

TECH CENTER 50
9333 TECH CENTER DR
SACRAMENTO, CA
FOR LEASE
4,027 SF AVAILABLE
FLEX/INDUSTRIAL/OFFICE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Connor Finch
DRE: #02083873
connor@ethanconradprop.com

Todd Newburn
DRE: #01226238
tnewburn@ethanconradprop.com

916.779.1000

FEATURES:

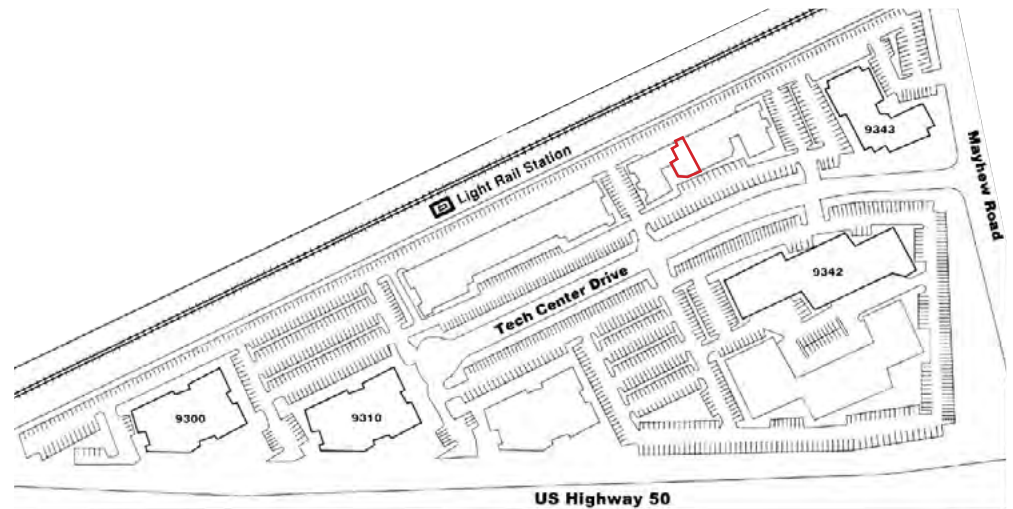
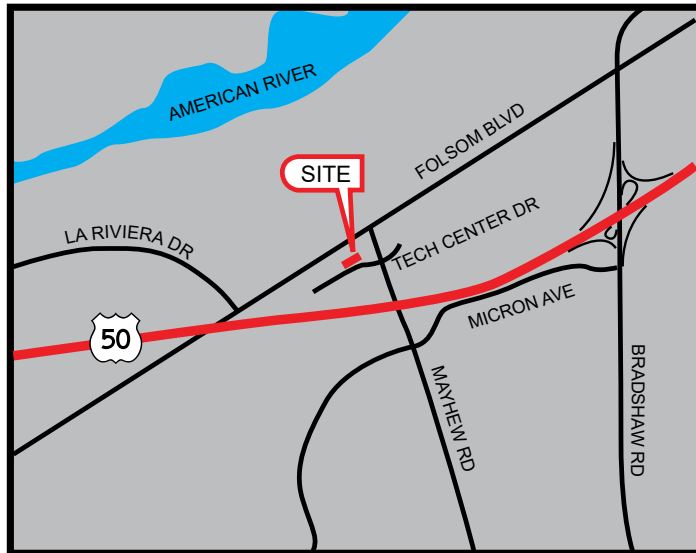
- Open office layout with potential for up to 75% warehouse
- Private entrances, 3 private offices, in-suite restrooms with 2 ADA single stalls
- Suite 250: 200 amps, 120/208v
- 16'-18' clear height
- 12' ceilings throughout
- Potential for 10'x12' roll-up door
- 4:1,000 SF parking ratio, ample parking
- Fiber available

PROPERTY DETAILS:

The property is well-located off Hwy 50 in a nice office park setting with mature landscaping and abundant parking.

LEASE RATES:

Suite 250: 4,027 SF \$1.25 PSF, MG \$5,034.00/Mo



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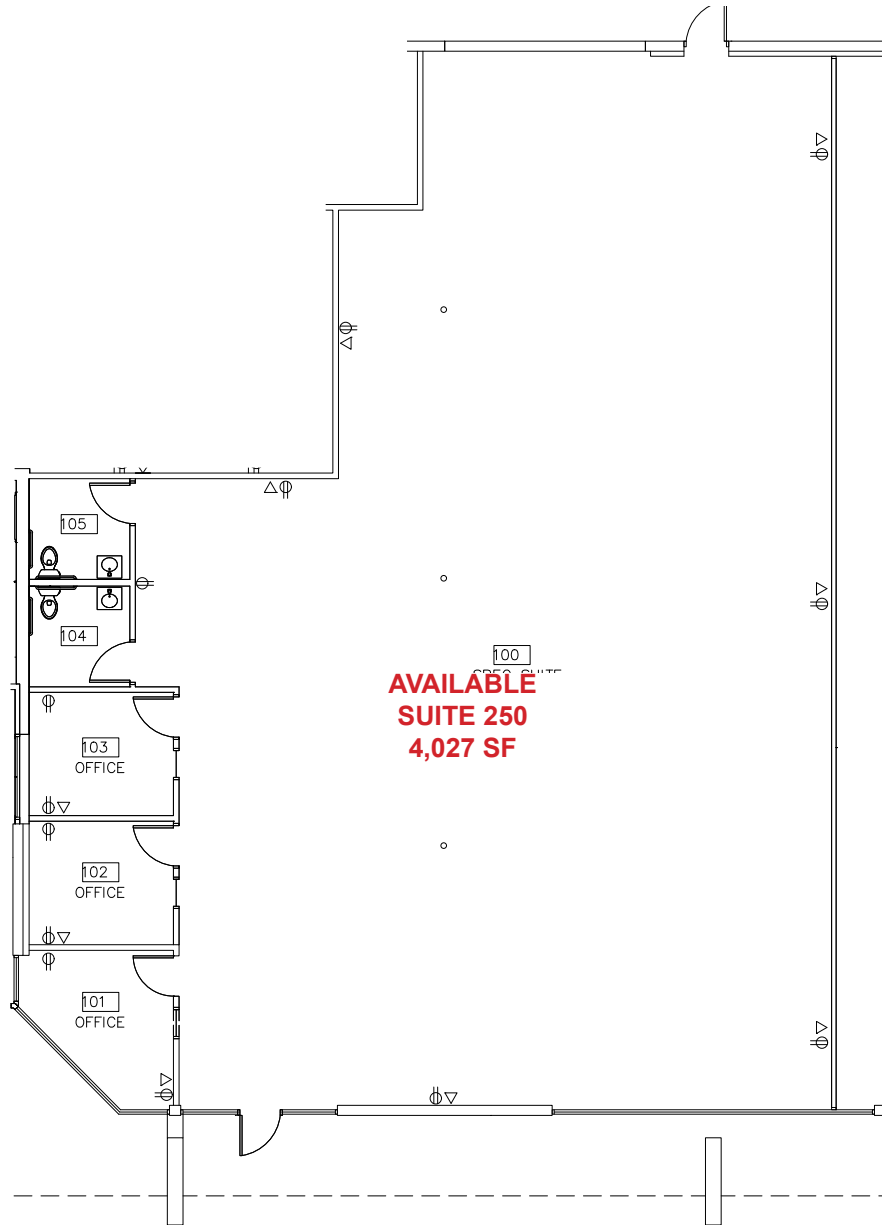
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

FOR LEASE

TECH CENTER 50
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EXISTING
FLOOR PLAN



FEATURES:

- Great open layout
- Good window line in front
- Two (2) ADA restrooms
- Three (3) private offices with room for more

[VIEW VIRTUAL TOUR](#)

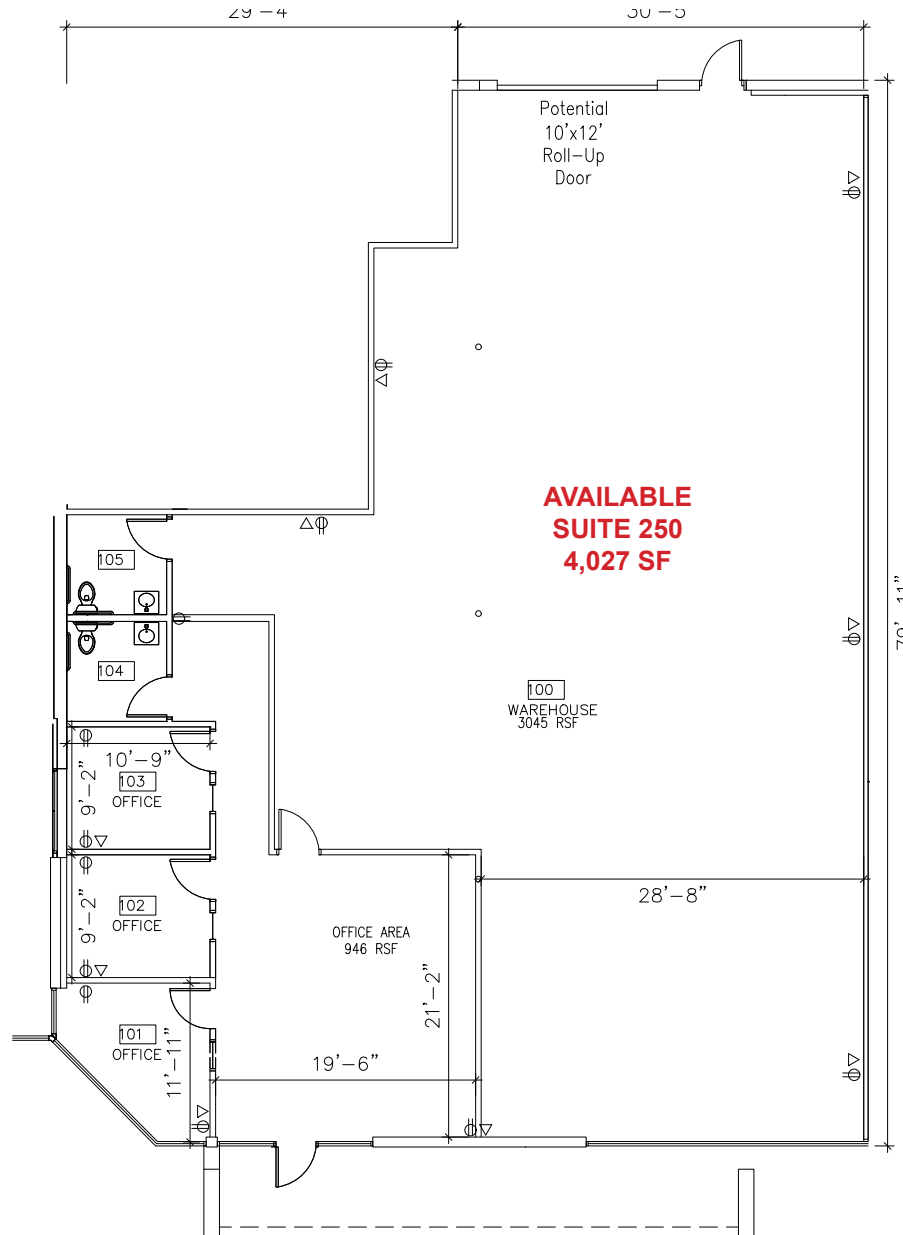
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POTENTIAL
FLOOR PLAN



FEATURES:

- 946 SF office
- 3,045 SF warehouse, can be conditioned
- One (1) 10'x12' roll-up door

AVAILABLE
SUITE 250
4,027 SF

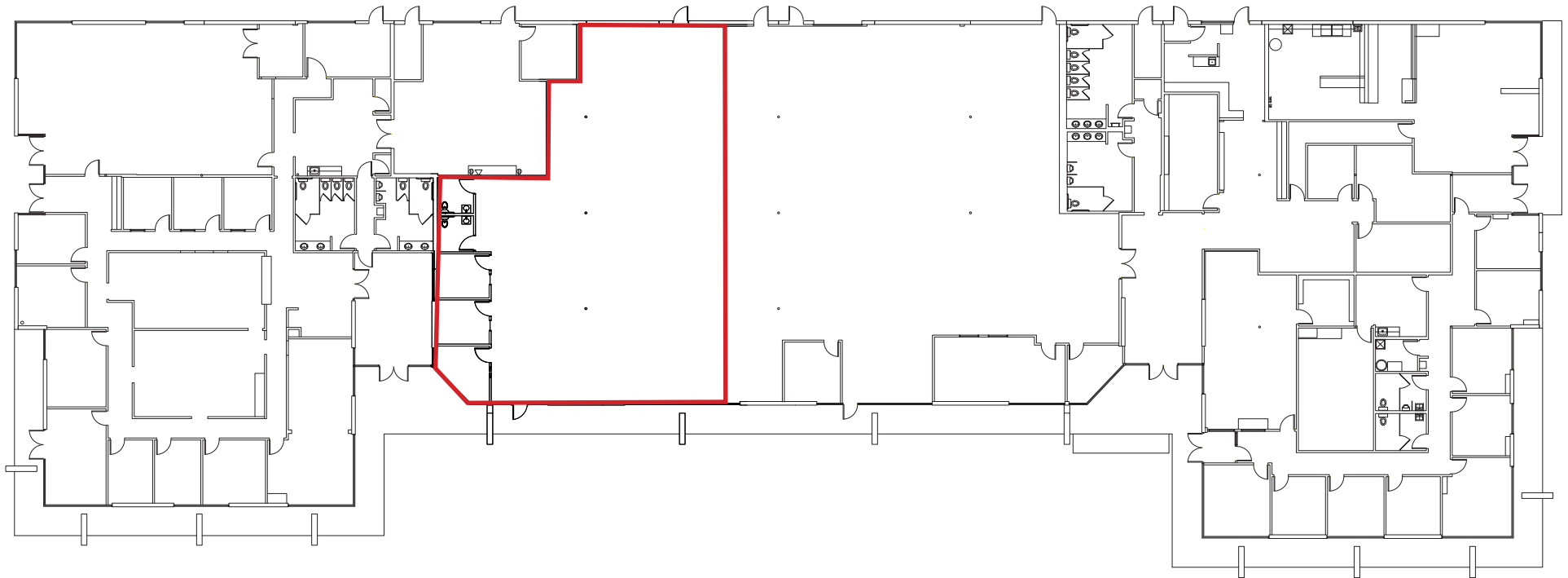
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SITE PLAN



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**Sacramento County Zoning
Industrial MP - List of Allowed Uses**

Permitted Uses:

- Office Use General
- Laboratory - Medical, Dental, or Optical
- General Repair Services
- Warehousing
- Laboratory - Manufacturing and Processing
- General Financial Institution
- Adult Day Care Center
- Church or Other Religious Institution
- Ambulance Service
- Child Day Care Center
- Veterinarian Animal Hospital

Conditional Use Permit:

- College, University
- Light Assembly, Manufacturing and Processing
- School
- General Recreation Facility, Indoor
- Business Services, General
- Animal Grooming, Short Term Boarding
- General Retail Sales
- Government and Local Agency Buildings and Uses

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