





Industrial Properties For Lease Or Sale / February 2018




916.779.1000

ETHAN CONRAD

PROPERTIES INC.

Industrial Properties For Lease Or Sale

Building	Suites Available	Whs SF Office SF	Total SF Available	Divisible	Space Use	Lease Rate	Type	Features	Total Size	Purchase Price	Comments	Primary Contact
 3123 Fite Circle Rancho Cordova Download Flyer	Suite 101:	2,796	11,150	No	Flex/Tech Warehouse	\$0.69 \$0.49	IG IG	Clearance: 18' Amps: 1000	20,733	\$1,990,000 (\$96.00 PSF)	IN ESCROW. FULL LEASE COMMISSION (5%). Great Freeway Visibility and signage off Hwy 50 and Bradshaw Rd. Highly improved tech/lab space with multiple entries, heavy power, insulated warehouse and good parking. CAM charges are approximately \$0.12 PSF.	Daron Whittle 916.779.1000 daron@ethanconradprop.com
		1,422			Office	\$0.74	IG	Volts: 110/208 Phase: 3				
	Suite 102-103:	4,183 1,563 1,186			Flex/Tech Warehouse Office	\$0.69 \$0.49 \$0.74	IG IG IG	Sprinklers: No Dock High: No Ground Level: 2 Rail Served: No				
 3247 Ramos Circle Highway 50 Corridor Download Flyer	Single Tenant w/ whse	9,774 1,935	11,709	No	Office Warehouse	\$0.90	MG	Clearance: 18' Amps: 200 Volts: 110/208 Phase: 3 Sprinklers: Yes Dock High: No Ground Level: Yes Rail Served: No	11,709	\$995,000.00 (\$85.00 PSF)	FULL LEASE COMMISSION (5%). Now remodeled. Office/Warehouse building in established Pioneer Business Park. Includes insulated warehouse with skylight and roll up door access. Great owner-user buy! Zoned OIMU.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Yard:		2,500	Yes	Yard	\$0.08	Gross	Clearance: N/A Amps: N/A Volts: N/A Phase: N/A Sprinklers: N/A Dock High: N/A Ground Level: N/A Rail Served: N/A	N/A	N/A	Fenced yard.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@ethanconradprop.com
 3301 Sunrise Boulevard Highway 50 Corridor Download Flyer	Suite 100:	13,918	69,496	No	Office/Tech	\$0.98	MG	Clearance: 12' Amps: 1,000	144,000	N/A	FULL LEASE COMMISSION (5%) Quality office and flex space with good glass line that can be combined to proved almost 70,000 SF of space. Suite 160 has covered loading dock access. Grade level doors possible.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 110: w/ off w/ tech	5,000 15,921		No	Warehouse Office Tech	\$0.89	MG	Volts: 277/480 Phase: 3 Sprinklers: Yes Dock High: Yes (1)				
	Suite 160: w/ tech	27,657 7,000		No	Office Tech	\$0.98	MG	Ground Level: No Rail Served: No				
 11135 Trade Center Drive Highway 50 Corridor Download Flyer	Suite 100:	13,918	69,496	No	Office/Tech	\$0.98	MG	Clearance: 12' Amps: 1,000	144,000	N/A	FULL LEASE COMMISSION (5%) Quality office and flex space with good glass line that can be combined to proved almost 70,000 SF of space. Suite 160 has covered loading dock access. Grade level doors possible.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 110: w/ off w/ tech	5,000 15,921		No	Warehouse Office Tech	\$0.89	MG	Volts: 277/480 Phase: 3 Sprinklers: Yes Dock High: Yes (1)				
	Suite 160: w/ tech	27,657 7,000		No	Office Tech	\$0.98	MG	Ground Level: No Rail Served: No				



Building	Suites Available	Whs SF Office SF	Total SF Available	Divisible	Space Use	Lease Rate	Type	Features	Total Size	Purchase Price	Comments	Primary Contact
 <p>31 15th Street West Sacramento Download Flyer</p>	Suite 1:	4,717-7,961	12,678	No	Retail	\$0.69 - \$0.89	NNN	Clearance: 20-24' Amps: 400 Volts: 240 Phase: 3 Sprinklers: Yes Dock High: No Ground Level: No Rail Served: No	30,563	\$2,262,000 (\$74 PSF)	FULL LEASE COMMISSION (5%). Property is now remodeled. Great visibility at signalized intersection. Close to downtown, Rivercats stadium and restaurants. Great freeway access to I-80, Hwy 50 and Hwy 99. NNN costs are approximately \$0.07 PSF.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@ethanconradprop.com
 <p>2568 Industrial Blvd West Sacramento Download Flyer</p>	Suite 105: Suite 110: Suite 120: w/ off Suite 130: w/ off	1,472 2,728 2,202 526 3,293 1,650	11,871	No No No No No No	Office Office Tech Office Tech Office	\$0.79 \$0.79 \$0.74 \$0.79 \$0.74 \$0.79	IG IG IG IG IG IG	Clearance: 10' Amps: 1,600 Volts: 120/208V Phase: 3 Sprinklers: Yes Dock High: No Ground Level: Yes Rail Served: No	35,708	N/A	FULL LEASE COMMISSION (5%). Well located office/tech suite located near the corner of Harbor and Industrial Blvd. M1 zoning. Excellent access to Business 80 at Harbor Blvd. CAM charges are approximately \$0.14 PSF	Daron Whittle 916.779.1000 daron@ethanconradprop.com Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com
 <p>Harter Business Park 1230 - 1250 Harter Avenue Woodland Download Flyer</p>	1230 - Suite F: w/ off 1230 - Suite G: w/ off	8,371 1,684 3,619 423	14,097	No No	Flex Office Flex Office	\$0.53 \$0.49	NNN NNN	Clearance: 19' Amps: 200-400 Volts: 120/208 & 277/480 Phase: 3 Sprinklers: Yes Dock High: No Ground Level: Yes Rail Served: No	96,290	N/A	Remodeling complete! Competitive lease rates. Well located, approximately 125,000 SF multi-tenant office/industrial park. The property offers excellent freeway access to I-5 and some freeway visibility. NNN costs are approximately \$0.11 PSF.	David Planting CBRE 916.446.8204 david.planting@cbre.com Ethan Conrad 916.779.1000 ethan@ethanconradprop.com

Industrial Land Properties For Sale / February 2018

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ETHAN CONRAD

PROPERTIES INC.

Building	SF Available	Land Use	Price	Lease Rate	Type	Features	Comments	Primary Contact
 <p>3301 Sunrise Boulevard Highway 50 Corridor Download Flyer</p>	2,500	Yard	N/A	\$0.08	Gross	Rapid access to I-80.	Fenced yard.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@ethanconradprop.com
 <p>4020 North Freeway Blvd. Northgate/North Natomas Download Flyer</p>	0.55 acre	Retail/Office or Industrial	\$252,000.00 (\$10.50 PSF)	\$1,940.00	NNN	Zoned M1. Fantastic exposure to westbound I-80 onramp. Rapid access to I-80.	Located in Sacramento County. Easy access to I-80 and I-5. Close proximity to Sacramento International Airport and the CBD. New retail/shopping/restaurants in Natomas Gateway accessible within minutes.	Grant Keeney 916.779.1000 grant@ethanconradprop.com