

3951 PERFORMANCE DR
SACRAMENTO, CA
FOR LEASE
3,822 SF WAREHOUSE SUITE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

Connor Finch
DRE: #02083873
connor@ethanconradprop.com

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

VIEW VIDEO TOUR

916.779.1000

FEATURES:

- Excellent access to I-80 at Norwood Ave
- Building signage available
- Two (2) 10' x 12' roll-up doors
- Two (2) panels - one 200 amps and 100 amp subpanel
- Potential for 30' x 60' fenced yard
- 16' clear height
- No load factor

PROPERTY DETAILS:

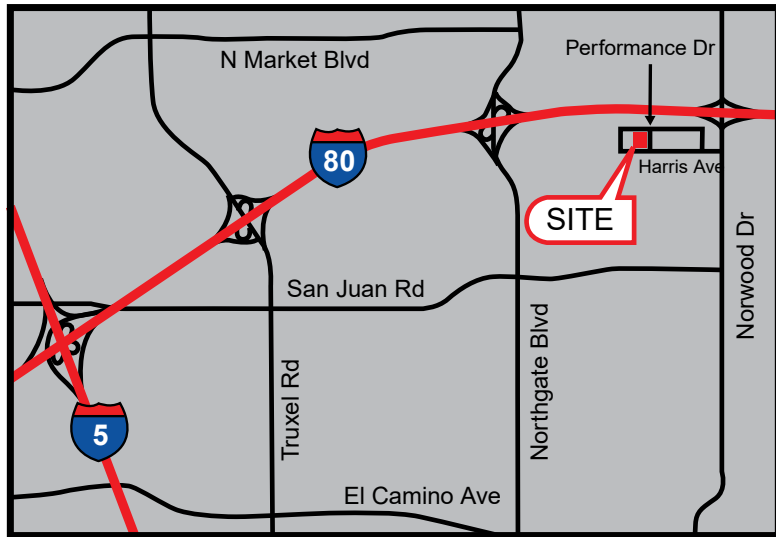
Attractive, renovated business park building with abundant parking and well maintained landscaping. Competitive lease rates.

Outstanding freeway access and only two minutes to I-80 at Norwood Ave. Surrounded by strong mix of Industrial, Retail, and Residential properties.

LEASE RATE:

SUITE F*	SF	RATE	RENT
Office	1,028	\$1.25	\$1,285.00, NNN
Warehouse	2,794	\$0.77	\$2,151.00, NNN
Total	3,822	\$0.90	\$3,436.00, NNN

NNN costs are approximately \$0.22 PSF.
*Available with 30 days notice.

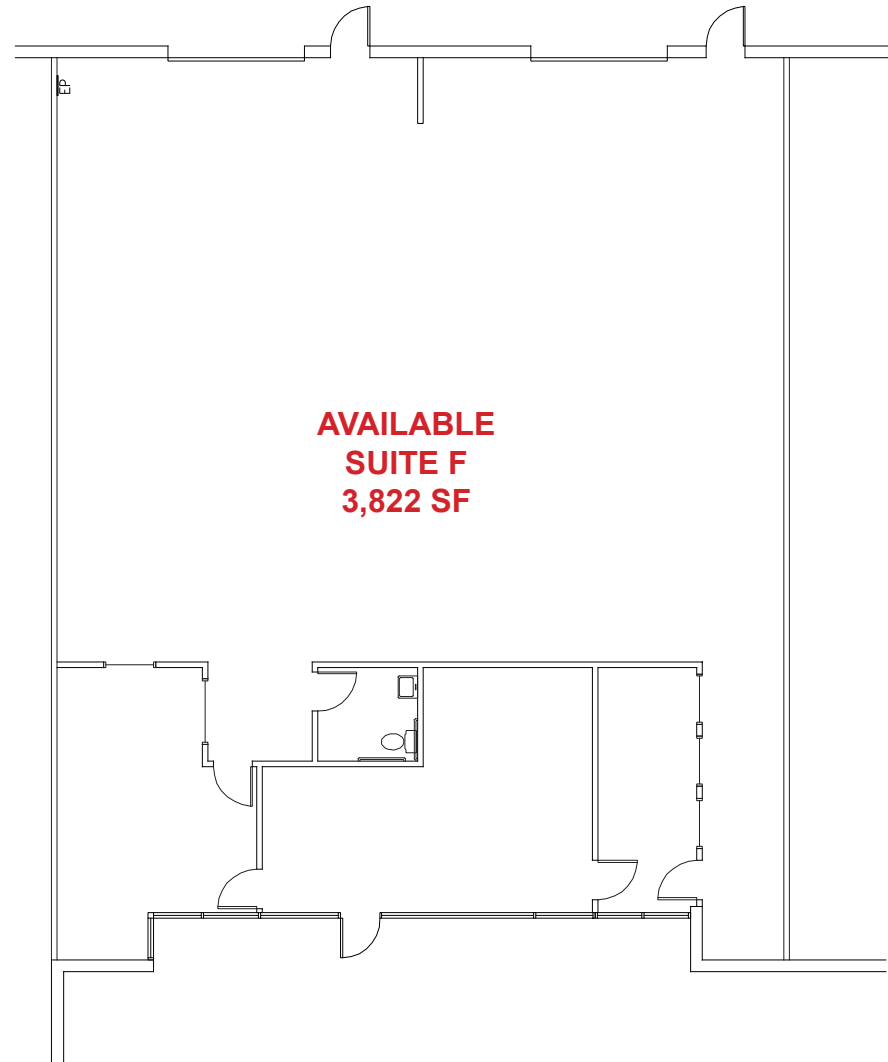


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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

FLOOR PLAN



SUITE F*	SF	RATE	RENT
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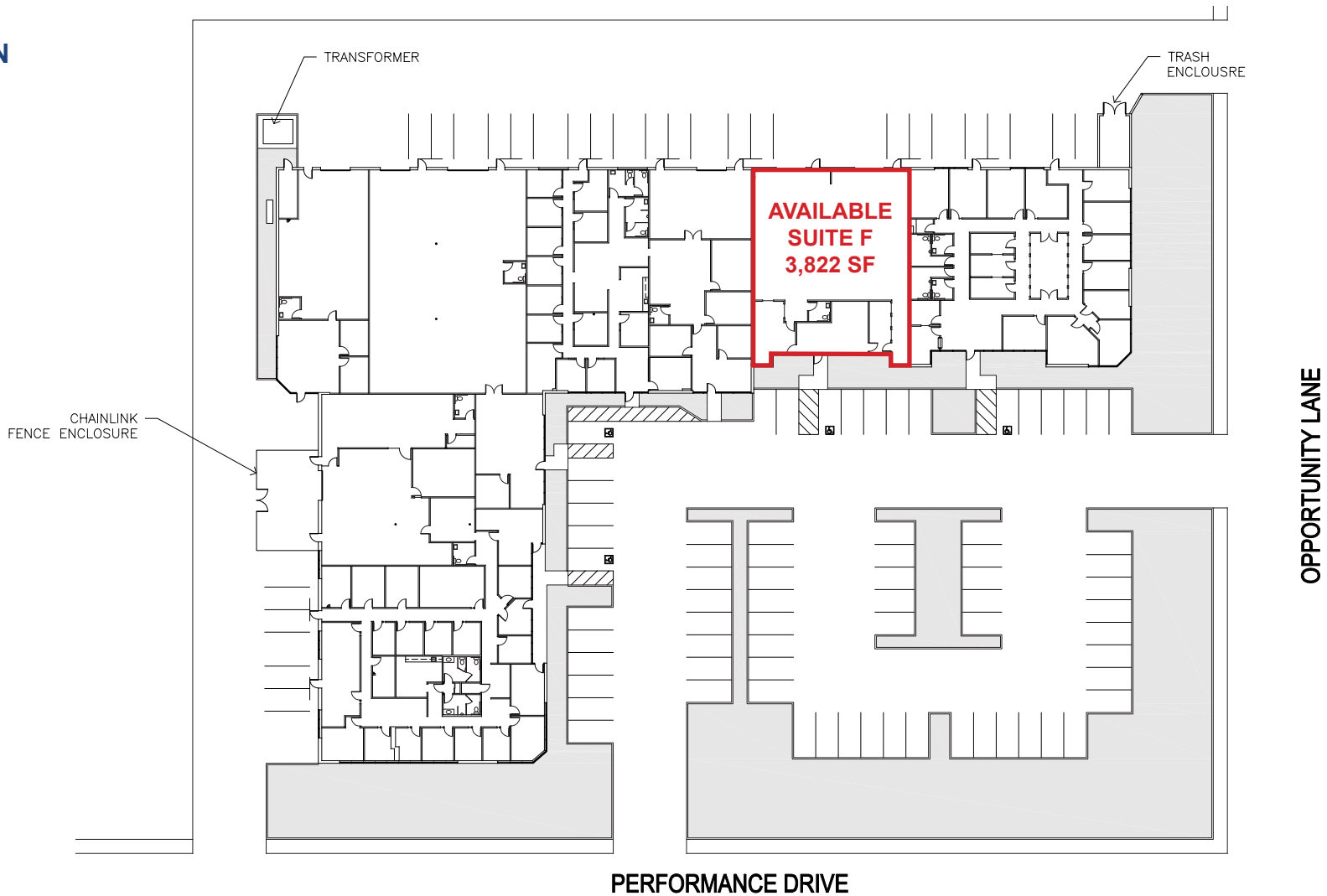
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SITE PLAN



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