

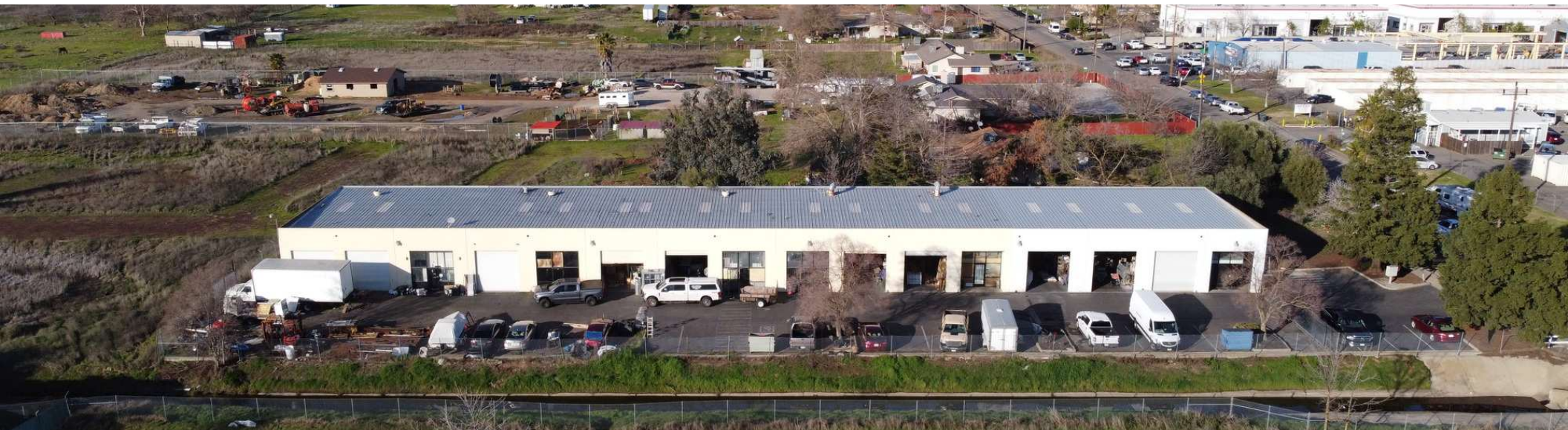
6845 34th St

North Highlands, CA 95660

For Lease

Industrial

Property Summary



Property Description

Industrial Warehouse Space Available For Lease

Property Highlights

- - Suite E: +/- 1,800 Square Feet, (1) 12'x12' Grade Level Roll Up Door, 16' Clear Height
- - Suite G/H: +/- 3,500 Square Feet, (2) 12'x12' Grade Level Roll Up Doors
- - +/- 800 SF Office with one Restroom
- - Power: 200 Amps 120/208v 3 Phase
- - M-1 Light Industrial Zoning: Per Sacramento County
- - Asking Rent: \$0.95/PSF/NNN
- - Up to 5,300 SF Available for occupancy with both suites combined

Offering Summary

| | |
|---------------|-----------------------|
| Lease Rate | \$0.95 SF/month (NNN) |
| Available SF | 1,800 - 3,500 SF |
| Lot Size | 42,328 SF |
| Building Size | 13,750 SF |

Demographics

| | 1 Mile | 5 Miles | 10 Miles |
|-------------------|----------|-----------|-----------|
| Total Households | 3,712 | 96,588 | 382,994 |
| Total Population | 12,472 | 280,455 | 1,024,171 |
| Average HH Income | \$79,512 | \$100,110 | \$117,434 |

TRAVIS ESWAY

P: 916.788.9731

tesway@crossroadventures.net

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VENTURES GROUP
your real estate compass.

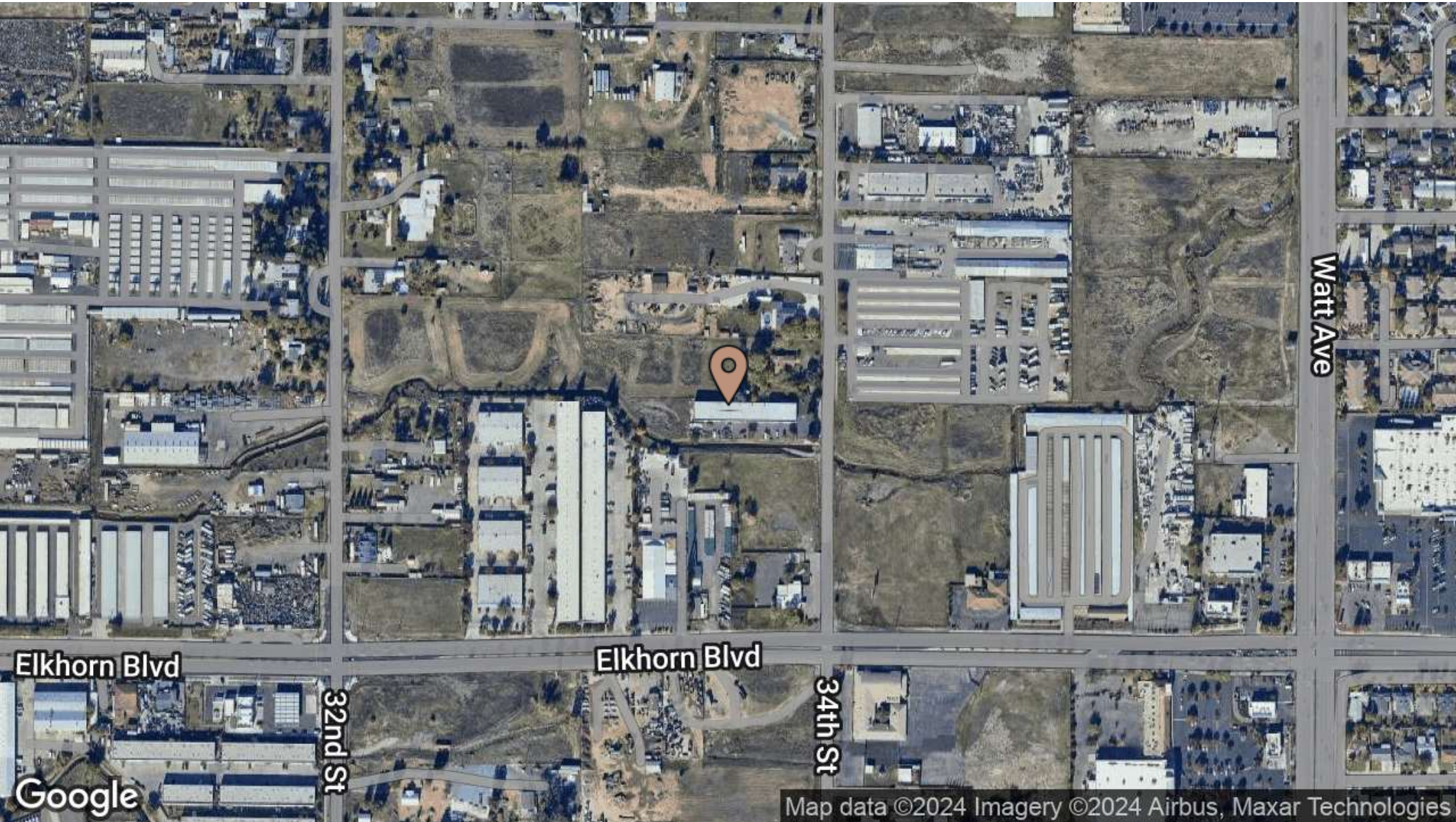
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Location Map



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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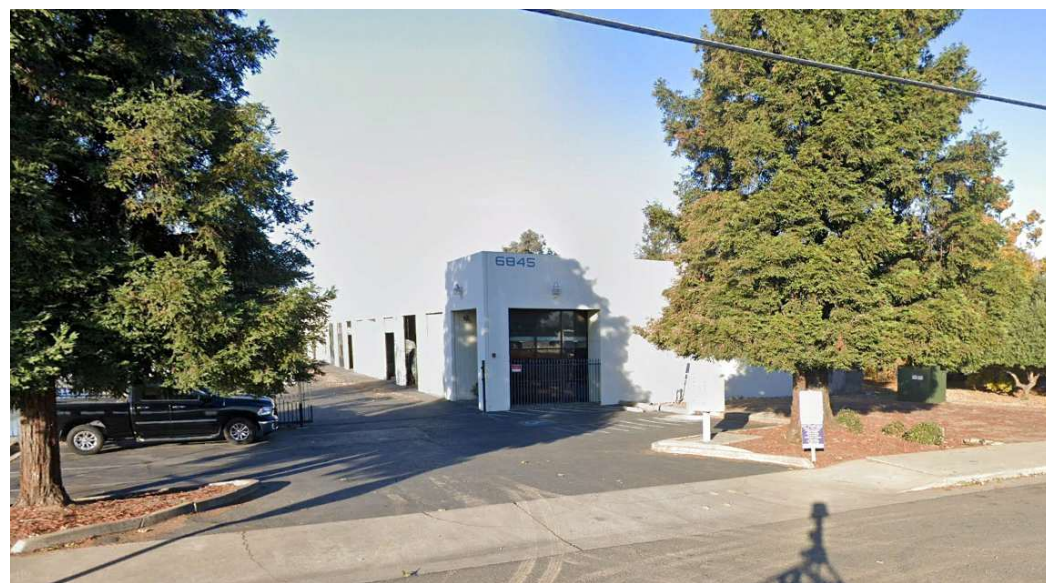
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Additional Photos



TRAVIS ESWAY
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tesway@crossroadventures.net

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Demographics Map & Report

| Population | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|-----------|
| Total Population | 12,472 | 280,455 | 1,024,171 |
| Average Age | 37 | 39 | 40 |
| Average Age (Male) | 36 | 37 | 39 |
| Average Age (Female) | 38 | 40 | 41 |

| Households & Income | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,712 | 96,588 | 382,994 |
| # of Persons per HH | 3.4 | 2.9 | 2.7 |
| Average HH Income | \$79,512 | \$100,110 | \$117,434 |
| Average House Value | \$387,379 | \$487,467 | \$591,995 |

Demographics data derived from AlphaMap

