

# Sale | Lease

N. Natomas Office-Warehouse

4770 Duckhorn Drive  
Sacramento, CA 95834



**Ranga Pathak**  
Broker Associate  
RE/MAX Gold  
CA BRE 01364897  
916-201-9247  
ranga.pathak@norcalgold.com

## Property Highlights:

- 3,318 s.f. warehouse-office for sale or lease
- Two story office and warehouse
- Two story office comprising five offices and open areas
- North Natomas Location close to Sacramento Int'l Airport
- Move-in ready, abundant parking
- Immediately off Highway 5

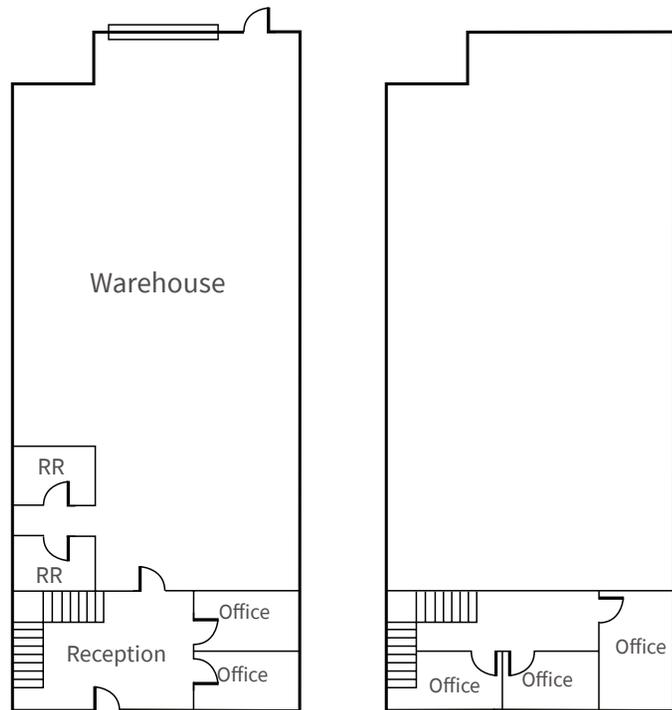
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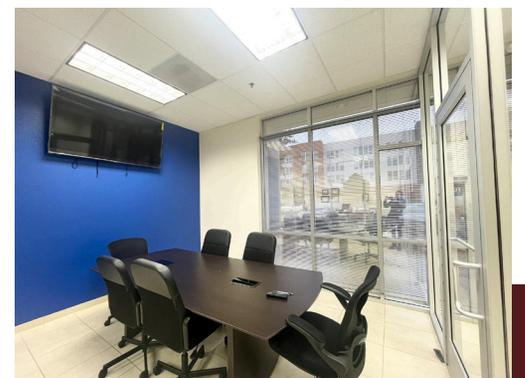
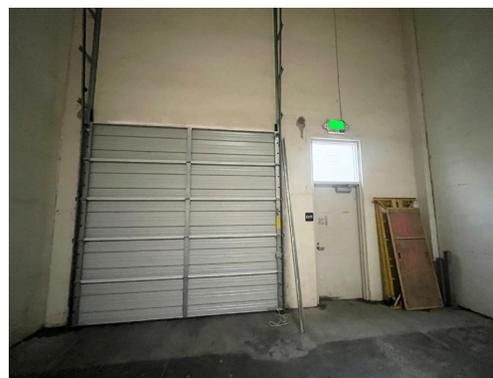
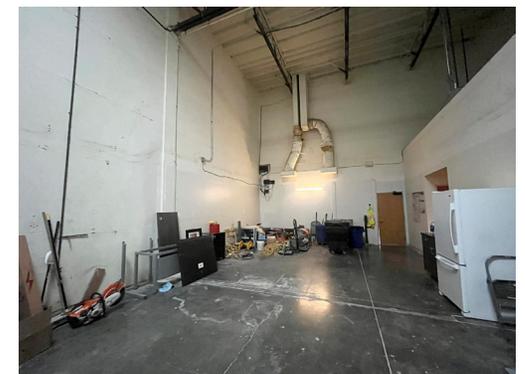
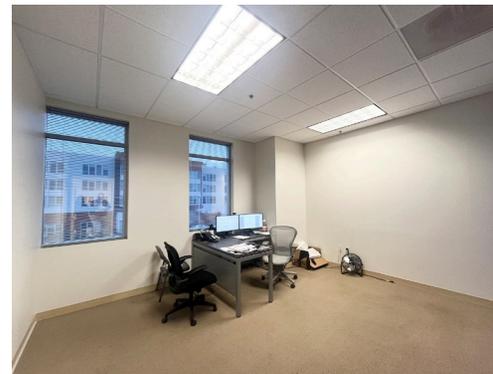
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First Floor Plan

Second Floor Plan

Schematic Drawings for representative purposes only; Not to scale



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### Location Details:

The property is located in North Natomas, in close proximity to the Sacramento International Airport and Metro Air Park, the region's next frontier and focal point of industrial development for the foreseeable future. It is 'The Destination' for industrial and logistics facilities within the Sacramento region and Northern California. The property is well connected to all parts of the Sacramento metropolitan area, with Downtown Sacramento being less than 10 miles from the property. It is immediately accessible from highways 5 and 80.

