

# INDUSTRIAL FOR LEASE

1001 RICHARDS BLVD, SACRAMENTO, CA



±15,800 SF available for lease with small yard

\$0.90 gross

Prime corner - ±300 SF of frontage

Small showroom, reception area and private offices

Signaled intersection

Zoned Heavy Commercial - Uses to be confirmed by the city per the new zoning code, C-4- SPA

Clear span warehouse with skylights

66'W x 240' L

Excellent I-5, Hwy 160, & Downtown access

Close proximity to new Sacramento Railyard development

±22,293 Average Daily Traffic (West of N. 10th)

Heavy Power - Tenant to verify

Available Now!

Booming Development Area

**JIM DENNIS**

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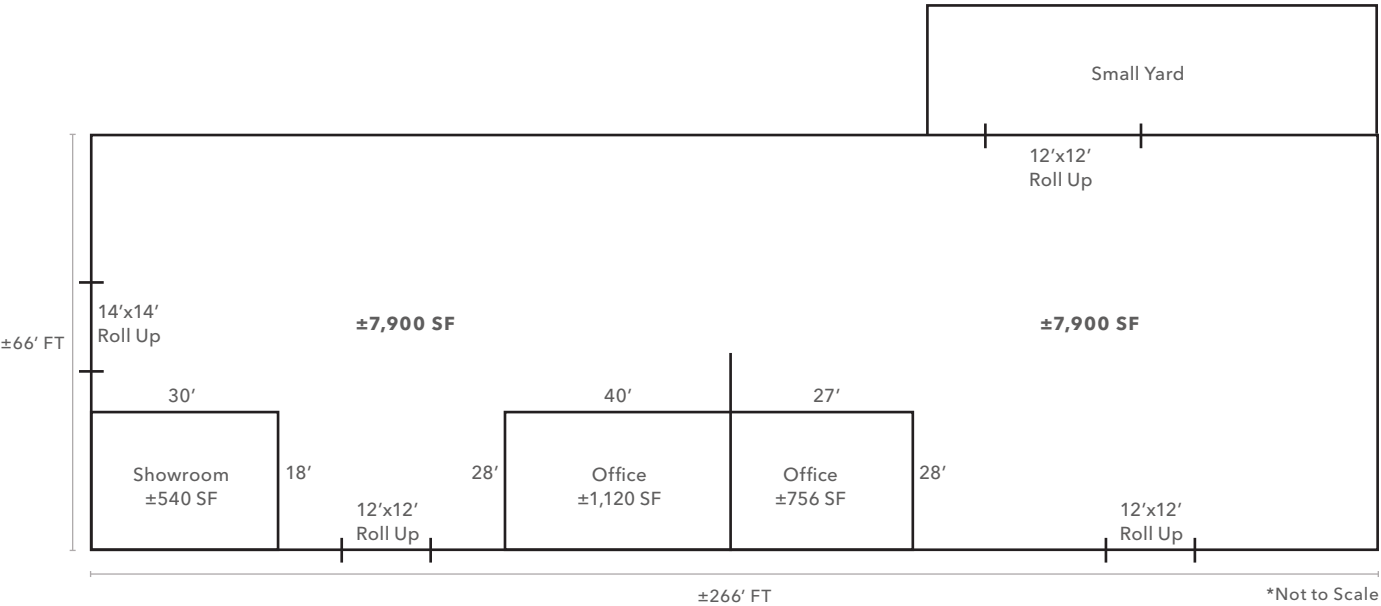
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**km** Kidder  
Mathews

FLOOR PLAN - ±15,800 SF



OFFICE SPACE 1

2 Offices	Lobby	1 Bullpen Area	IT Room	1 Restroom
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OFFICE SPACE 2

2 Offices	Lobby	1 Restroom
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#### OTHER PERMITTED USES SUBJECT TO PLANNED DESIGN COMMISSION:

Auto Sales, Storage, Rental

Commercial Service

Equipment rental, sales yard

General Warehouse Use

Warehouse: Distribution center

#### DEFINITION OF AUTO REPAIR/SERVICE

"Auto-service, repair" means an establishment primarily engaged in the maintenance, service, diagnosis, repair, or painting of automobiles, motorcycles, scooters, mopeds, light trucks, vans, trailers, and recreational vehicles subject to registration with the California Department of Motor Vehicles. Included in this definition are car wash and detailing services, **body shops, automotive paint shops, tire stores, muffler shops, auto electric shops, van conversion shops, lubrication** centers, auto-sound shops, auto-alarm shops,

auto-upholstery shops, wheel alignment shops, and similar automotive-related service, repair, and installation businesses. Regulation of this use varies, depending on the distance from a light rail station. "Auto-service, repair" does not include gas stations, as defined in this chapter, or automotive telecommunication or computer installers. "Auto-service, repair" does not include auto parts stores with no service or repair, which are considered retail stores. Service and repair of heavy trucks and tractors are included within the category of "tractor or heavy truck service, repair."

\*All uses subject to Planned Design Commission

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