

**8145 SIGNAL COURT
SACRAMENTO, CA**

FOR LEASE

**1,973 SF - 7,954 SF WAREHOUSE
SUITES**

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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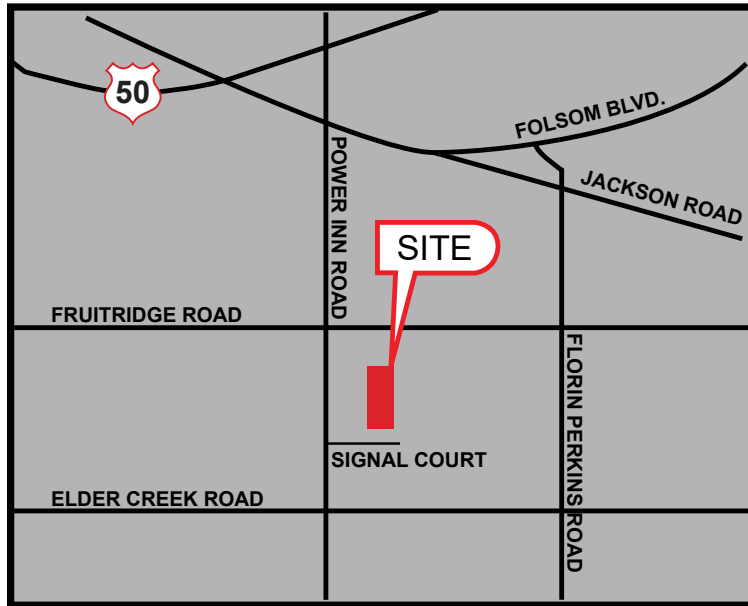
ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- 16' clear height
- 12'x14' roll-up doors
- 200 amps, 120/208v, 3-phase power
- Conveniently located off Power In Rd
- Zoned for automotive uses
- Secured, outdoor parking available

PROPERTY DETAILS:

Well maintained property conveniently located in the South Sacramento industrial submarket. Large, front fenced, paved yard allows for circulation and parking. Building is fully sprinklered.



LEASE RATES:

Suite A:	3,993 SF	\$4,352.00 (\$1.09 PSF, NNN)
Suite B:	3,961 SF	\$4,159.00 (\$1.05 PSF, NNN)
Suite E*:	1,973 SF	\$2,072.00 (\$1.05 PSF, NNN)

NNN costs are approximately \$0.14 PSF.
*Available with 30 days' notice.

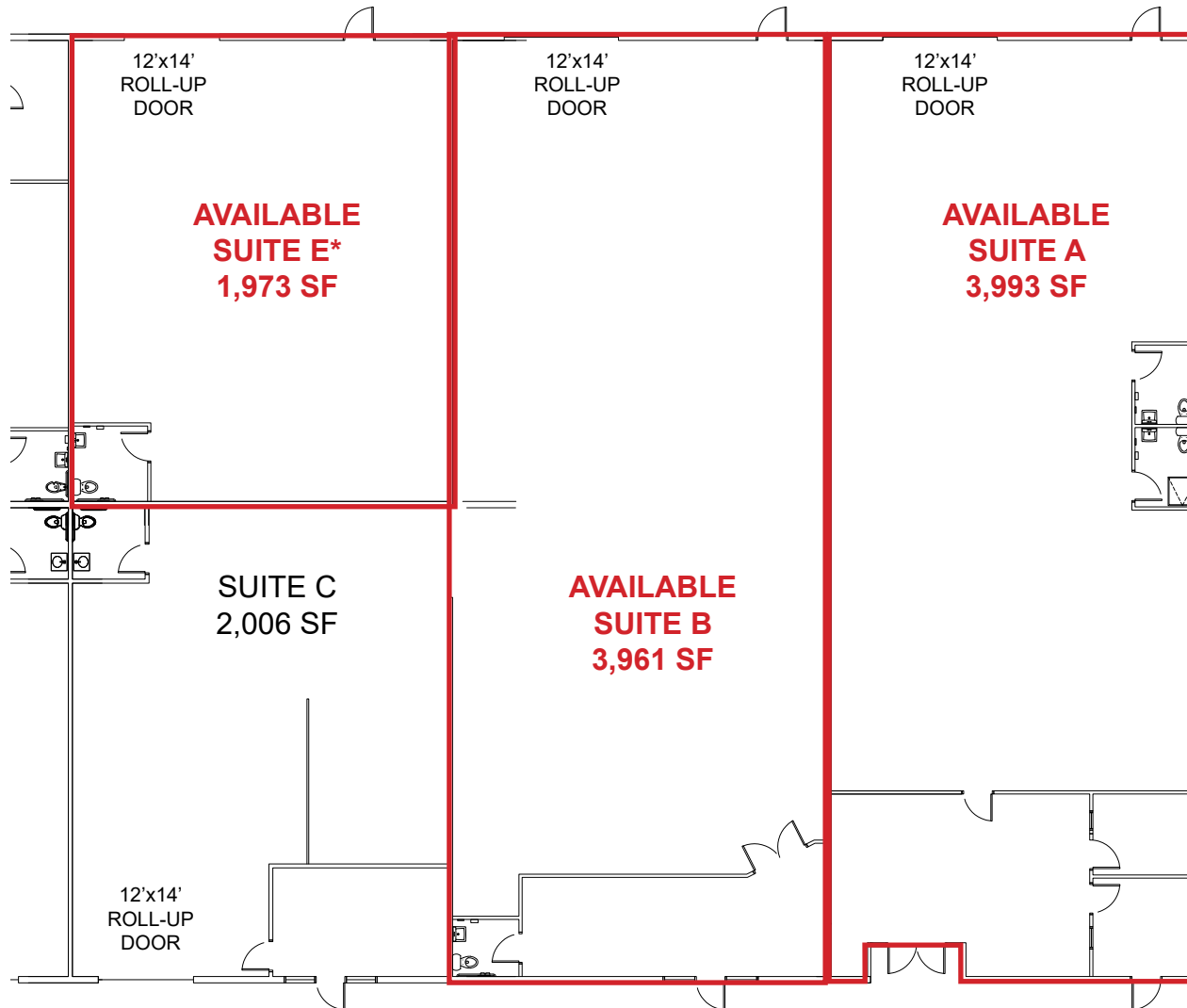
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

FLOOR PLAN



***Available with 30 days' notice.**

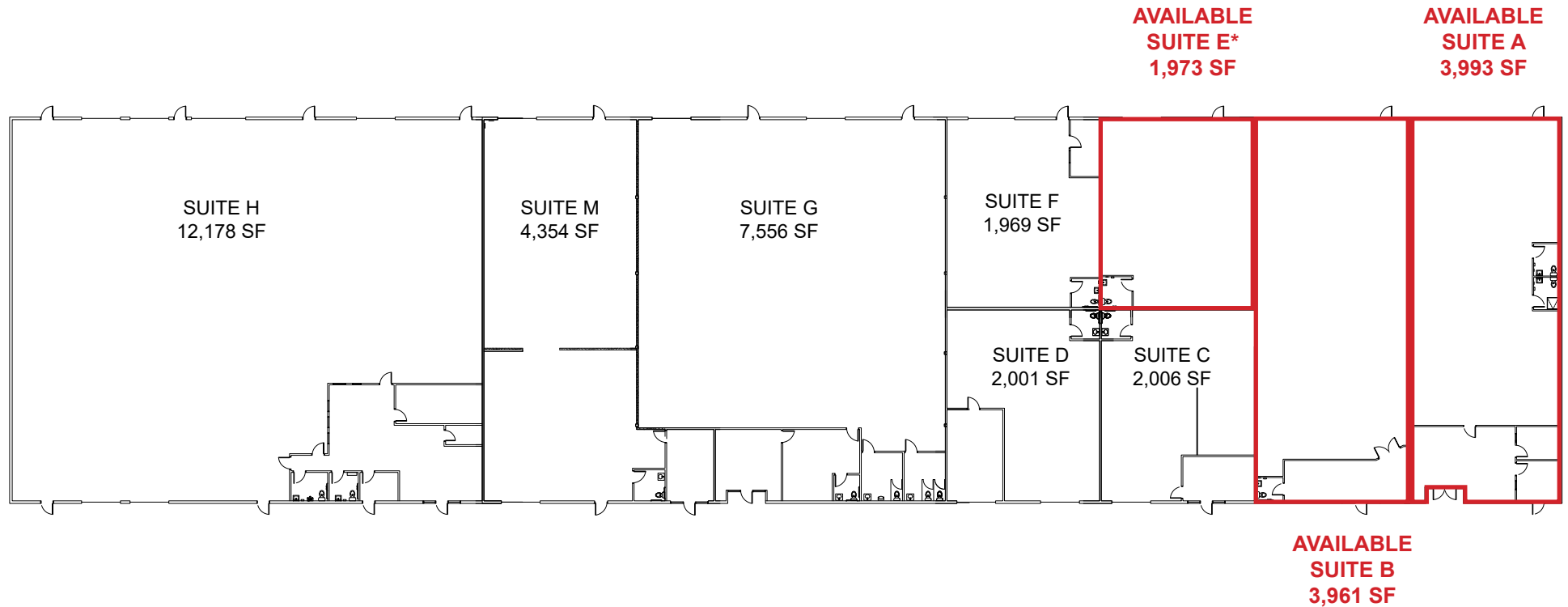
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SITE PLAN



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