

# WAREHOUSE SUITE FOR LEASE

*Building suite totaling ±14,400 SF*

SUBJECT  
PROPERTY

6400 BELLEAU WOOD LN, SACRAMENTO, CA

## WAREHOUSE SUITE

- Approximately ±11,760 SF
- ±570 SF office with one restroom (rehab underway)
- Concrete tilt-up
- 200 amp 120/208 volt 3 phase electrical service (Lessee to Verify)
- Zoned M-1, City of Sacramento
- Clear height 19' - 20'
- (2) Dock doors
  - (1) 9'x14'
  - (1) 9'x10'
- (1) Grade level door 12'x14'
- Fully sprinklered (ordinary hazard)
- **Call for Pricing**

## BILL NIETHAMMER

916.751.3639 | [bill.niethammer@kidder.com](mailto:bill.niethammer@kidder.com)

LIC N° 00925770

## JACK NIETHAMMER

916.607.6101 | [jack.niethammer@kidder.com](mailto:jack.niethammer@kidder.com)

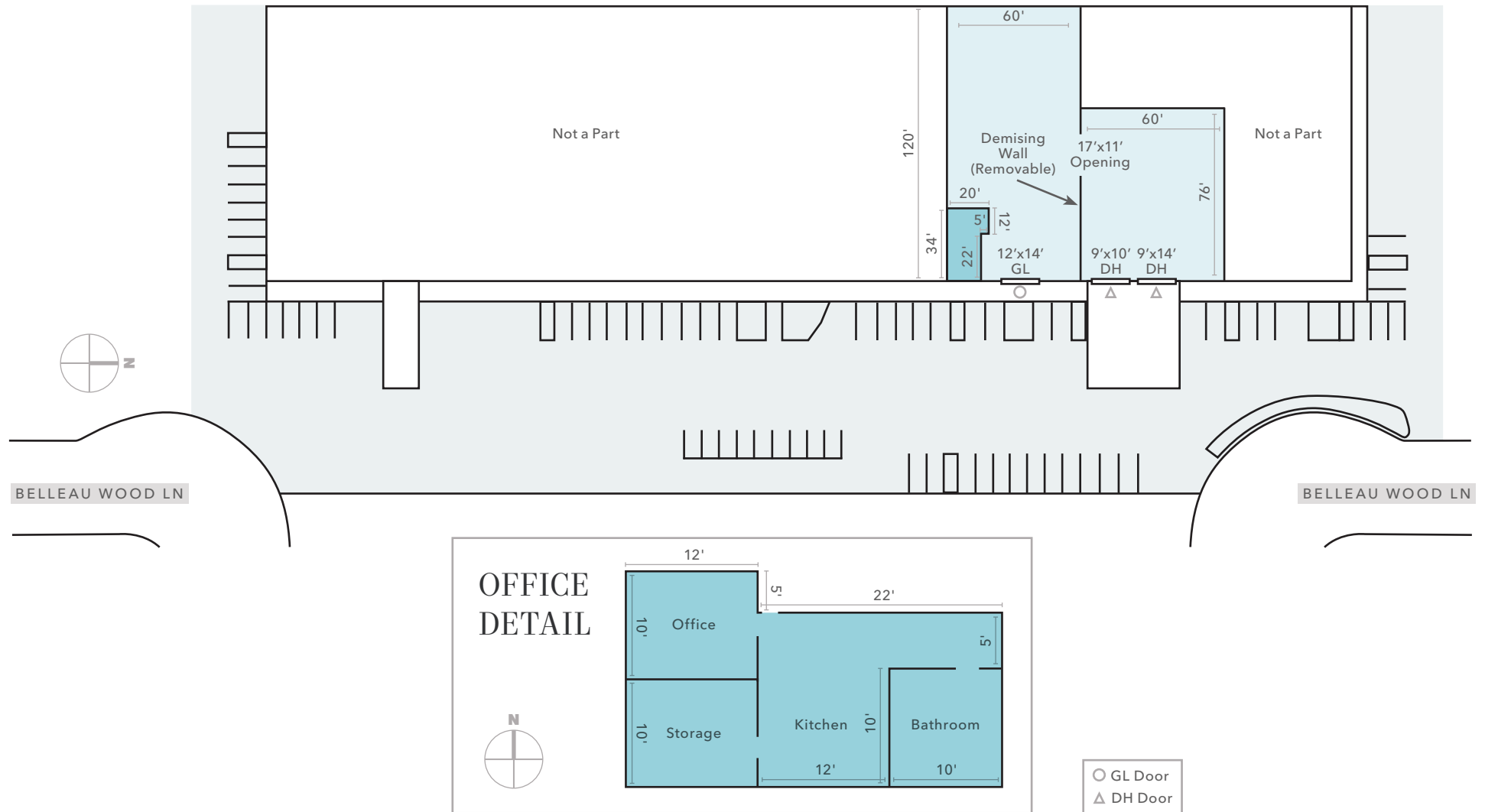
LIC N° 02205255

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# SITE PLAN



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



7 MIN

HIGHWAY 99

5 MIN

BUSINESS 80

10 MIN

HIGHWAY 50

3 MIN

INTERSTATE 5

*Exclusively listed by*

**BILL NIETHAMMER**

916.751.3639

bill.niethammer@kidder.com

LIC N° 00925770

**JACK NIETHAMMER**

916.607.6101

jack.niethammer@kidder.com

LIC N° 02205255



**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

