

# FOR SUBLEASE

## 5800 Alder Ave

### Sacramento, CA



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# THE OFFERING

Sublease opportunity at 5800 Alder Ave, Sacramento, offering +/- 13,000 SF of versatile industrial warehouse space in a prime location near S Watt Ave and Fruitridge Rd. This facility features a 21' clear height, 2 grade-level roll-up doors (12' x 14') , and an 800 AMPS, 277/480V power. Additionally, it is zoned M-2S Heavy Industrial, which supports a wide range of business uses.

## PROPERTY HIGHLIGHTS

- +/- 13,000 SF Available
- 21' Clear Height
- (2) 12' x 14' GL Doors
- 800 AMPS, 277/480V Power
- Positioned on Fruitridge & S. Watt Ave



# FLOOR PLAN





