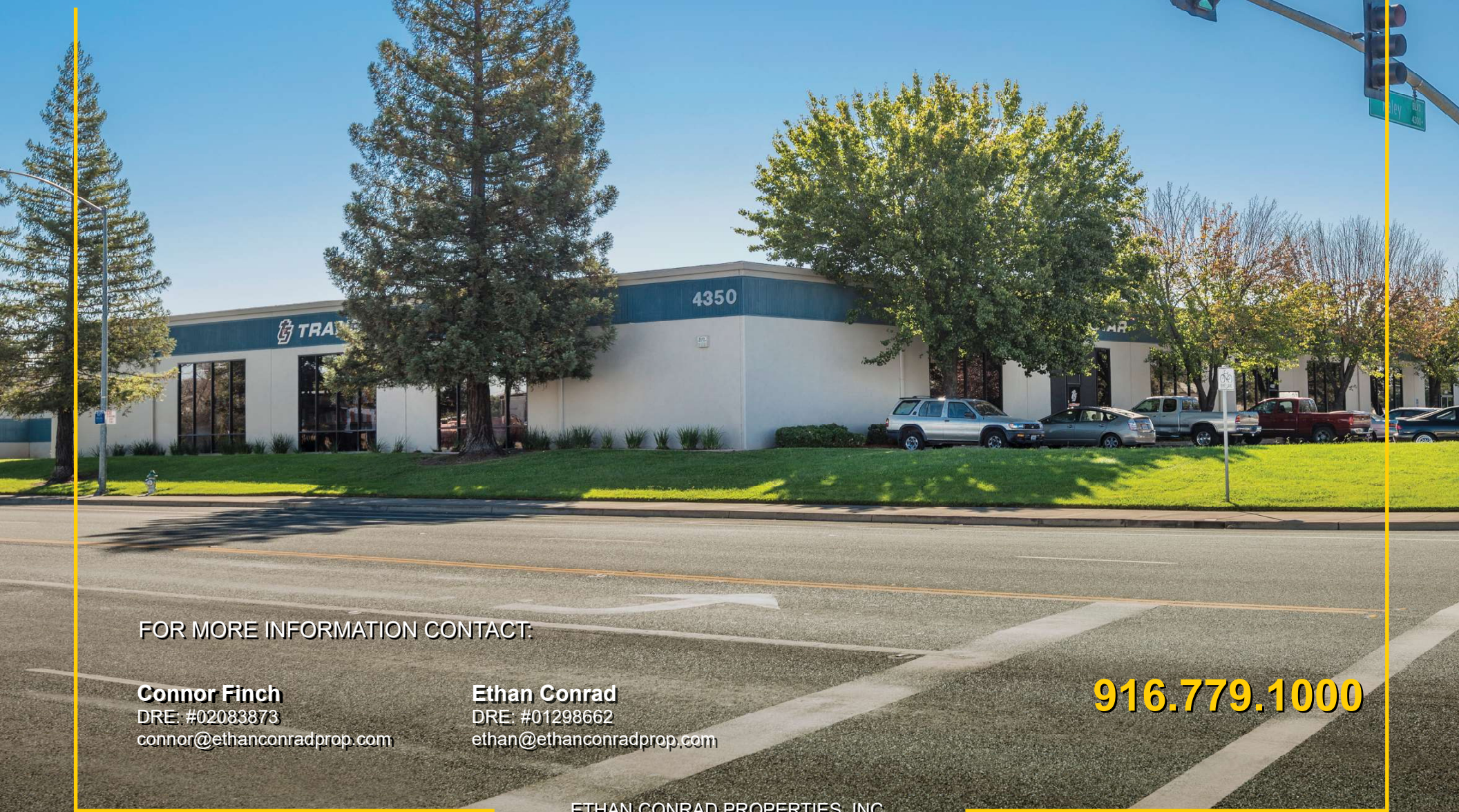


**4350 RALEY BLVD  
SACRAMENTO, CA**

**FOR LEASE**

**11,530 SF OFFICE/WAREHOUSE AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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DRE: #01298662

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**916.779.1000**

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

www.ethanconradprop.com

**FEATURES:**

- 200 amps, 277 - 480 V power available
- 18' - 22' clear height
- HVAC warehouse in Suite 300
- Insulated warehouse ceiling
- Four (4) 12'x14' GL doors per suite
- Excellent signage on Raley Blvd

**PROPERTY DETAILS:**

Excellent visibility on Raley Blvd and excellent freeway (I-80) access. The Property is well located in a fenced and gated Business Park.



**LEASE RATES:**

	SF	Rate	Monthly Rent
Office	779	\$0.95	\$ 740
<b>Suite 300*</b> Warehouse	10,751	\$0.78	\$8,386
Total	11,530	\$0.79	\$9,126

NNN costs are approximately \$0.11 PSF.

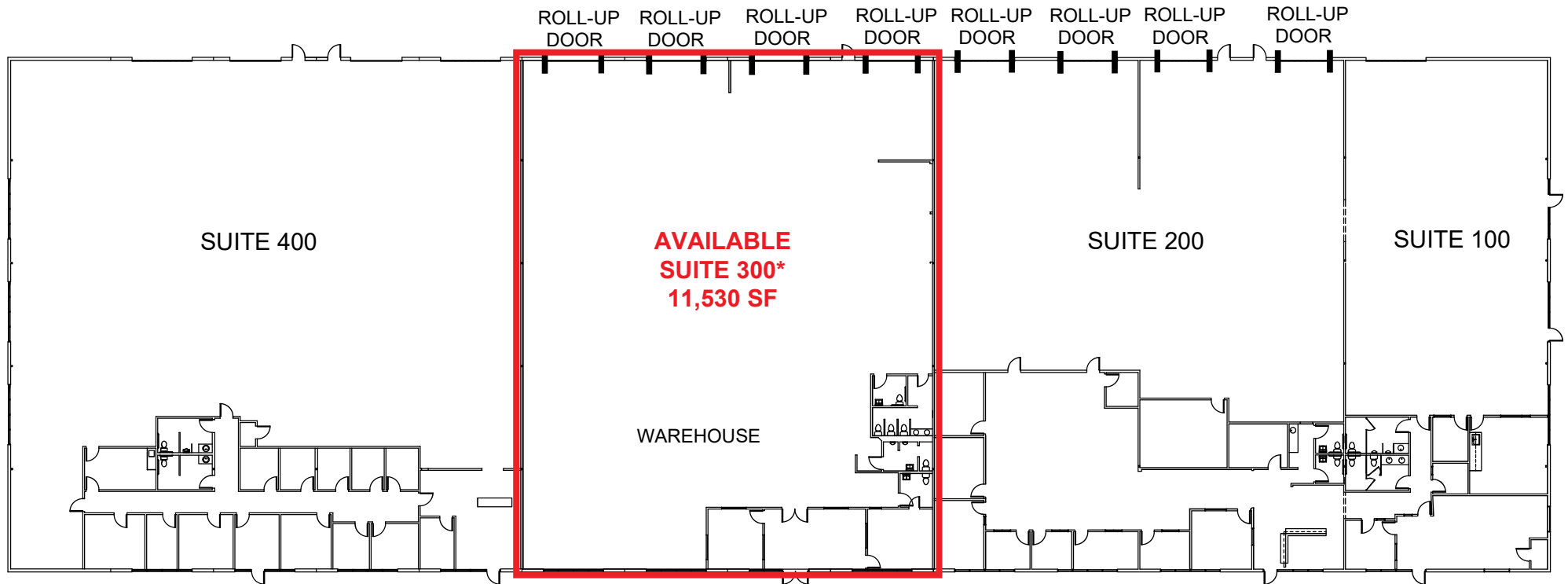
\*Available with 15 days' notice.

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SITE PLAN



**\*Available with 15 days' notice.**

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[www.ethanconradprop.com](http://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.