

2491 BOATMAN AVENUE
WEST SACRAMENTO, CA
FOR SALE OR LEASE
12,043 SF OFFICE/FLEX/INDUSTRIAL
BUILDING

ETHAN CONRAD
PROPERTIES INC.

FOR MORE INFORMATION CONTACT:

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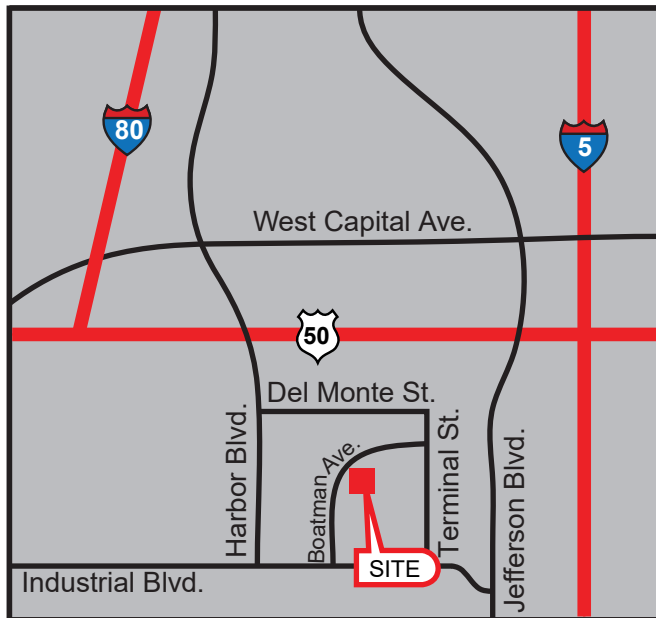
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916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- 12,043 SF Office/Flex building with 5,540 RSF of Office, 2,800 SF of Tech/Clean Room/Lab, and 3,210 SF of Manufacturing/Machine Shop
- 10'x12' roll-up door
- Abundant parking
- Light Industrial zoning
- Close proximity to Hwy 80 and Hwy 50



PROPERTY DETAILS:

This Office/R&D/High-Tech Manufacturing facility is located in West Sacramento's Industrial Blvd area.

This building is surrounded by mature landscaping and has convenient access to Hwy 50 at Harbor Blvd, minutes from I-80. Adjacent to the Port of West Sacramento.

The port is one of California's few inland deep-water ports, with direct marine access to the Bay via the Sacramento Deep Water Ship Channel. It also connects to major freight corridors including Interstate 5, Interstate 80, Highway 50, Union Pacific, and BNSF rail lines.

West Sacramento is consistently marketed as one of the lower-cost major metro areas in California for industrial and manufacturing operations.

LEASE RATE:

12,043 SF \$15,535.00 (\$1.29 PSF, NNN)

SALE PRICE:

\$2,397,000.00 (\$199.00 PSF)

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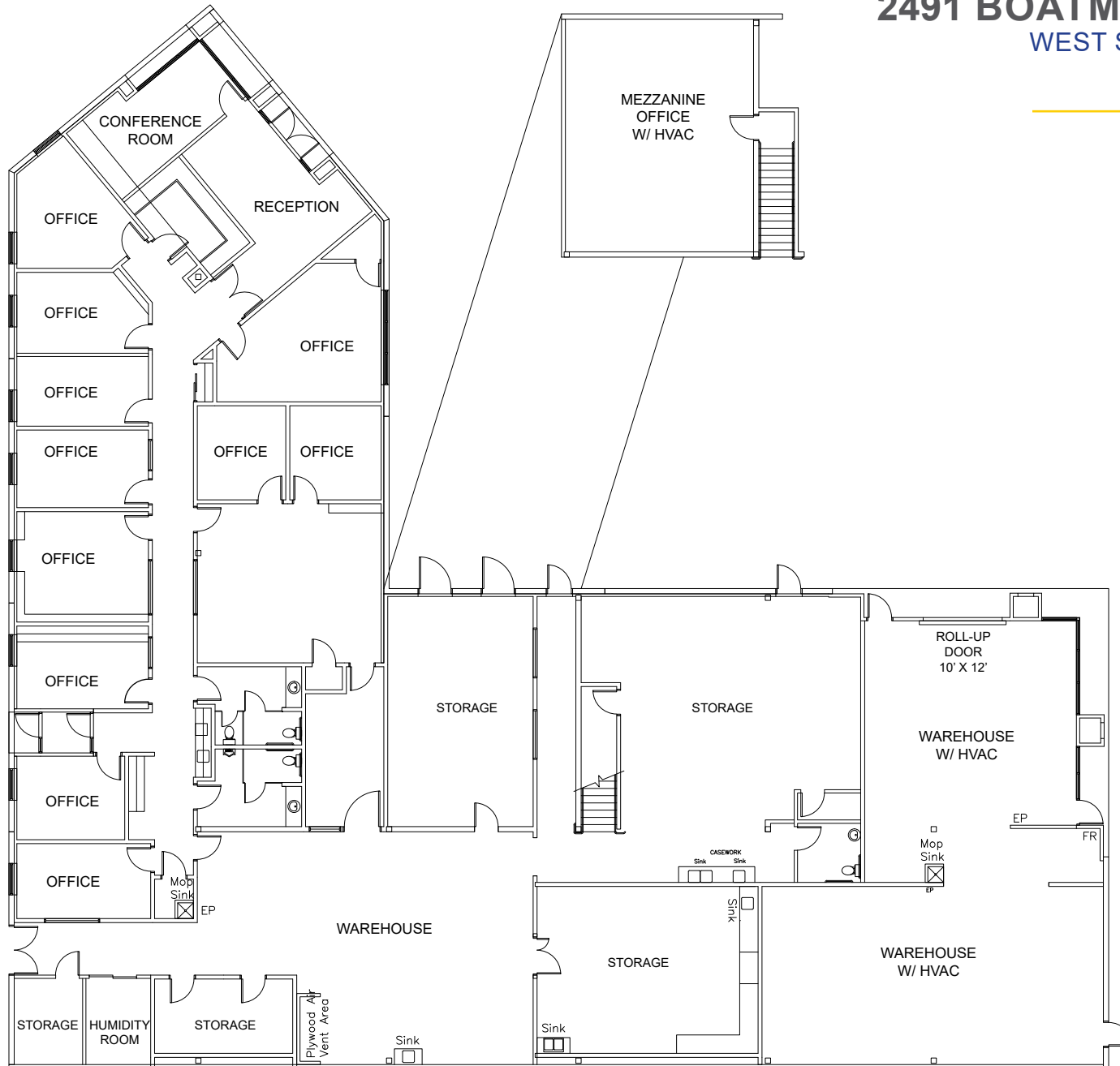
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FLOOR PLAN

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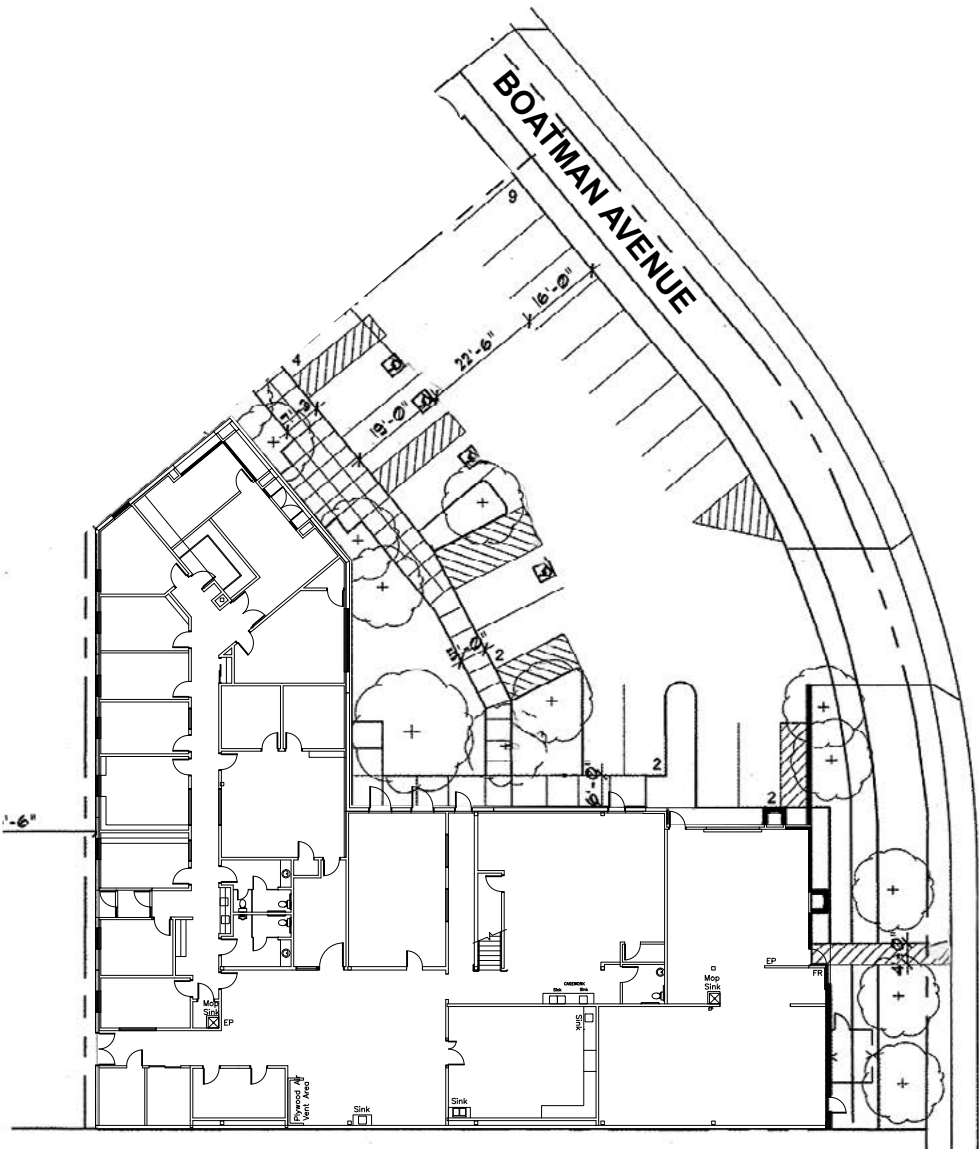


12,043 SF

The square footage of building includes mezzanine office area.

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SITE PLAN



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