

WAREHOUSE SUITES AVAILABLE FOR LEASE

*A ±20,947 SF Suite with secure yard and easy access
to Hwy 160, Hwy 80, and I-5*



**SUBJECT
PROPERTY**

**LEASE RATE:
\$0.50/SF, NNN**

1957 RAILROAD DRIVE, SACRAMENTO, CA

SUITE SIZE	±20,947 SF
LEASE RATE	\$0.50/SF, NNN
FENCED YARD AREA	±22,000 SF (Expandable)
OFFICE SIZE	±1,675 SF
CONSTRUCTION	Reinforced Concrete
YEAR BUILT	1980
RESTROOMS	2
CLEAR HEIGHT	20'-22'
GL LOADING	3 (expandable)
DH LOADING	1
SPRINKLERS	Fully Sprinkled
HVAC	In Office per code
POWER	200 amp, 120/208 volt, 3 Phase
ZONING	M-1 City of Sacramento
SECURITY	Fully fenced and secured complex with 24hr patrol

BILL NIETHAMMER
916.751.3639 | bill.niethammer@kidder.com
LIC N° 00925770

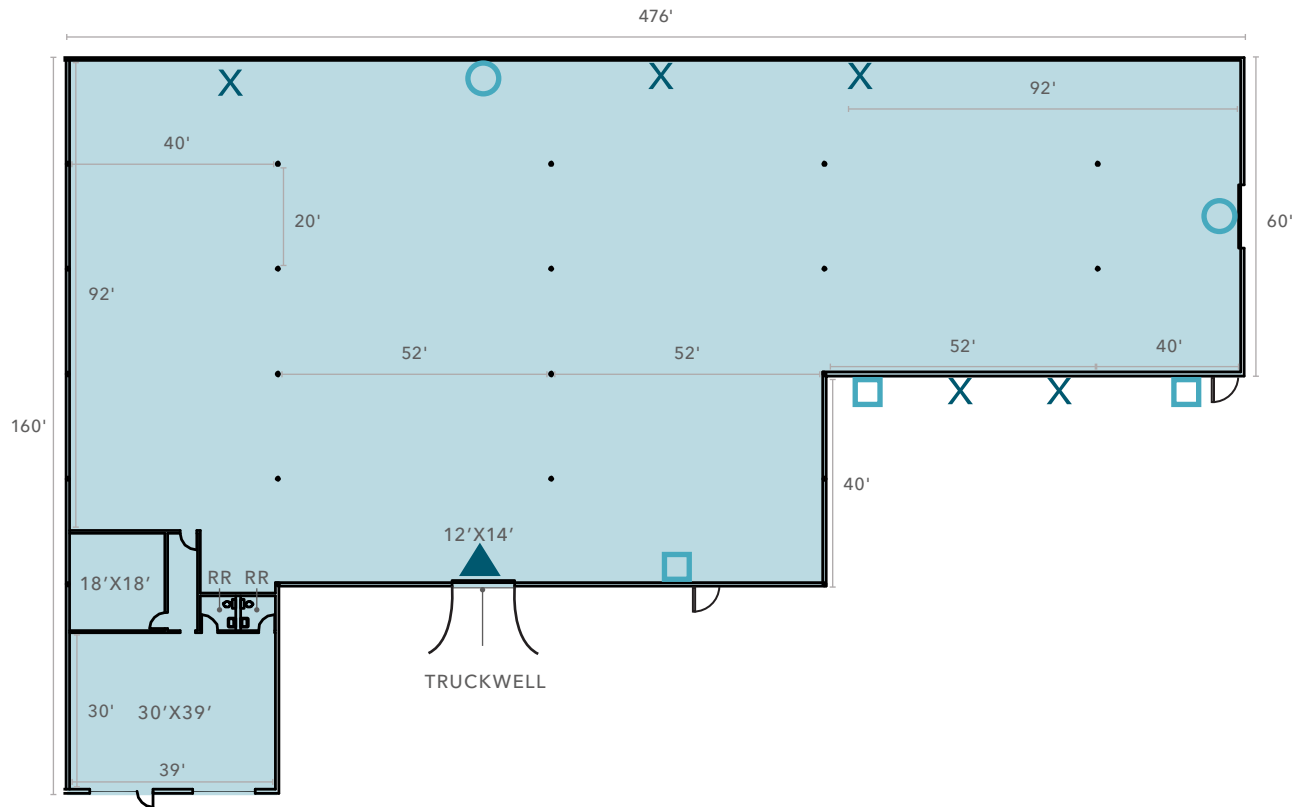
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FLOOR PLAN



-  Grade Level Loading (12'x14')
-  Dock High Loading (12'x14')
-  Store Front Knockout (Knock Out)
-  Grade Level Knockout (12x14)

*±20,947 SF Available
Suite D*

AVAILABILITIES

CLEAR HEIGHT	20' - 22'
SECURITY	Fully Fenced Premises
ADDITIONAL DOORS	5 Grade Level Knockouts 3 Store Front Knockouts

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SITE PLAN



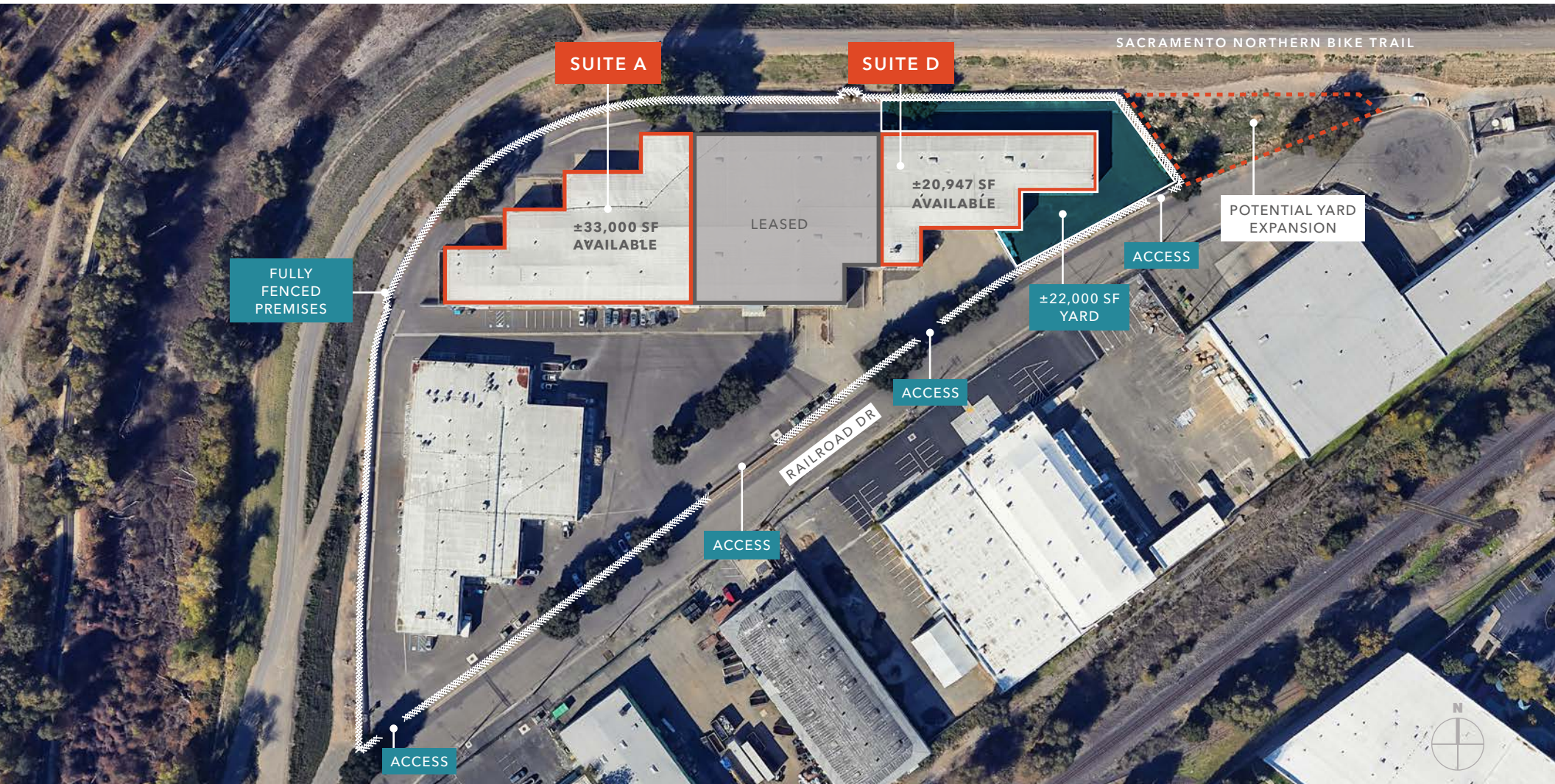
- Grade Level Loading (12'x14')
- ▲ Dock High Loading (12'x14')
- Store Front Knockout (Knock Out)
- X Grade Level Knockout (12x14)



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SITE PLAN CONTINUED



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24/7 SECURITY PATROL WITH
MONITORED ACCESS
TO RAILROAD DRIVE

PROPERTY PHOTOS



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2 MIN

HIGHWAY 160

8 MIN

INTERSTATE 80

8 MIN

INTERSTATE 5

10 MIN

HIGHWAY 99

Exclusively listed by

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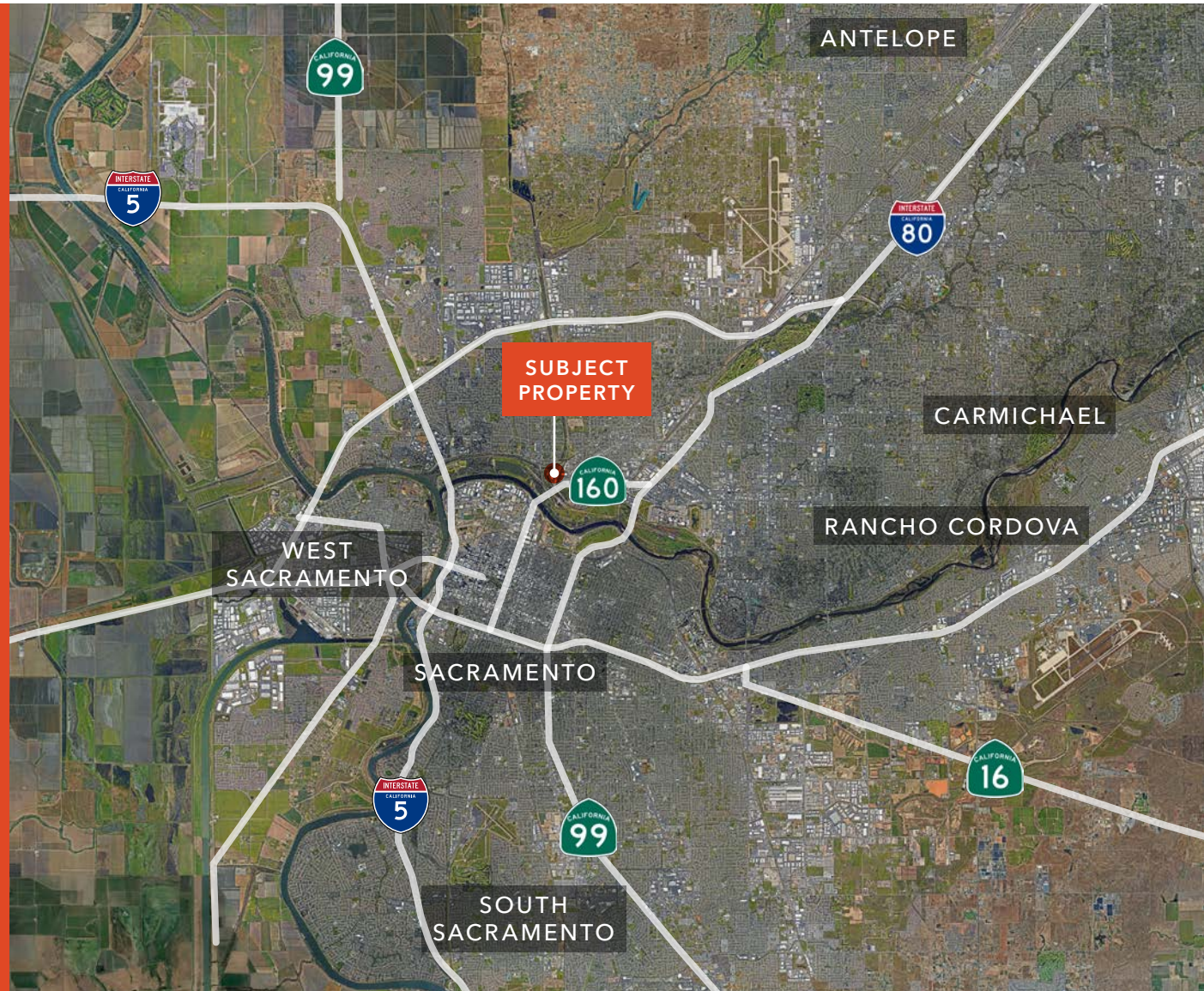
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