

FOR LEASE

Auburn Industrial Park #1, LLC

13395 NEW AIRPORT ROAD
AUBURN, CA 95602



Space Available:

200 SF— 4,730 SF

- Suite A— 4,730 SF
 - ◆ Divisible Executive Suites Available
 - ◆ 1-3 year Lease Terms
 - ◆ Spacious Floor Plan

Property Description:

13395 New Airport Road is an attractive, 2-story, tinted office / warehouse building located in Auburn, California. This 64,000 square foot building offers spacious and flexible floor plans. It is conveniently located next to Auburn Municipal Airport with easy access to the I-80 highway and public transportation.

Property Highlights:

- Lease rate: \$0.70 PSF
- Current NNN estimate: \$0.30 PSF
- Mixed property use with office and light industrial manufacturing
- Long term professional management
- 162 parking spaces
- Adjacent to Auburn Municipal Airport
- Lift being installed by 3Q—2023



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