

**8600 23RD AVE
SACRAMENTO, CA**

**26,500 SF OFFICE/WAREHOUSE SUITE
12,500 YARD SPACE AVAILABLE**

ETHAN CONRAD
PROPERTIES INC.

FOR MORE INFORMATION CONTACT:

Connor Finch
DRE: #02083873
connor@ethanconradprop.com

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
www.ethanconradprop.com

FEATURES:

Suite A:

- Warehouse: 24,589 SF
- Office: 1,911 SF
- Total: 26,500 SF
- Adjacent yard: 12,400 SF
- 400 amps, 480/277 volt, 3-phase
- 19.5' Column Spacing
- 22.5' Clear Height, Fully Sprinklered
- 5 Grade-Level Doors
- 2 Dock-High Doors

PROPERTY DETAILS:

- Easy access to Hwy 50 via Power Inn Road
- Close proximity to many retail and eatery options
- 78,489 SF Industrial Building
- Fully sprinklered
- M-2 zoning
- Adjacent, enclosed yard
- Great truck access

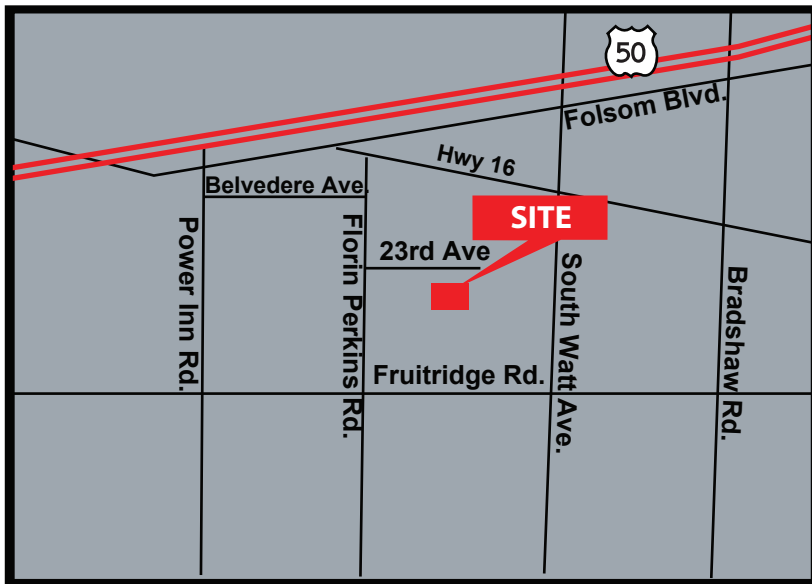
LEASE RATES:

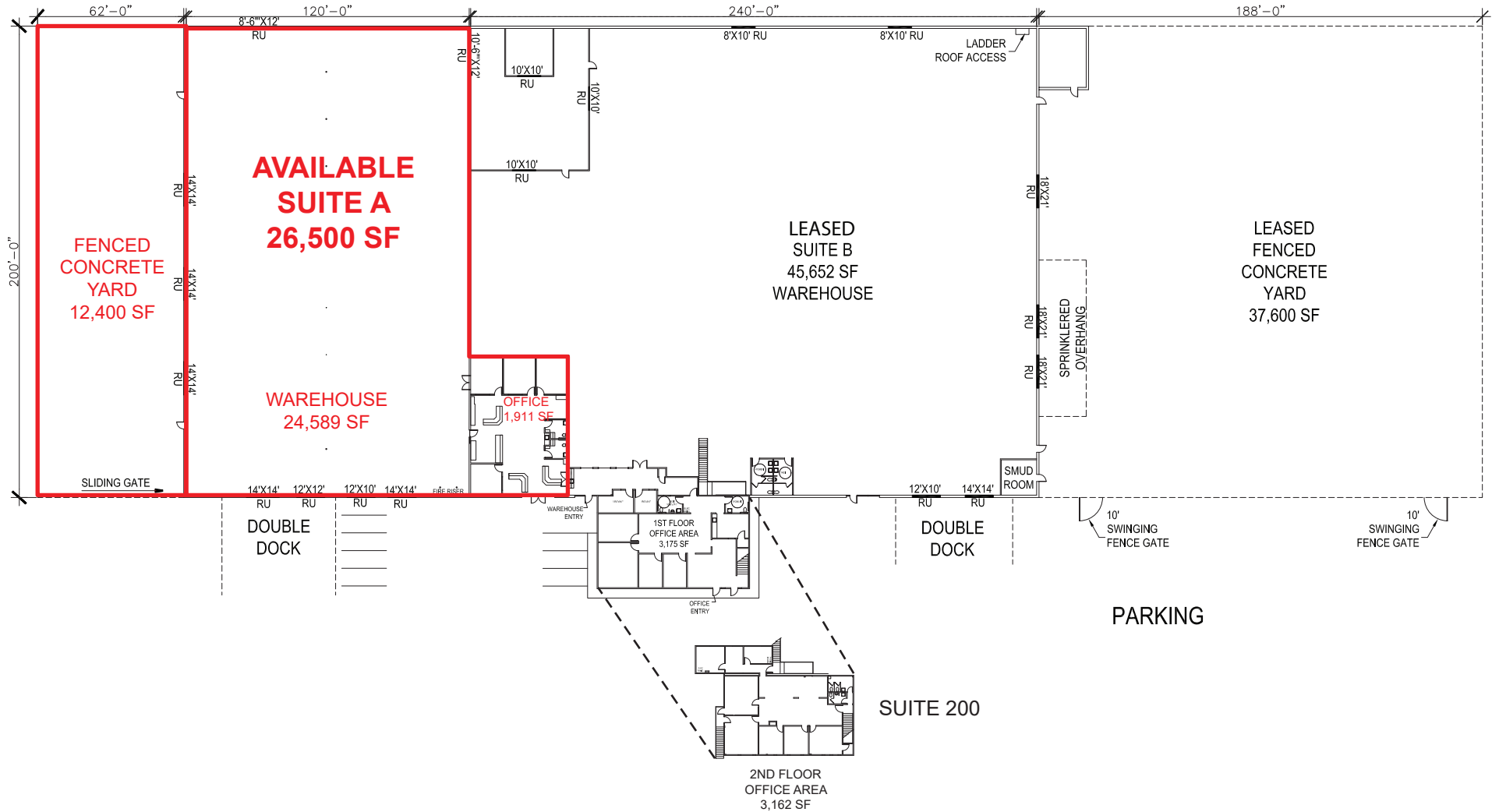
Suite A:

Office SF Warehouse SF
 1,911 (\$0.97) 24,589 (\$0.55)
 Yard: 12,400 SF (\$0.09 PSF)
 Total:

Monthly Rent
 \$15,378.00, NNN (\$0.58 PSF)
 \$1,116.00
 \$16,370.00, NNN

NNN costs are \$0.0919 PSF.



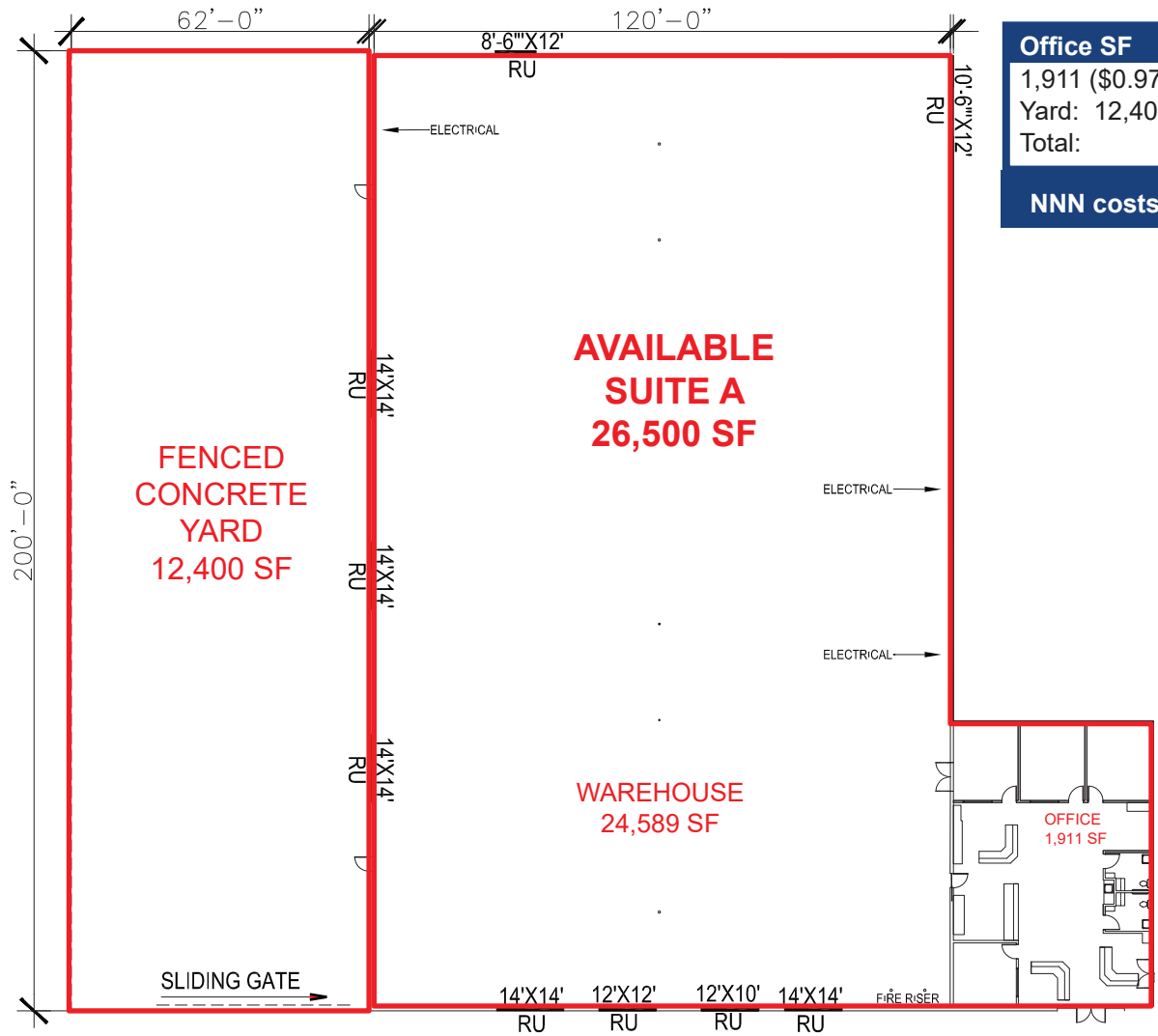


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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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



Office SF	Warehouse SF	Monthly Rent
1,911 (\$0.97)	24,589 (\$0.55)	\$15,378.00, NNN (\$0.58 PSF)
Yard: 12,400 SF (\$0.09 PSF)		\$1,116.00
Total:		\$16,370.00, NNN

NNN costs are approximately \$0.0919 PSF.