

4560 AUBURN BLVD FOR LEASE

SACRAMENTO, CA 95841

*Business relocating
across the street*



Prime Commercial Corner For Lease - \$18,000 per month NNN

Zoned GC-General Commercial

±1.98 Acres

±3,750 SF Warehouse

±1,440 SF Office

±880 SF Front sales office

38,531 Average Daily Traffic (west of site)

Electrical 400 amp 120/3 phase (to be verified)

Monument Signage

Prime corner location

Built-in draw/Across from Berry Lumber

Many uses allowed such as auto lease, auto repair, equipment rental, truck & large vehicle lease, repair, rent, sales, storage, boat sales, etc.*

APNs: 240-0062-031, 032 & 033

* All uses to be verified by Tenant
(NAP - Not A Part)

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LIC N° 01017477

BILL NIETHAMMER
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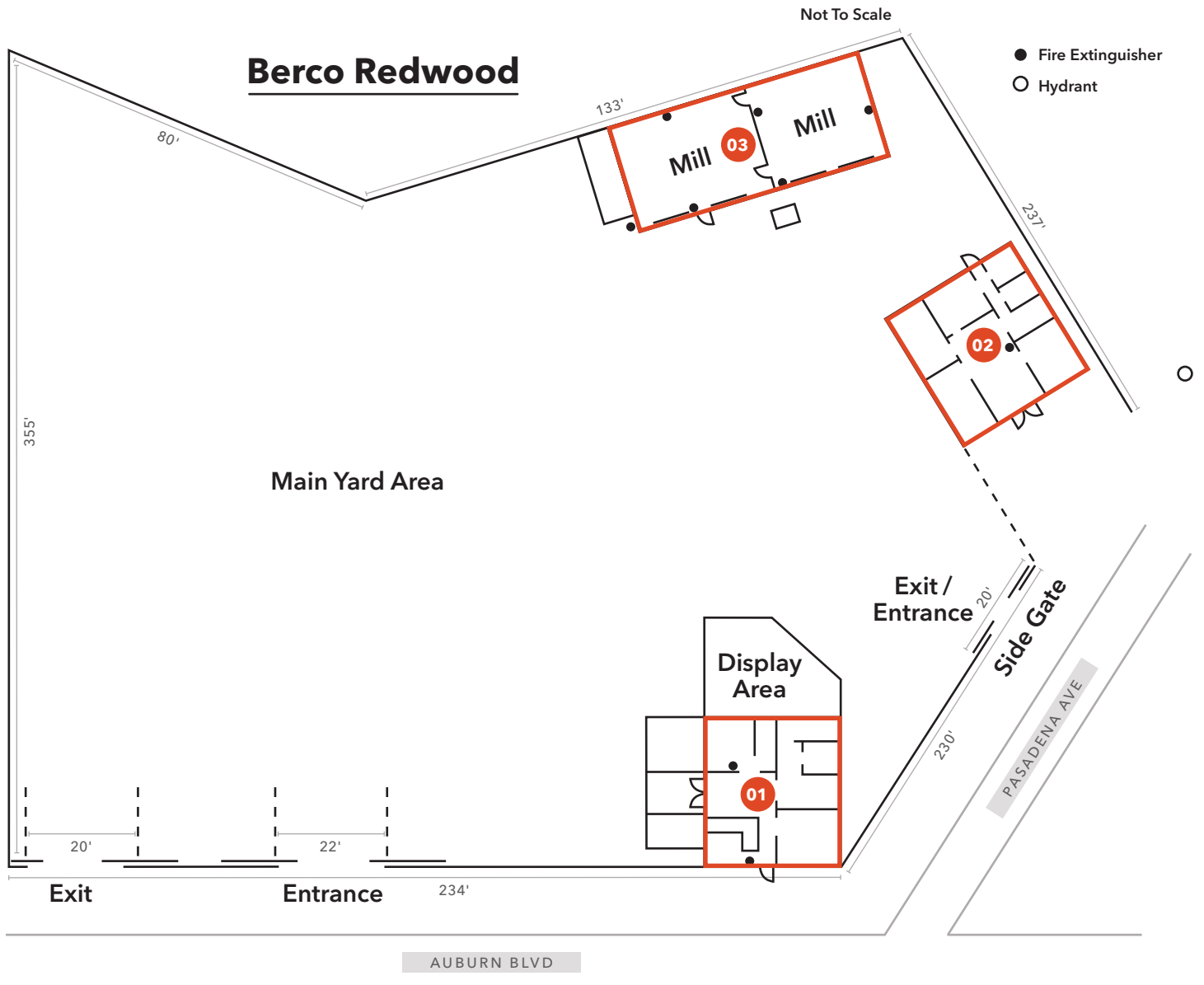
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km Kidder Mathews

SITE PLAN



LEGEND

- 01 Corner Office ±810 SF | 02 Back Office ±1,440 SF | 03 Warehouse ±3,750 SF

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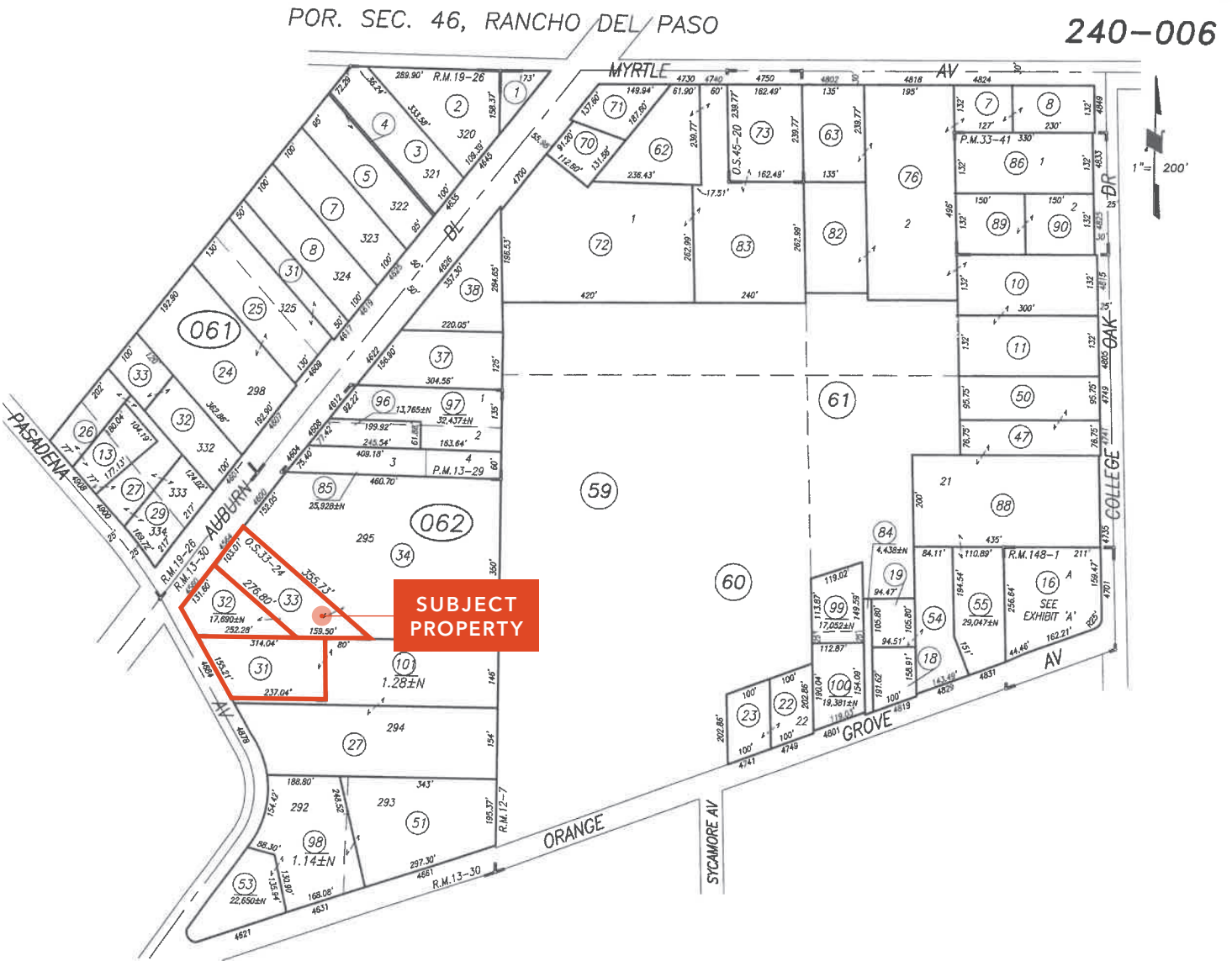
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PARCEL MAP



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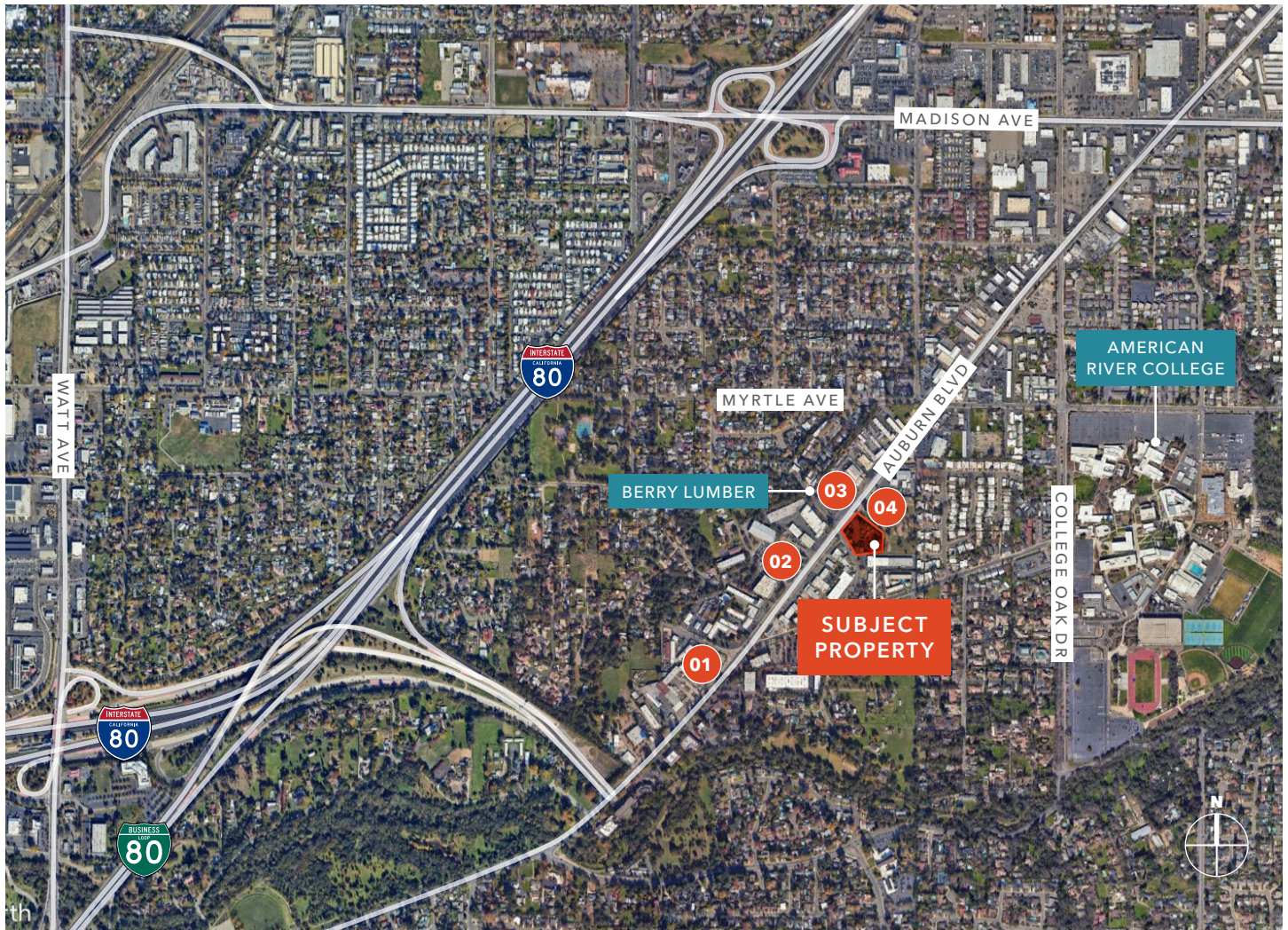
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LOCATION AERIAL



LEGEND



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