

# FOR LEASE | New ±4,586 SF Warehouse

9260 Bendel Place | Elk Grove, CA



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**SITE**

KENT ST

BENDEL PL

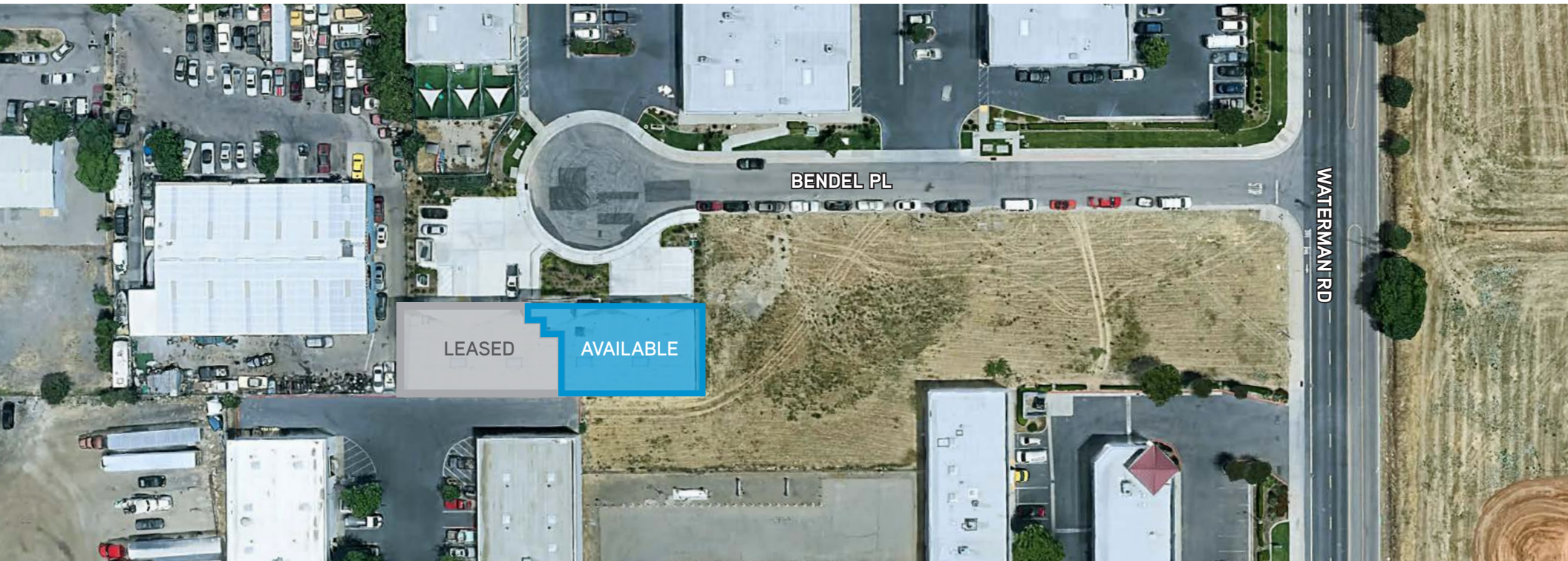
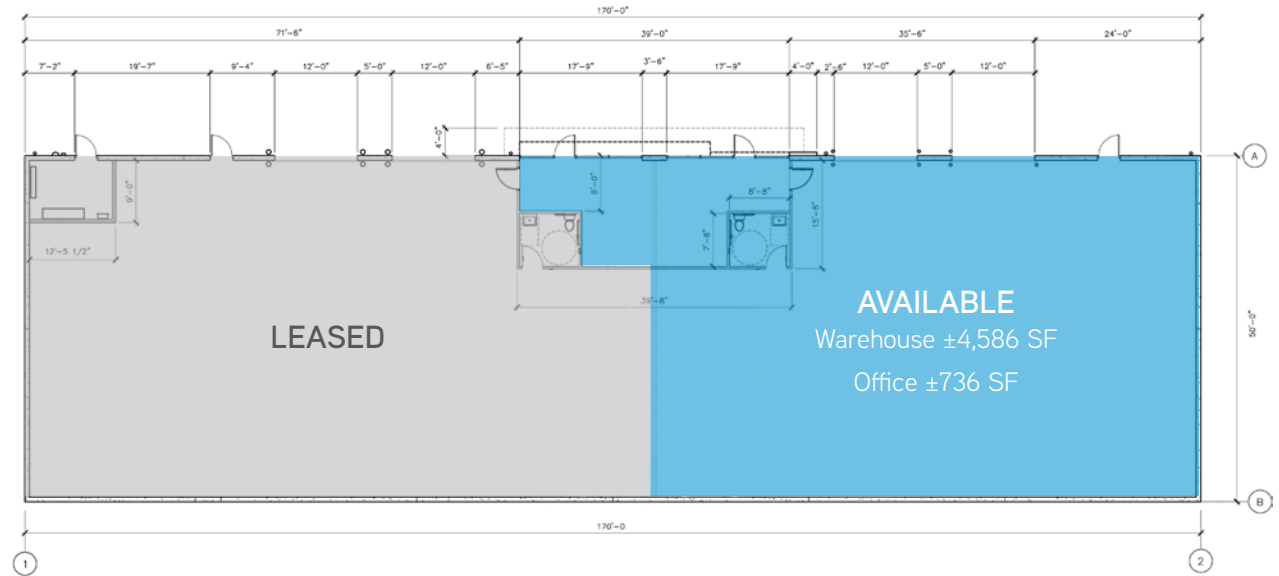
WATERMAN RD

DINO DR

CHAROLAIS WAY

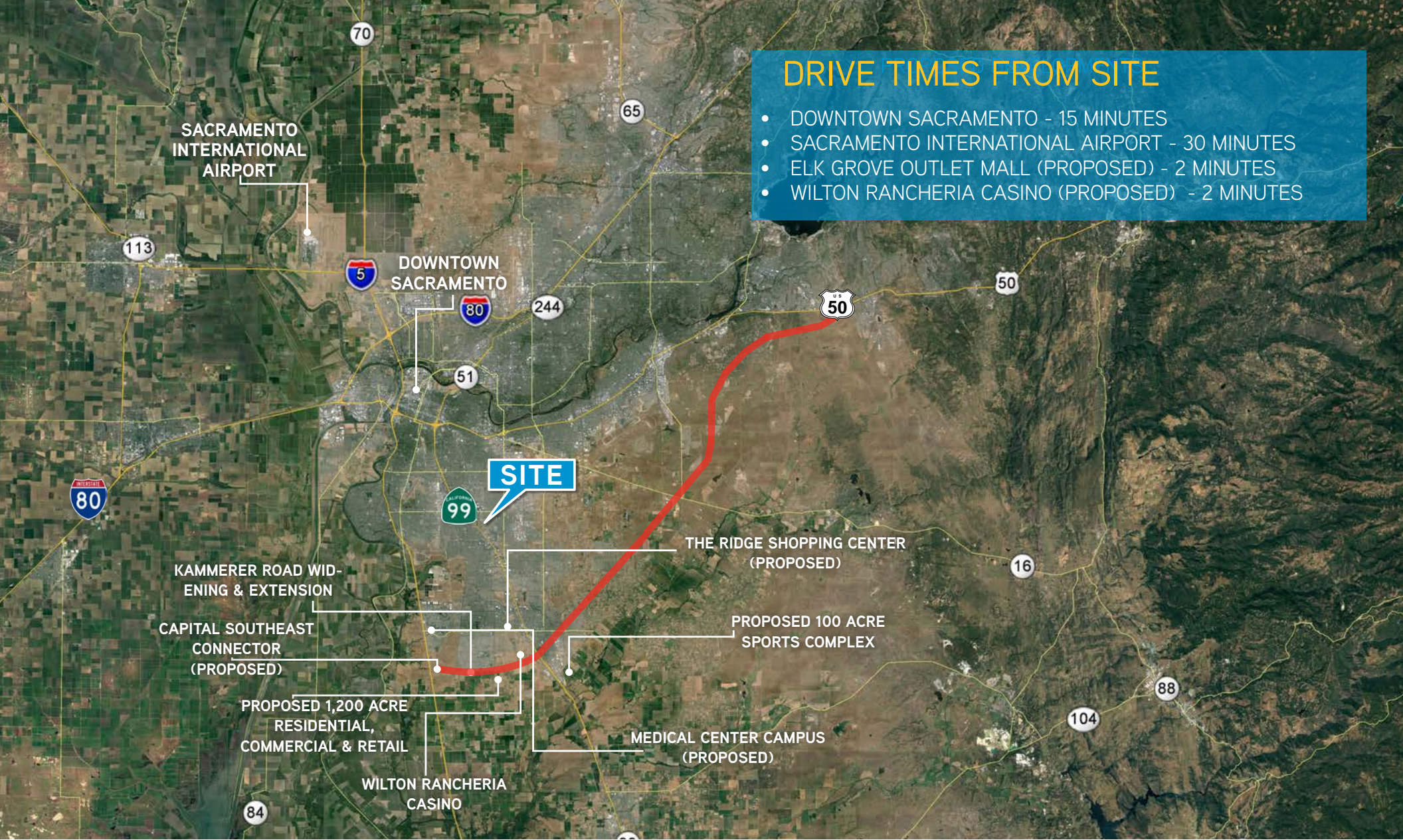
## PROPERTY DETAILS

Office	±736 SF
Warehouse	±4,586 SF
Clear Height	17' - 19'
Skylights	(4) 4' x 8'
Insulated Warehouse	R-30 Roof Insulation
Sprinklers	Yes
Power	300amp 120/208 4 wire 3 phase
GL Doors-How Many-Size	(2) each 12' x 14'
Construction Type	Concrete tilt walls with hybrid panelized roof system
Parcel	0.37 Acres



## DRIVE TIMES FROM SITE

- DOWNTOWN SACRAMENTO - 15 MINUTES
- SACRAMENTO INTERNATIONAL AIRPORT - 30 MINUTES
- ELK GROVE OUTLET MALL (PROPOSED) - 2 MINUTES
- WILTON RANCHERIA CASINO (PROPOSED) - 2 MINUTES



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