



## **9477 Greenback Ln**

9477 Greenback Ln, Folsom, CA 95630

**Fred Desiderio**

Desiderio Properties

4600 Kietzke Ln, Suite G-170, Reno, NV 89502

[desi3@prodigy.net](mailto:desi3@prodigy.net)

(775) 825-5311

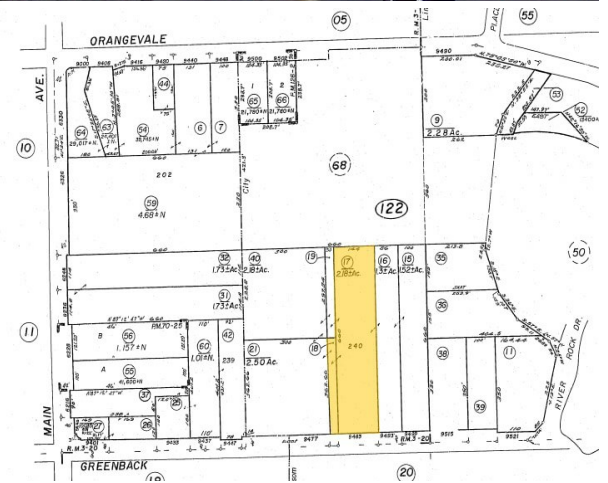


# 9477 Greenback Ln

\$14.16 - \$16.67 /SF/YR

Shop/Storage, Retail, and Office Space available. Everything you need to run your business. Plenty of parking. Tenant Improvement allowance available....

- Close to Lake Natoma, Folsom, Orangevale.



Rental Rate:	\$14.16 - \$16.67 /SF/YR
Total Space Available:	6,835 SF
Min. Divisible:	360 SF
Max. Contiguous:	1,480.00 SF
Property Type:	Flex
Building Class:	C
Rentable Building Area:	78,000 SF
Year Built:	1980
Rental Rate Mo:	\$1.18 /SF/MO

### 1st Floor Ste 116,117

Space Available	1,000 - 2,000 SF
Rental Rate	\$14.16 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	1 - 3 Years

Large open garage/shop area. (2) 10'-0" role-up garage doors. You can use it for storage or run your business out of it.

1

### 1st Floor Ste 303-304

Space Available	1,000 - 2,000 SF
Rental Rate	\$14.16 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

Large open garage/shop area. (2) 10'-0" role-up garage doors. You can use it for storage or run your business out of it.

2

### 2nd Floor Ste 507

Space Available	445 SF
Rental Rate	\$16.20 /SF/YR
Contiguous Area	1,480 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Large office with plenty of storage. Includes utilities.

3

### 2nd Floor Ste 509

Space Available	495 SF
Rental Rate	\$15.15 /SF/YR
Contiguous Area	1,480 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Large open floor plan. Plenty of storage space.

4

## 2nd Floor Ste 511

Space Available	540 SF
Rental Rate	\$15.00 /SF/YR
Contiguous Area	1,480 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Large open floor plan with plenty of storage space.

5

## 2nd Floor Ste 514

Space Available	445 SF
Rental Rate	\$16.18 /SF/YR
Contiguous Area	445 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Large open office space with plenty of storage.

6

## 2nd Floor Ste 523

Space Available	550 SF
Rental Rate	\$15.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Large open office space with plenty of storage space.

7

## 2nd Floor Ste 526

Large open office.

Space Available	360 SF
Rental Rate	\$16.67 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

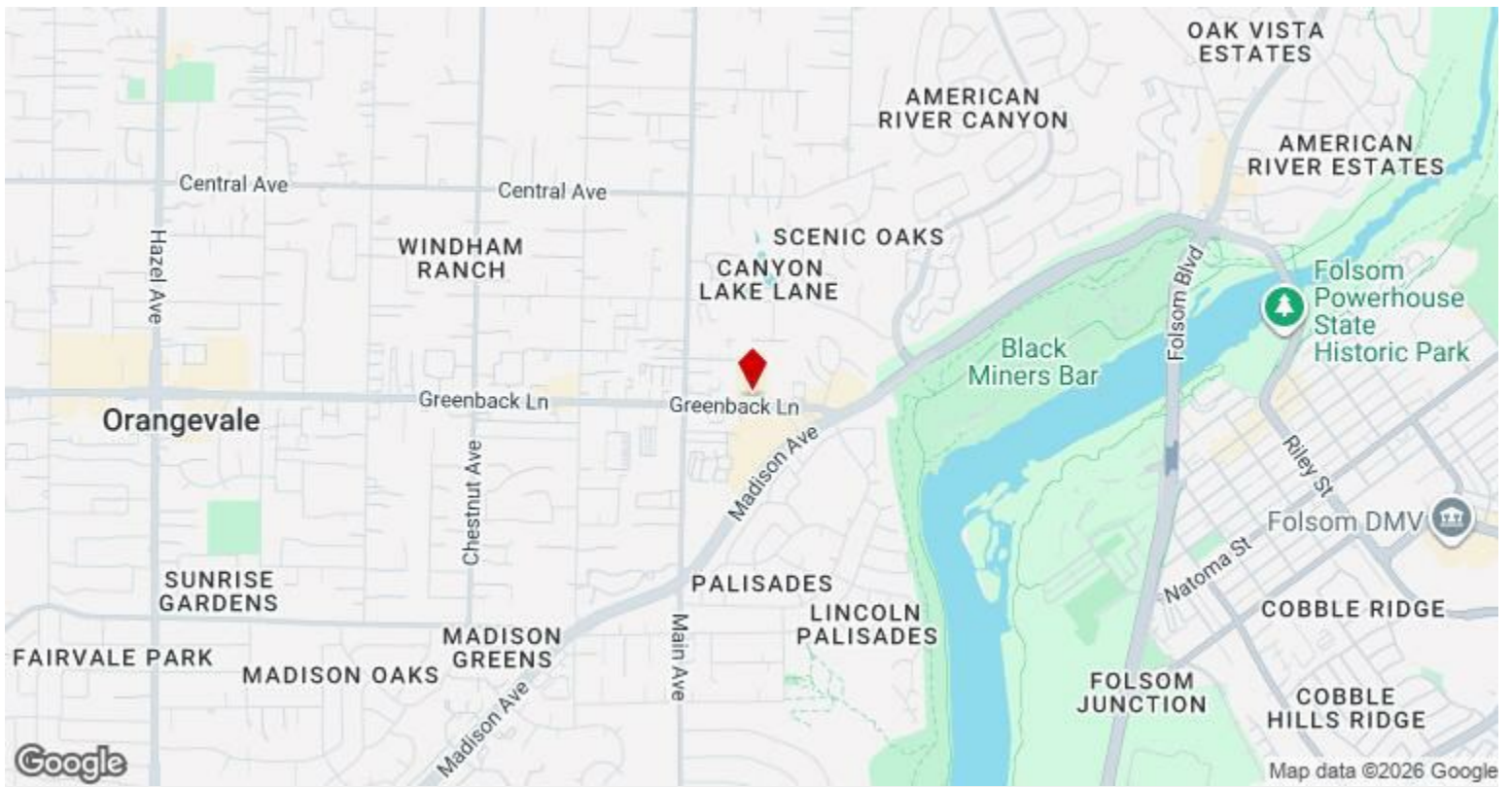
8

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## Major Tenant Information

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Access Real Estate	-	
Anicich Landscape Management	-	
Aqua Systems	-	November 2013
Barnette Products	-	
Calidad Plumbing	-	
Home Pro Direct Inc	-	
Mahalo Pool & Spa Supply	-	March 2013
Sacramento Pest Control Inc	-	

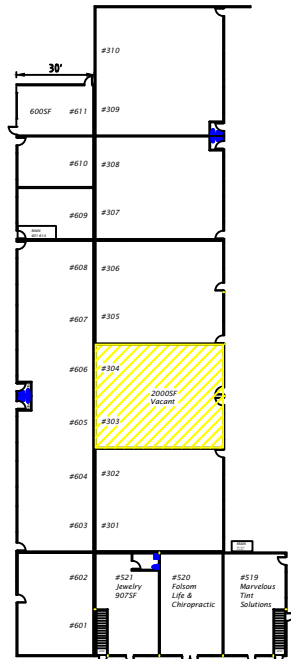
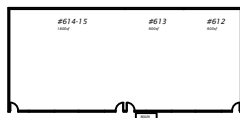
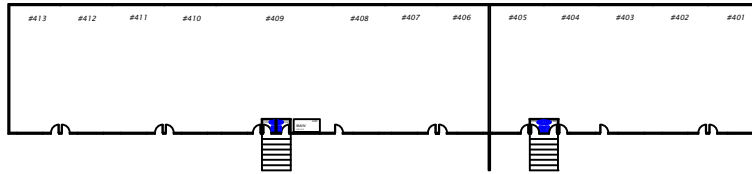


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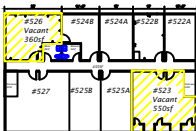
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# Property Photos

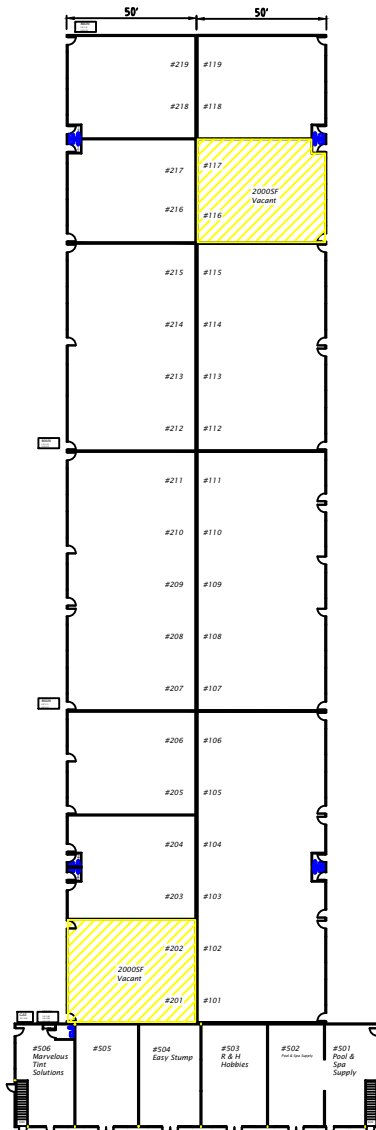




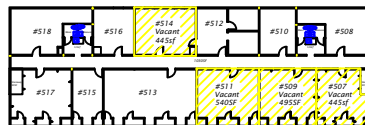
DOWNSTAIRS  
9477 Greenback Lane #519-#521  
Folsom, CA 95630



UPSTAIRS  
9477 Greenback Lane #522-#527  
Folsom, CA 95630



DOWNSTAIRS  
9477 Greenback Lane #501-#506  
Folsom, CA 95630



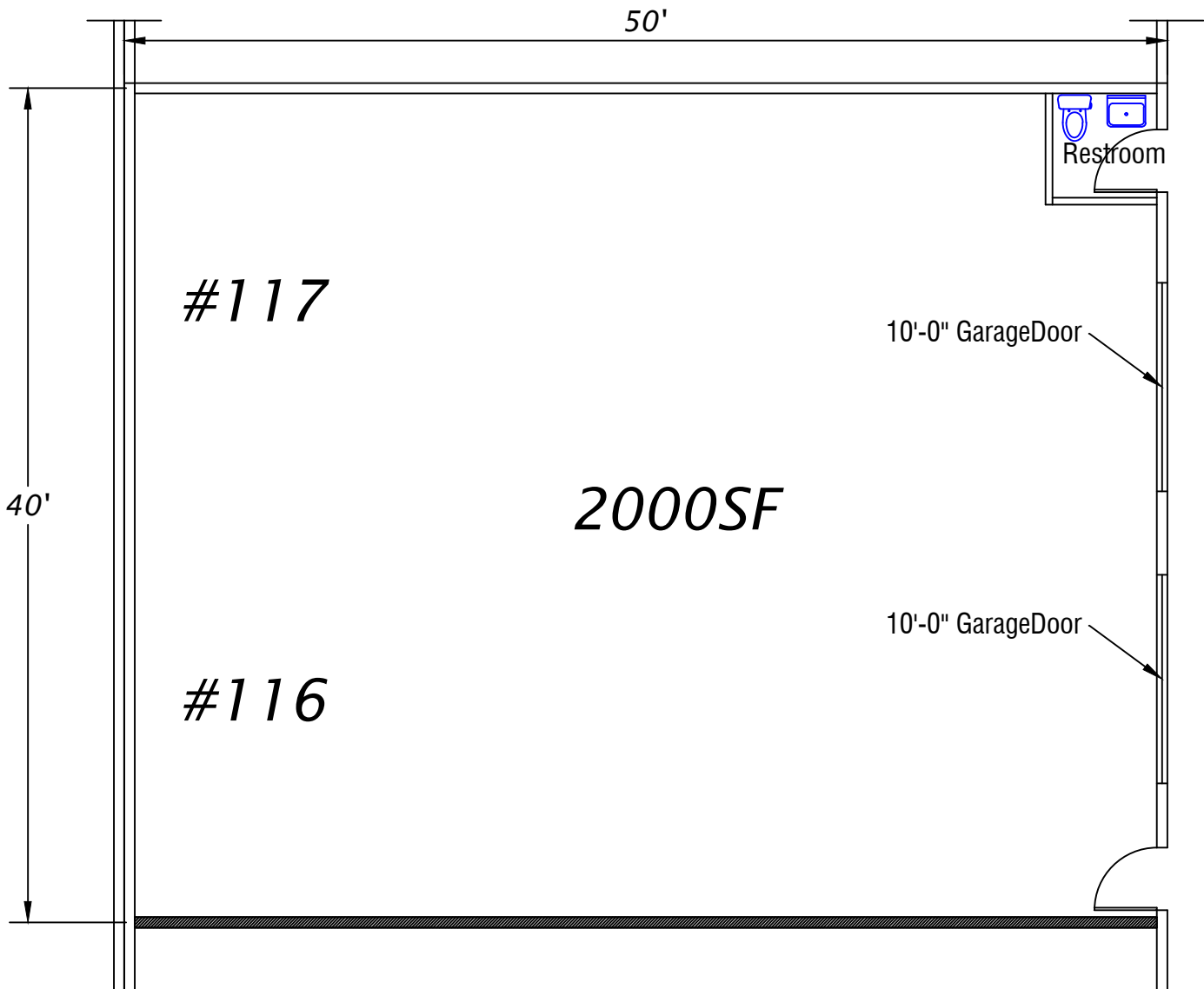
UPSTAIRS  
9477 Greenback Lane #507-#518  
Folsom, CA 95630

9447-77 Greenback Lane

NONE



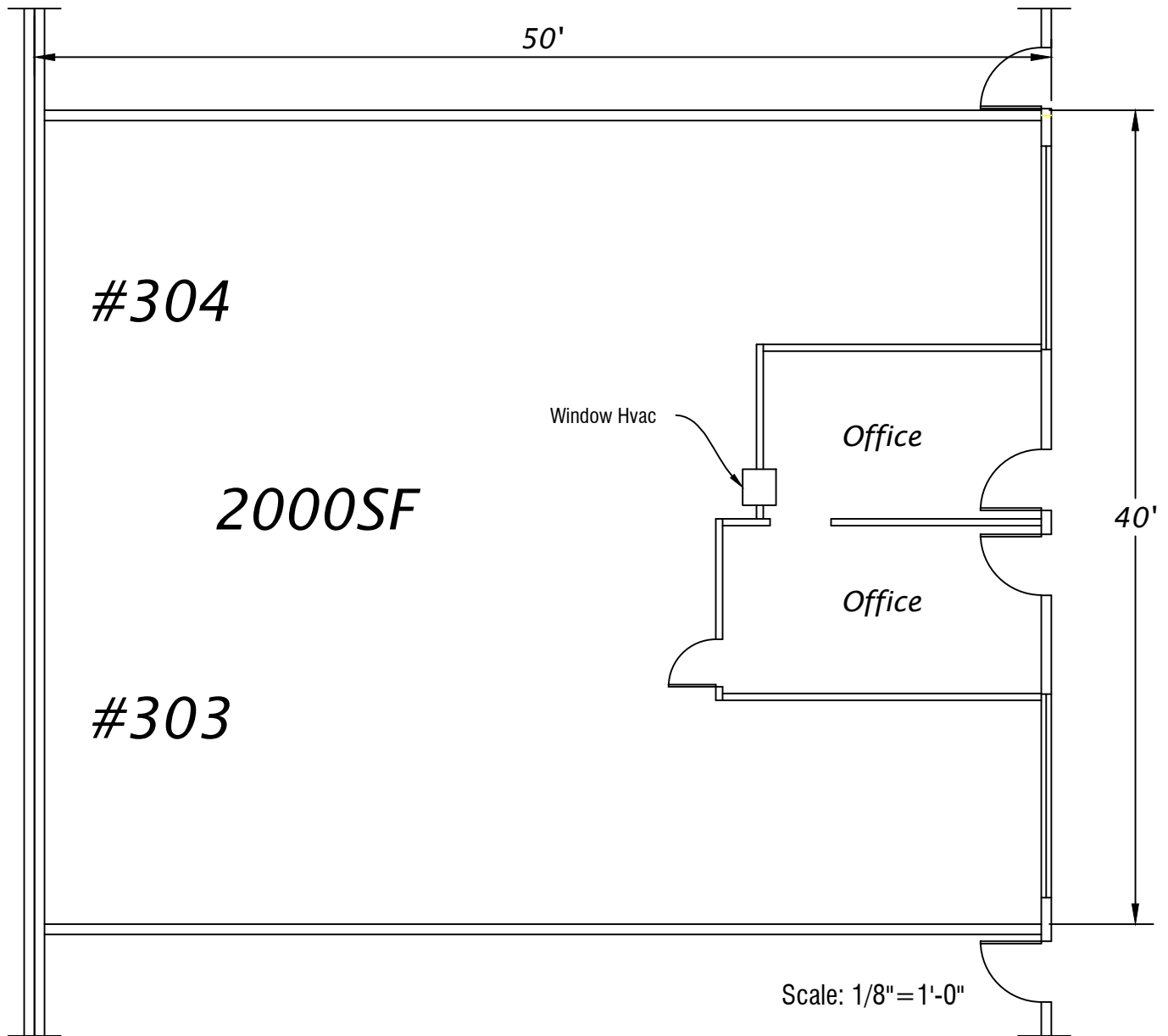
CONTACT INFO:  
Greenback Lane LLC  
4600 Kietzke Lane G-170  
Reno, Nevada 89502  
(775) 825-5311  
greenbackcenter@desprop.com



Scale: 1/8" = 1'-0"

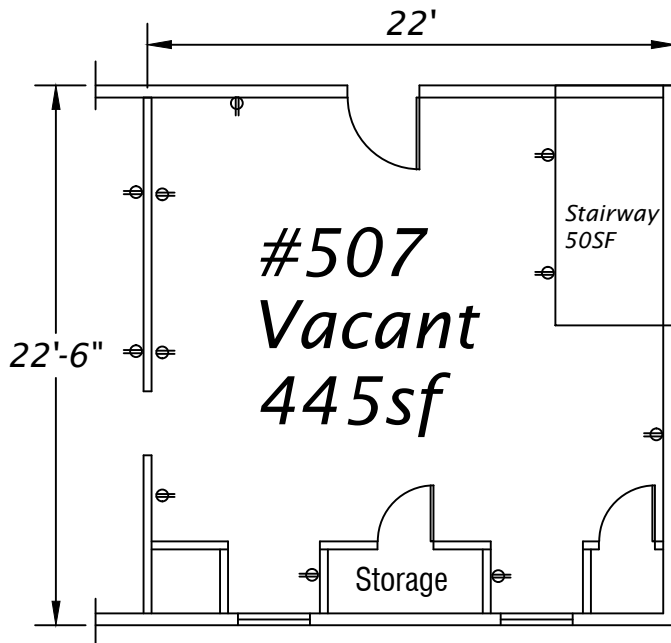
Greenback Lane LLC  
9477 Greenback Lane - Shop  
Folsom, CA 95630  
Unit #116-117  
2000 SF

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(775) 825-5311  
(775) 825-5396 fax  
greenbackcenter@desprop.com



Greenback Lane LLC  
9477 Greenback Lane  
Unit #303-304  
2000 SF

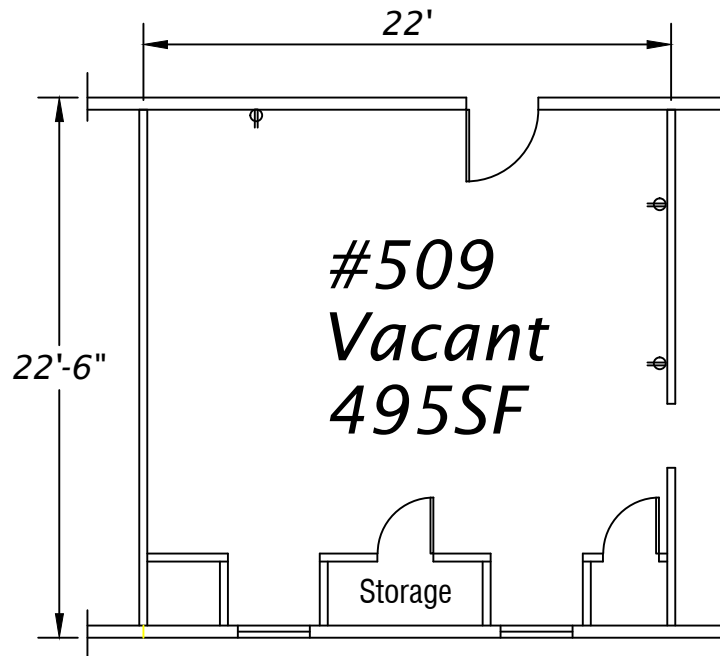
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Greenback Lane LLC  
9477 Greenback Lane - Office  
Folsom, CA 95630  
Unit #507-Upstairs  
445 SF

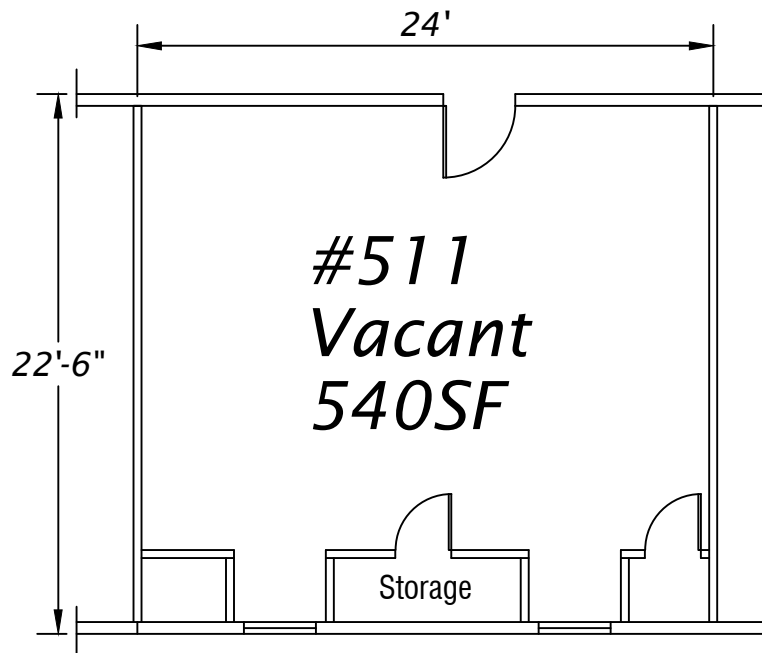
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Greenback Lane LLC  
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Folsom, CA 95630  
Unit #509 - Upstairs  
495 SF

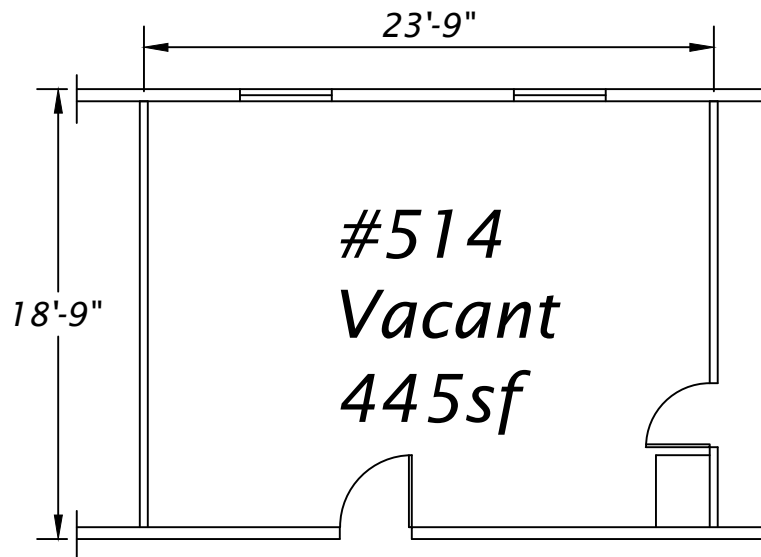
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Folsom, CA 95630  
Unit #511 - Upstairs  
540 SF

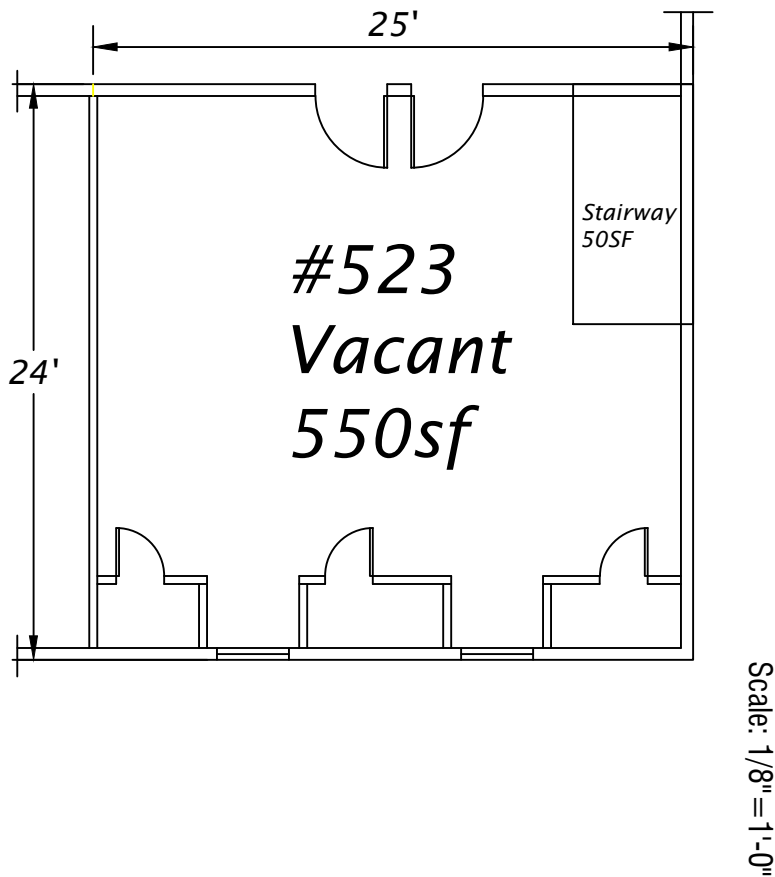
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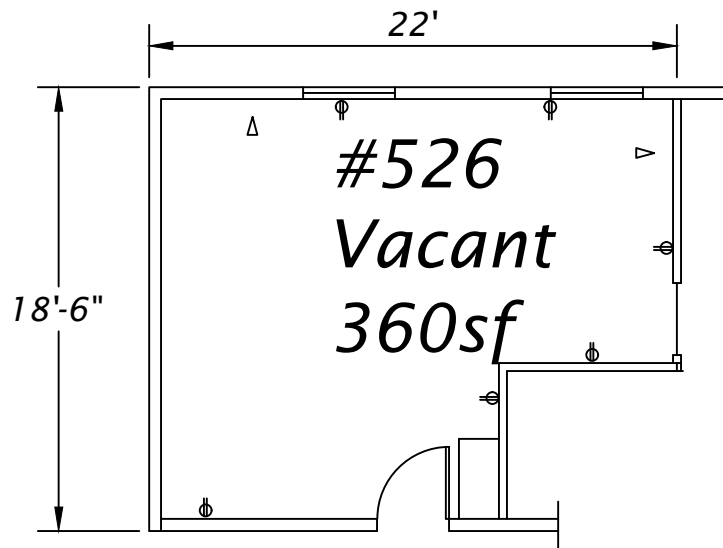
Greenback Lane LLC  
9477 Greenback Lane - Office  
Folsom, CA 95630  
Unit #514 - Upstairs  
445 SF

CONTACT INFO:  
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greenbackcenter@desprop.com



Greenback Lane LLC  
9477 Greenback Lane - Office  
Folsom, CA 95630  
Unit #523 - Upstairs  
550 SF

CONTACT INFO:  
Greenback Lane LLC  
4600 Kietzke Lane G-170  
Reno, Nevada 89502  
(775) 825-5311  
greenbackcenter@desprop.com



Scale: 1/8" = 1'-0"

Greenback Lane LLC  
9477 Greenback Lane - Office  
Folsom, CA 95630  
Unit #526 - Upstairs  
360 SF