

4560 AUBURN BLVD FOR LEASE

SACRAMENTO, CA 95841



*Business relocating
across the street*

NAP

NAP

AUBURN BLVD

PASADENA AVE

STOP

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)

JIM DENNIS

916.765.0353

jim.dennis@kidder.com

LIC N° 01017477

BILL NIETHAMMER

916.751.3639

bill.niethammer@kidder.com

LIC N° 00925770

JACK NIETHAMMER

916.607.6101

jack.niethammer@kidder.com

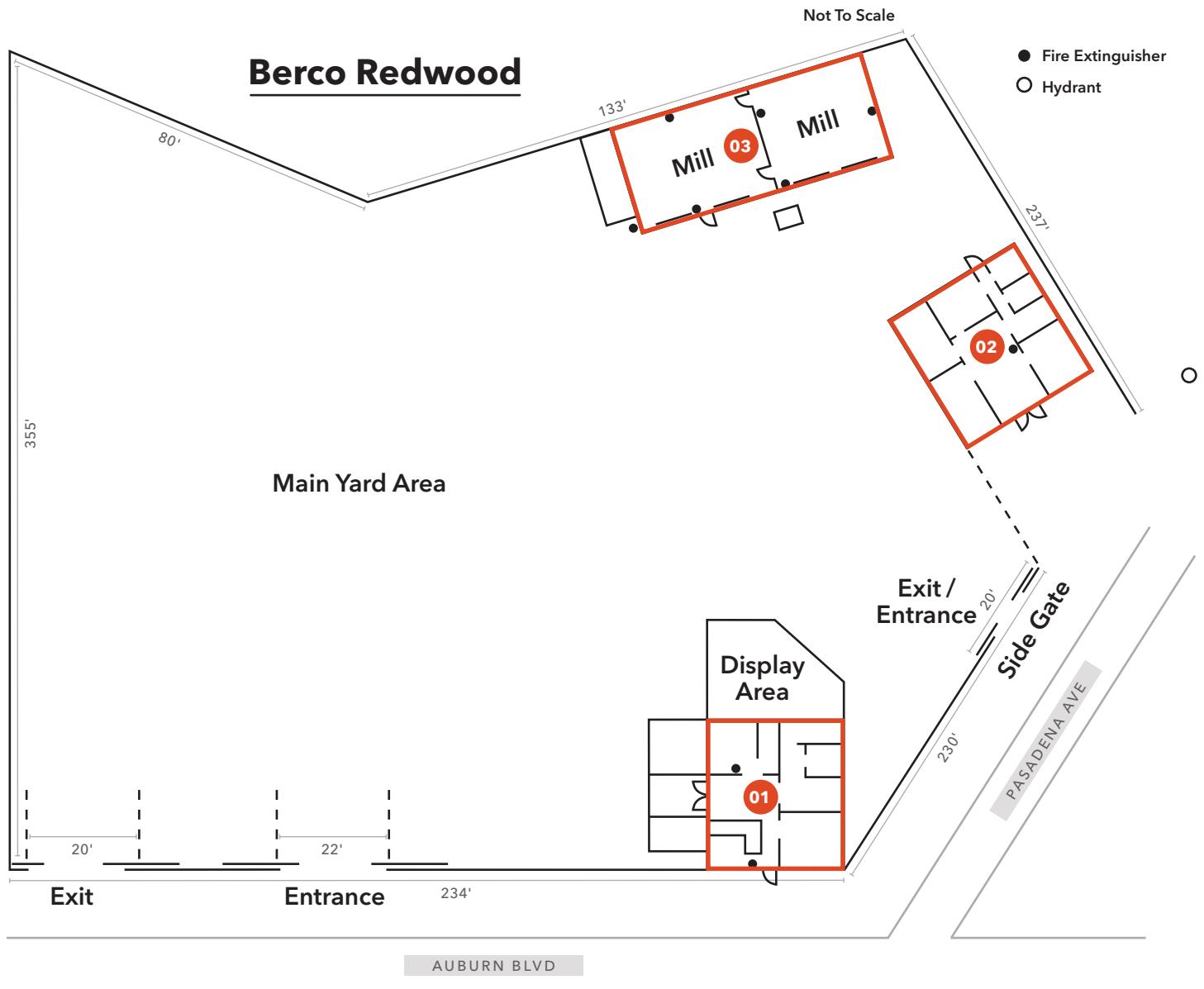
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**km Kidder
Mathews**

SITE PLAN



LEGEND

01 Corner Office ± 810 SF | **02** Back Office $\pm 1,440$ SF | **03** Warehouse $\pm 3,750$ SF

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LOCATION AERIAL



LEGEND



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Mathews**