

**NEW  
OWNERSHIP**

**AMERICAN CENTER BUSINESS PARK  
±13,864 SF BUILDING  
AVAILABLE FOR SALE OR LEASE**

**NOW  
REMODELED**



**10385 OLD PLACERVILLE RD  
SACRAMENTO, CA**

**FEATURES:**

- Divisible to 5,000 SF
- Excellent access to Hwy 50 at Mather Field Rd
- Abundant parking
- Attractive mature landscaping
- Shell condition
- Adjacent to Mather Airport
- Building signage available

**COMMENTS:**

Situated in the prominent American Center Business Park with convenient access to Hwy 50 at Mather Field Rd.

**LEASE RATES:**

\$1.29 - \$1.39 RSF, Modified Gross

**SALE PRICE**

\$957,000 (\$69.00 PSF)

**FOR MORE INFORMATION CONTACT:**

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**ETHAN CONRAD**  
PROPERTIES INC.

**(916) 779-1000**

1300 National Drive, Suite 100

Sacramento, CA 95834

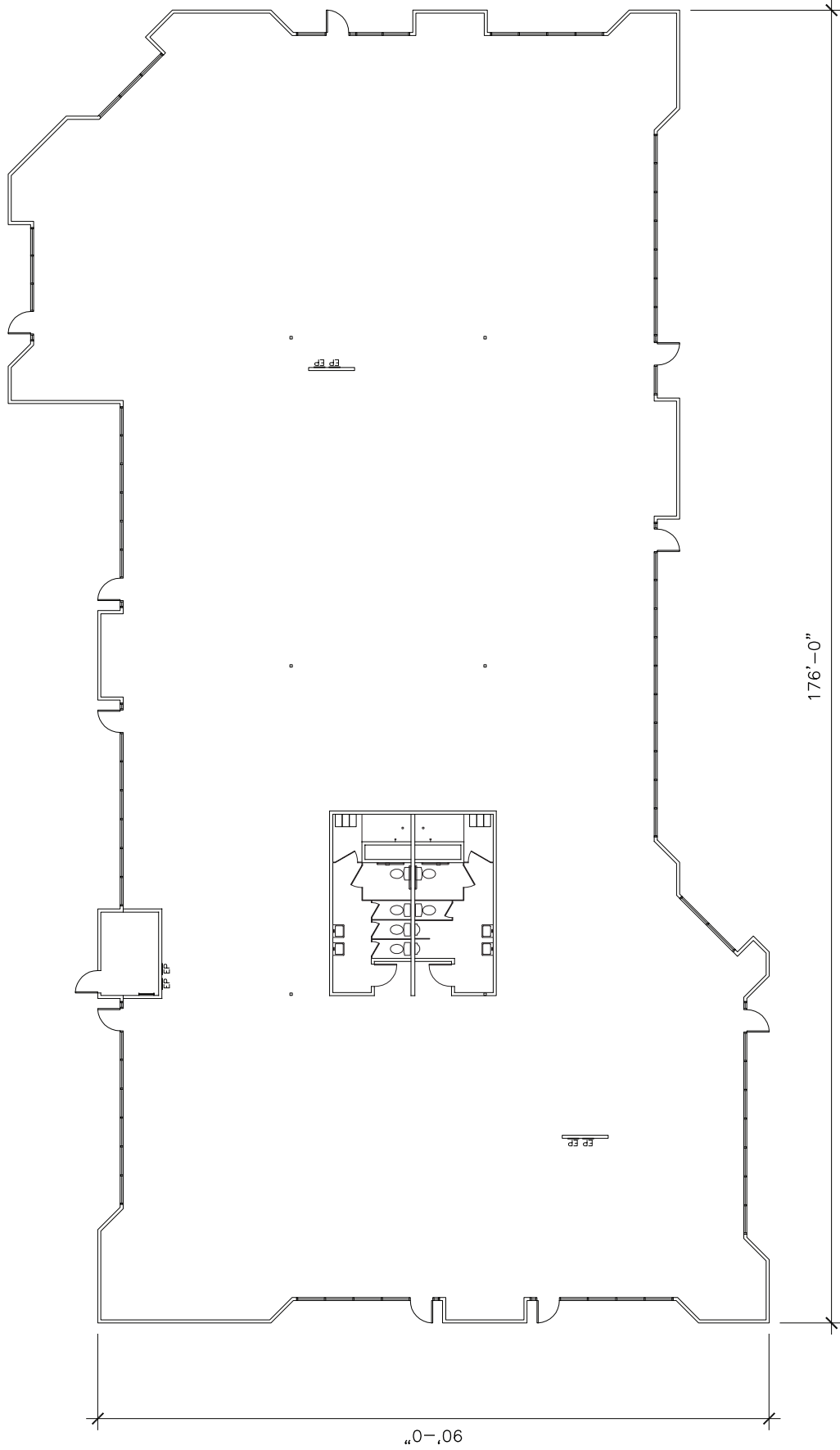
Fax: (916) 779-1200

www.ethanconradprop.com



*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.*

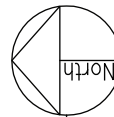
AMERICAN CENTER BUSINESS PARK - 10385 OLD PLACERVILLE RD, SACRAMENTO CA



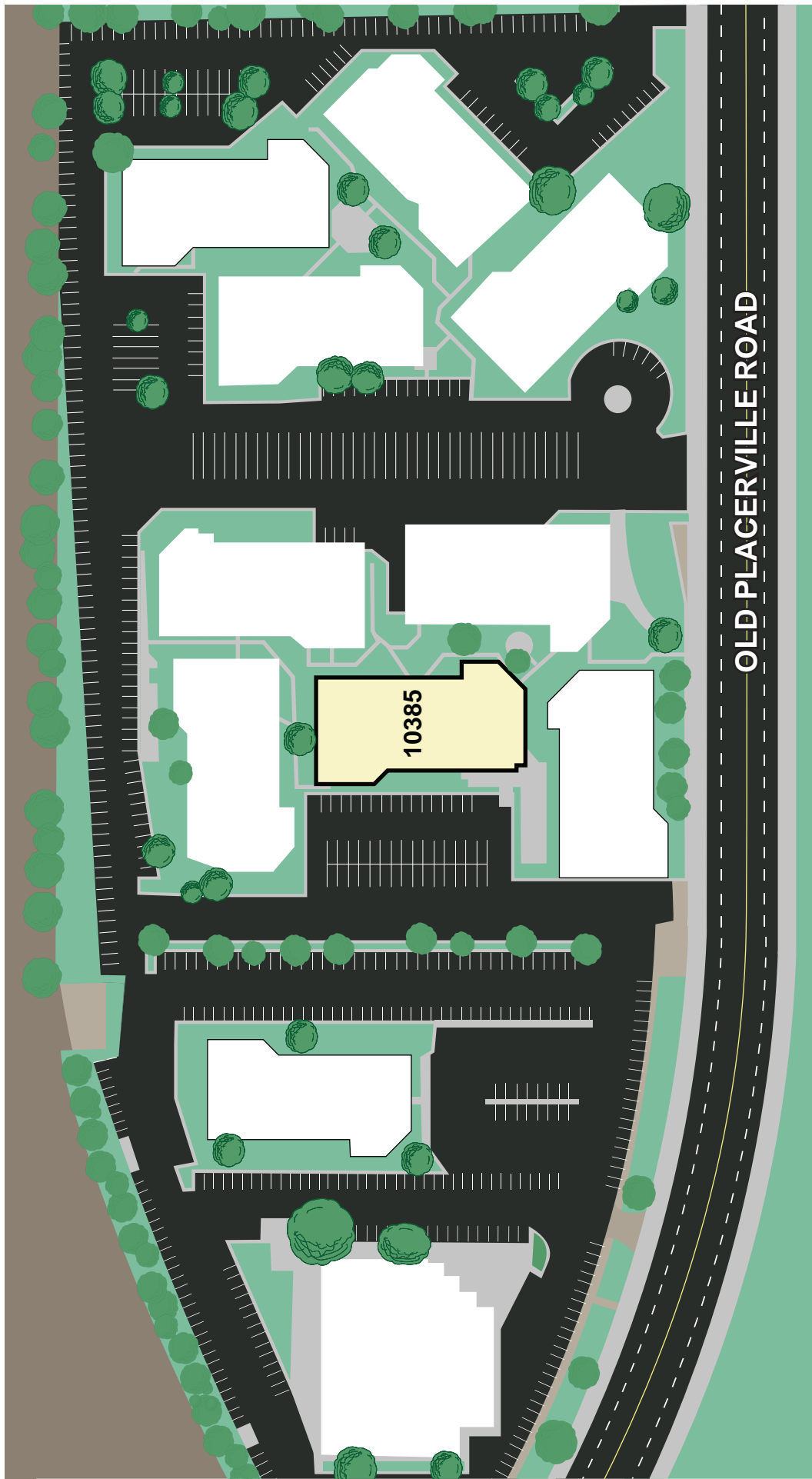
ETHAN CONRAD PROPERTIES INC.  
10385 OLD PLACERVILLE ROAD  
13,864 RSF  
SACRAMENTO, CA

8/28/2017

SCALE: 1/16" = 1'-0"



AMERICAN CENTER BUSINESS PARK - 10385 OLD PLACERVILLE RD, SACRAMENTO CA





# AMERICAN CENTER BUSINESS PARK, SACRAMENTO CA





# AMERICAN CENTER BUSINESS PARK 10385 OLD PLACERVILLE RD, SACRAMENTO CA

