

# 1370 Vinci Ave

Sacramento, CA 95838

For Lease

*Industrial*

Property Summary



## Property Highlights

- +/- 24,000 SF w/4,000 SF Sprinklered Overhang
- +/- 17,828 SF Yard
- +/- 900 SF Office
- 600 amps, 277/480 volt, 3 phase power
- 16'-20' Clear Height
- 16'x16' Grade Level Roll-Up Doors
- Fully Insulated Buildings
- M-1 Zoning
- Drive-Through Capability

## Offering Summary

Lease Rate	<del>\$1.10 SF/month (NNN)</del> \$0.90 SF/month (NNN)
Available SF	24,000 SF
Lot Size	72,049 SF
Building Size	24,000 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,549	102,740	382,064
Total Population	5,348	303,971	1,014,589
Average HH Income	\$104,647	\$93,302	\$109,127

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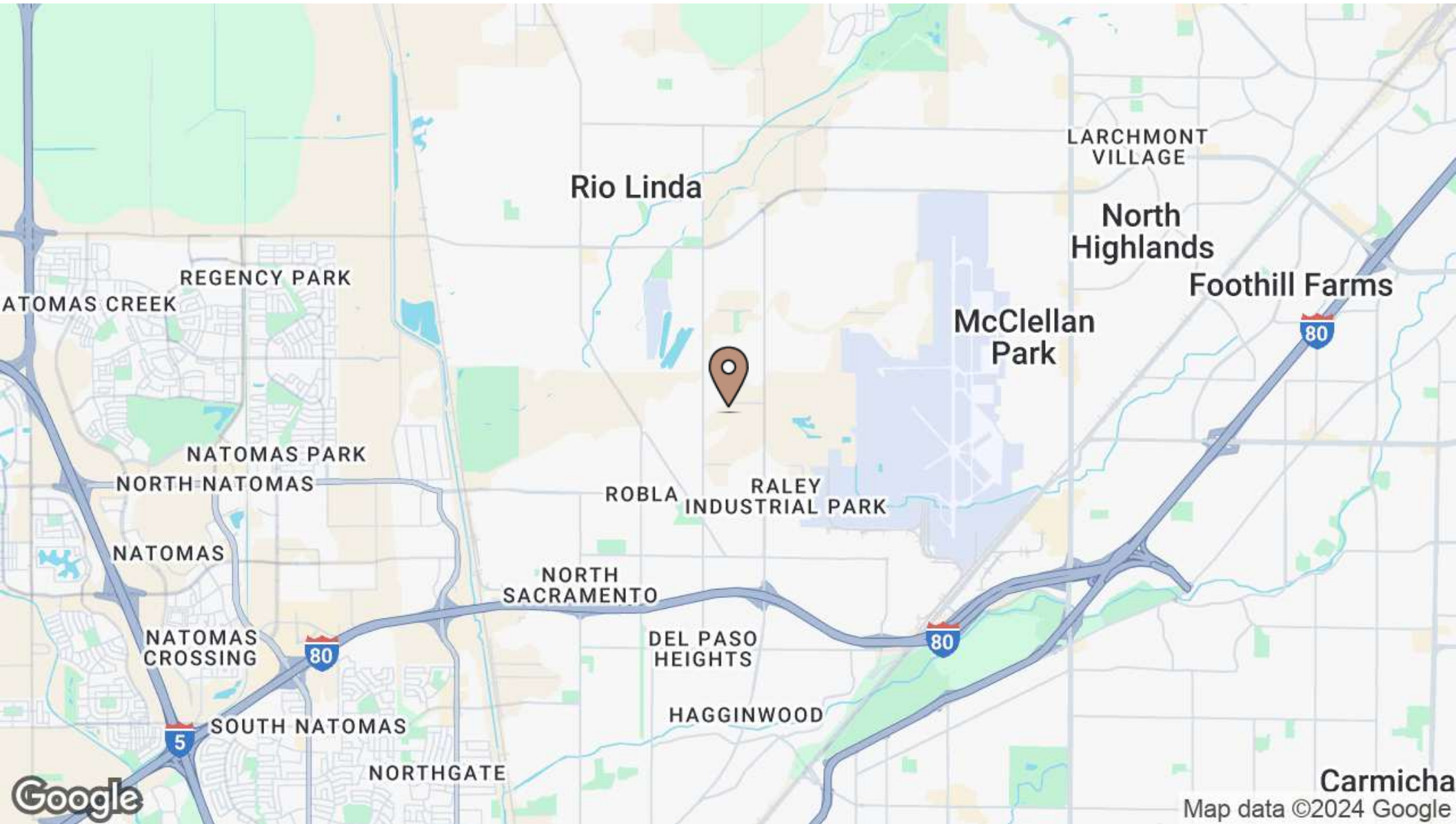
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*Industrial Building w/Yard*

Location Map



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Floor Plan & Site Plan



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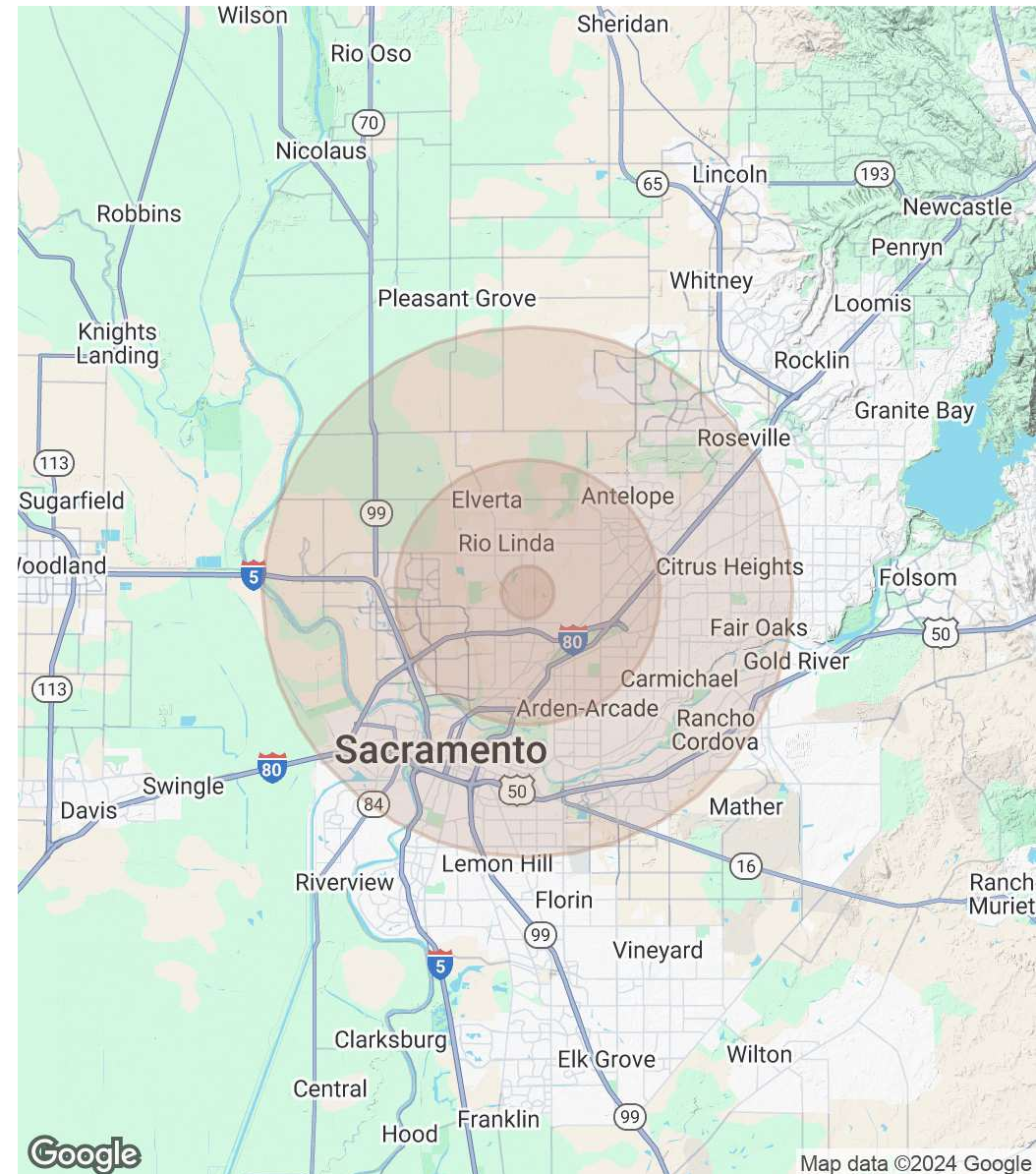
Industrial Building w/Yard

Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	5,348	303,971	1,014,589
Average Age	37	37	39
Average Age (Male)	36	36	38
Average Age (Female)	37	38	40

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,549	102,740	382,064
# of Persons per HH	3.5	3	2.7
Average HH Income	\$104,647	\$93,302	\$109,127
Average House Value	\$488,525	\$471,619	\$567,872

Demographics data derived from AlphaMap



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