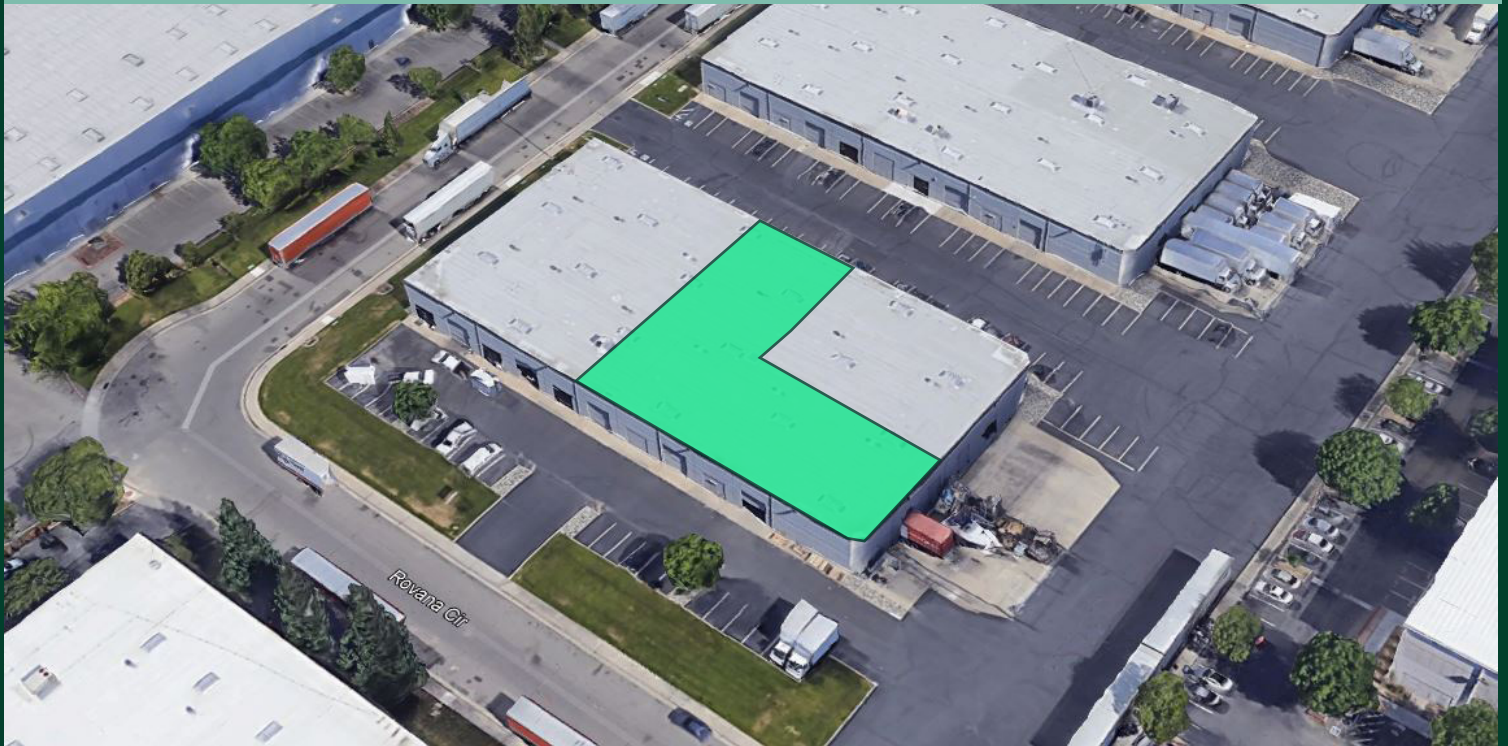


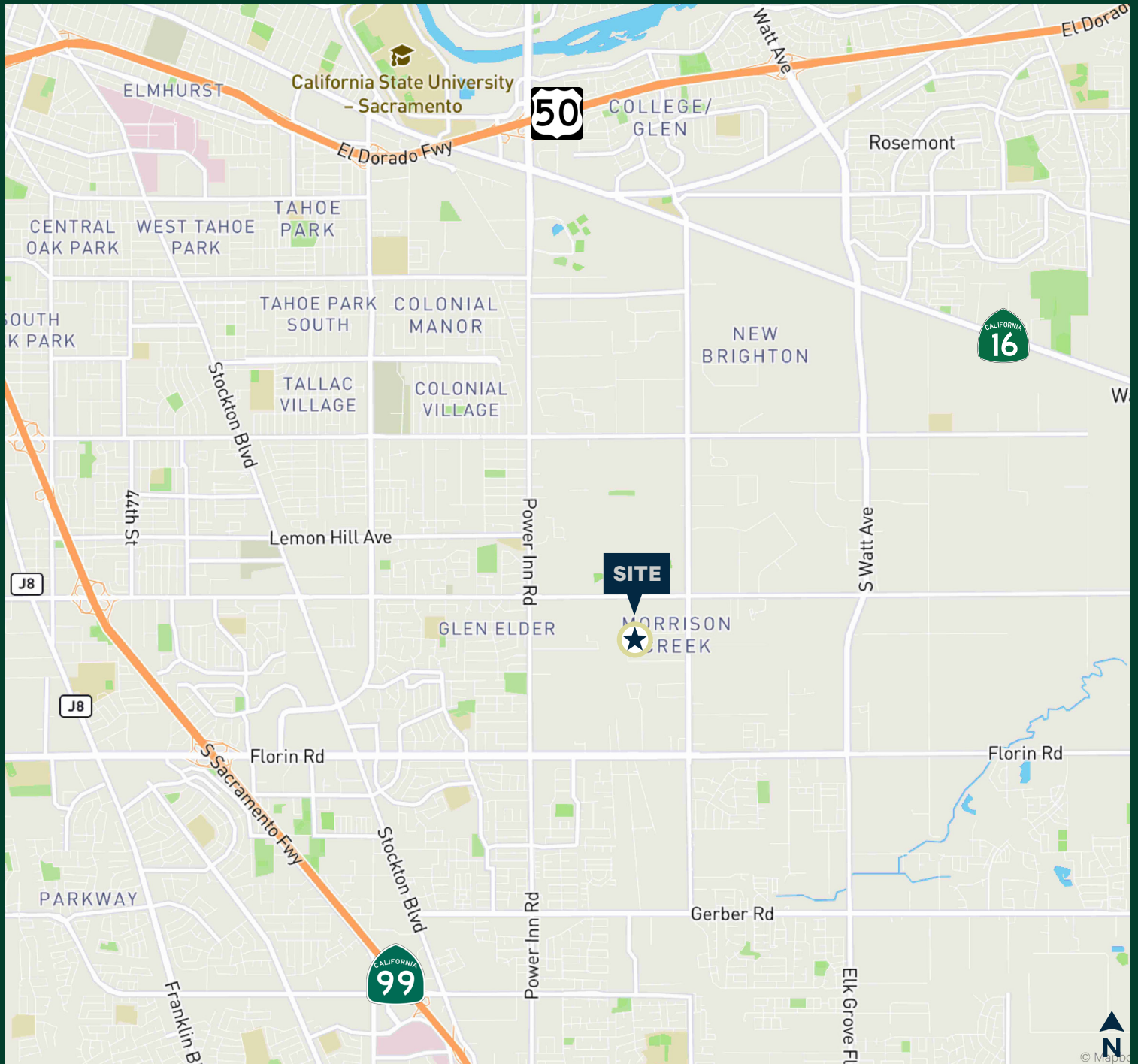
8425 Rovana Circle

Sacramento, CA 95828

±12,000 SF with ±800 SF Office



Location Map



Property Characteristics

- + ±12,000 SF Total
- + ±800 SF Office
- + 21' Clear Height
- + 2 Docks, 3 Grade Level Doors (10' x 12')
- + 20' x 40' Column Spacing
- + 120/208V, 3phase Power
**tenant to independently verify*
- + Skylights
- + Sprinklered
- + M(2)-S Zoning City of Sacramento
- + June 1, 2026 Occupancy
- + LEASE RATE: \$0.80/SF, NNN



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