private sector business enterprises. With connections to U.S. Highway 50, light rail and its proximity to the University, SMUD, UC Davis Medical Center and Granite Park, the area is well positioned to transform from an older industrial area into a future hub for clean energy, green technology, and medical technology in the Sacramento region."

Power Inn Alliance – www.powerinn.org

"Power Inn Alliance creates and strengthens the physical, business and economic conditions of the Power Inn community. This is achieved through a collaborative approach to advocacy, beautification, civic partnership, security, transportation, marketing and communication. Power Inn Alliance is the property-based business improvement district (PBID), created in 2006 to "Advocate for business, transportation and community". The district is located in the southeastern quadrant of the city of Sacramento and is home to over 10,000 businesses which creates over 29,000 direct jobs and produces over \$3.2 billion in annual economic output. It serves as the city's manufacturing core with over 62% of the city's manufacturing base taking place in the 6.2 mile area*. It is also home to the future Sacramento Center for Innovation."



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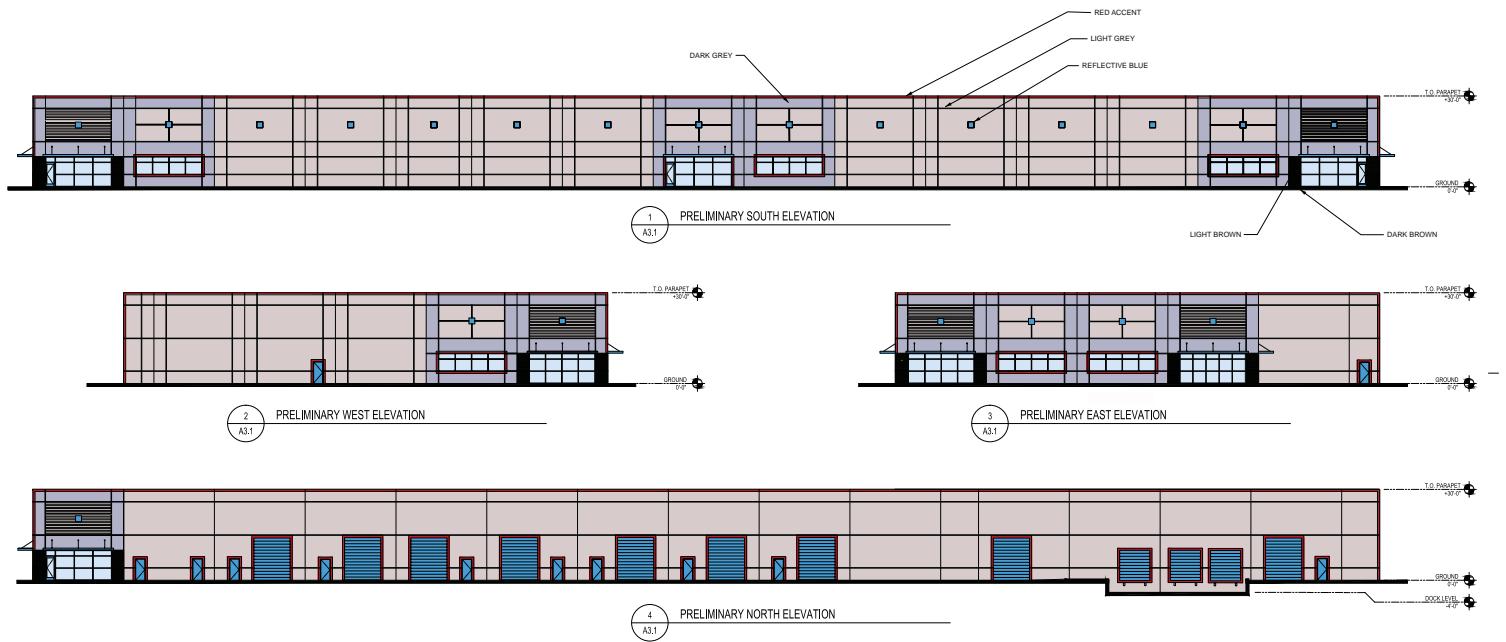
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ELEVATIONS



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