

2534-2568 INDUSTRIAL BLVD WEST SACRAMENTO, CA

2,929 SF TECH AND OFFICE WITH ROLL-UP DOOR

ETHAN CONRAD
PROPERTIES INC.



INDUSTRIAL BLVD.
BUSINESS PARK
2568
10 CE 3000 - Mariposa Co. Inc.
11 Grubbs Inc.
12 Grubbs Inc.
13 Grubbs Inc.
2544
chee-con-engineering
2534
10 Adams Company
11 Bike Bag Boring Co.
12 Scott Professional
15 Spotlight Buses

FOR MORE INFORMATION CONTACT:

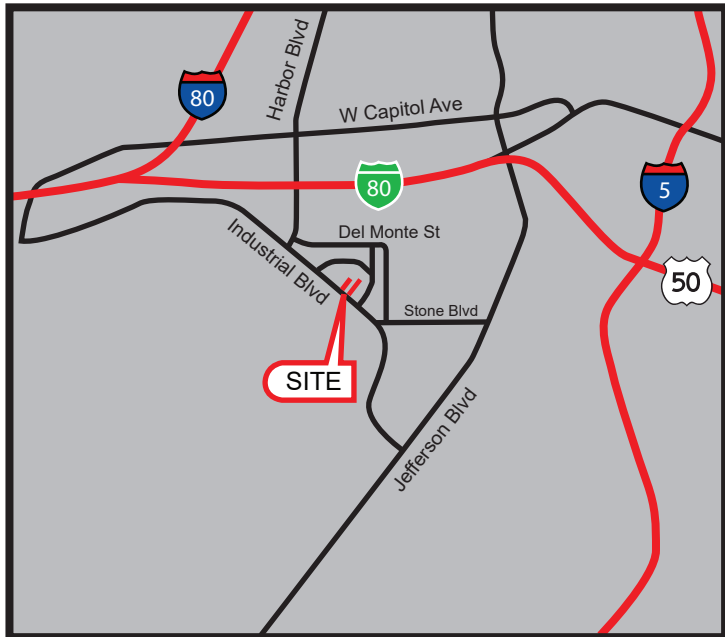
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ethan@ethanconradprop.com

916.779.1000

FEATURES

- 2,929 RSF
- 10' x 12" roll up door
- Great location near Port and I-5
- Zoning: M-1 Light Industrial
- Two restrooms
- Work sink and floor drain
- Fully conditioned, drop ceiling



PROPERTY DETAILS

Attractive, well-located industrial suite located near the corner of Terminal and Industrial Blvd. Across parking lot from Bike Dog Brewery! Quite business park setting conveniently located near all three major metro highways.

Minutes from Capital City Freeway via Harbor Blvd. Walking distance to a variety of lunch options including local favorite Chando’s Tacos.

LEASE RATE

2568 Industrial Blvd
Suite 100

	SF	RATE	RENT
Office	1,206	\$1.25	\$1,508.00
Tech	1,723	\$1.09	\$1,878.00
Total	2,929	\$1.16	\$3,386.00

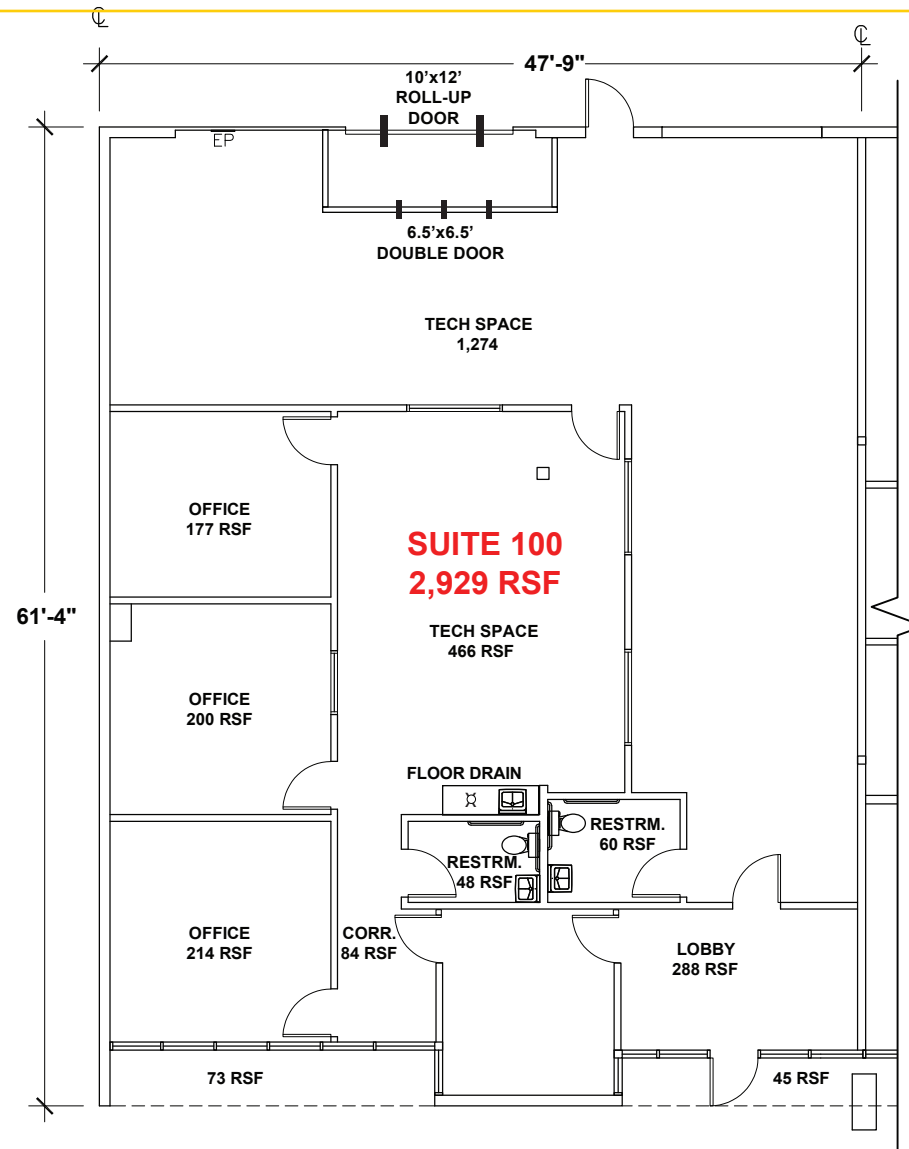
NNN charges are approximately \$0.22 PSF.

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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FLOOR PLAN



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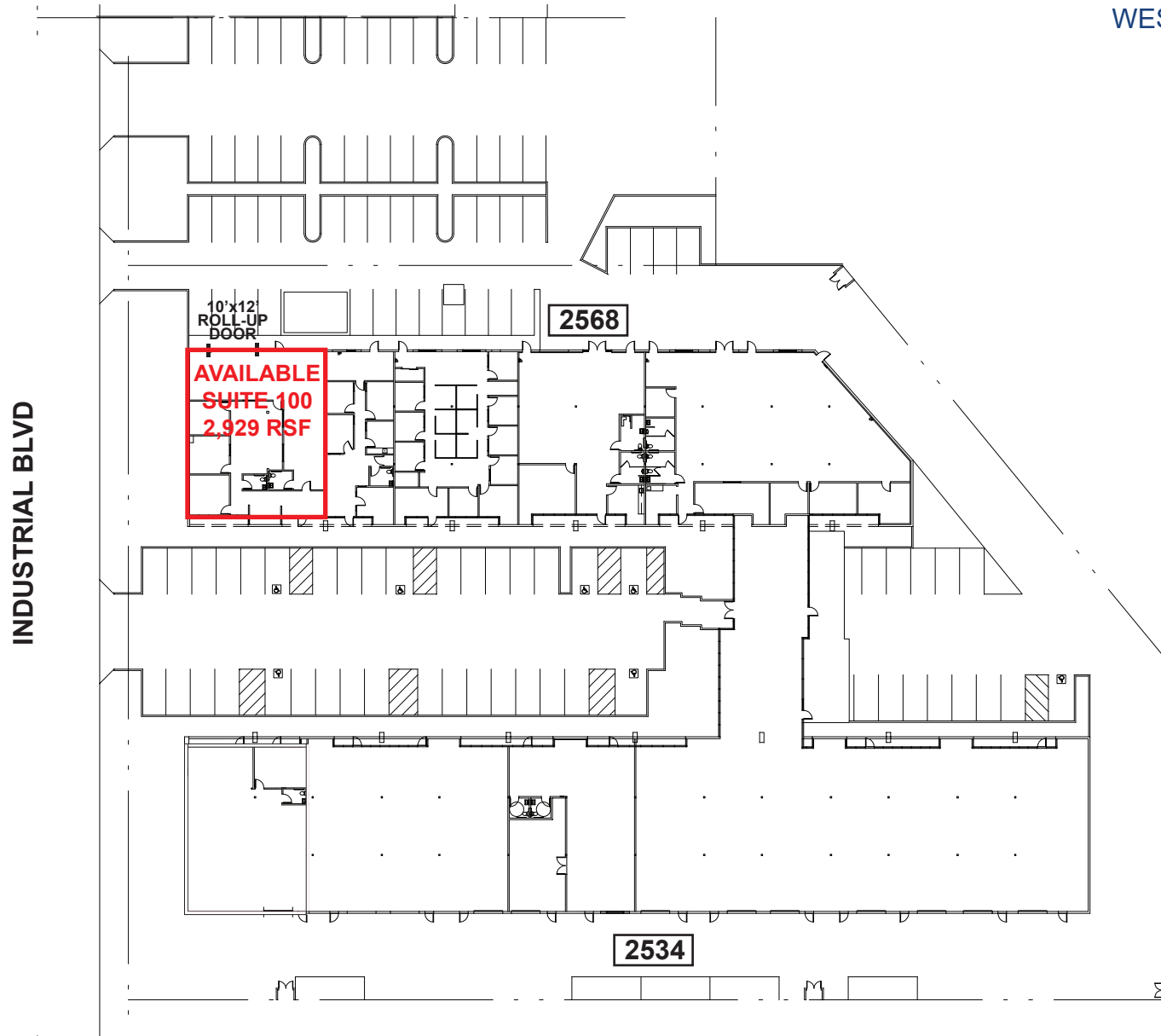
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FOR LEASE

2534-2568 INDUSTRIAL BLVD
WEST SACRAMENTO, CA

SITE PLAN



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