

INDUSTRIAL FOR LEASE
WAREHOUSE WITH EXCESS PAVED YARD
8449 SPECIALTY CIRCLE | SACRAMENTO | CA



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PROPERTY OVERVIEW

TOTAL BUILDING SF:	9,800± SF
OFFICE SF:	5,720± SF (2-Story)
LAND SIZE:	1.52± ACRES
CONSTRUCTION TYPE:	Concrete Tilt-Up
CLEAR HEIGHT:	22'
POWER (2 meters):	400 Amp, 120/240 Volt, 3 phase
GRADE LEVEL DOORS:	Four (4) 12' x 14'
FIRE SUPPRESSION:	Yes .20/1,500
YARD AREA:	.78± Acres (Paved/Fenced)
ZONING:	M-2S (City of Sacramento)

ECONOMIC DATA:
LEASE RATE: \$15,500 / Mo / NNN



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ADDITIONAL FEATURES

- Office area includes reception area, bullpen areas, multiple private offices, conference room, two (2) restrooms and two (2) breakroom/ kitchen areas
- Three (3) restrooms total | 2-office / 1-shop
- Fully paved, fenced/secure yard area with two (2) points of ingress/ egress
- Wash bay with clarifier
- Skylights
- Alarm system (Sonitrol) and Ring Cameras available (if desired)
- Mezzanine storage in warehouse
- Compressor and air lines throughout
- 1/2 ton floor mounted jib crane
- 12,000 lb, 4 post BendPak lift
- Metal halide and fluorescent lighting
- Insulated warehouse with electric heater

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





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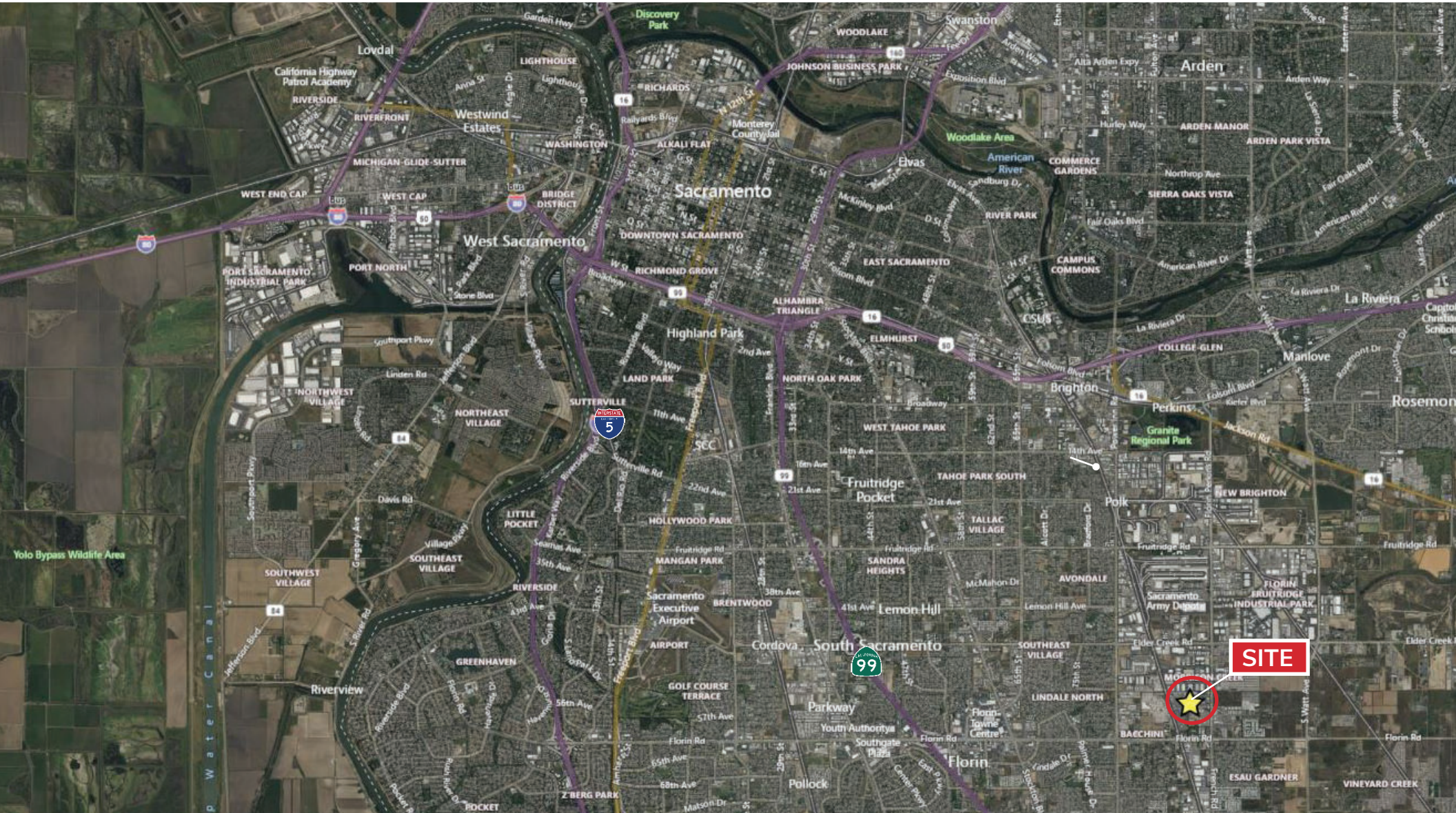
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