



maclaughlin and co

INDUSTRIAL SPACE FOR LEASE



**ASKING
RATE**

\$0.75/NNN

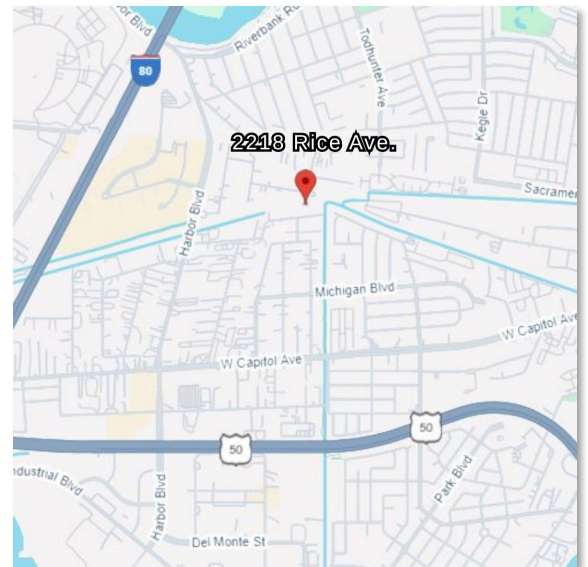
\$0.10 PSF Yard

**2218 RICE AVENUE
WEST SACRAMENTO, CA 95691**

**3,600 SQ. FT. AVAILABLE
INCLUDING 340 SQ. FT. OFFICE**

PROPERTY HIGHLIGHTS

- Excellent West Sacramento Location
- 6,100 Sq. Ft. Yard
- Three (3) 12' x 14' Grade Level Doors
- 16' Clear Height
- One (1) Restroom
- 200 Amps - 3 Phase
- Mezzanine Storage



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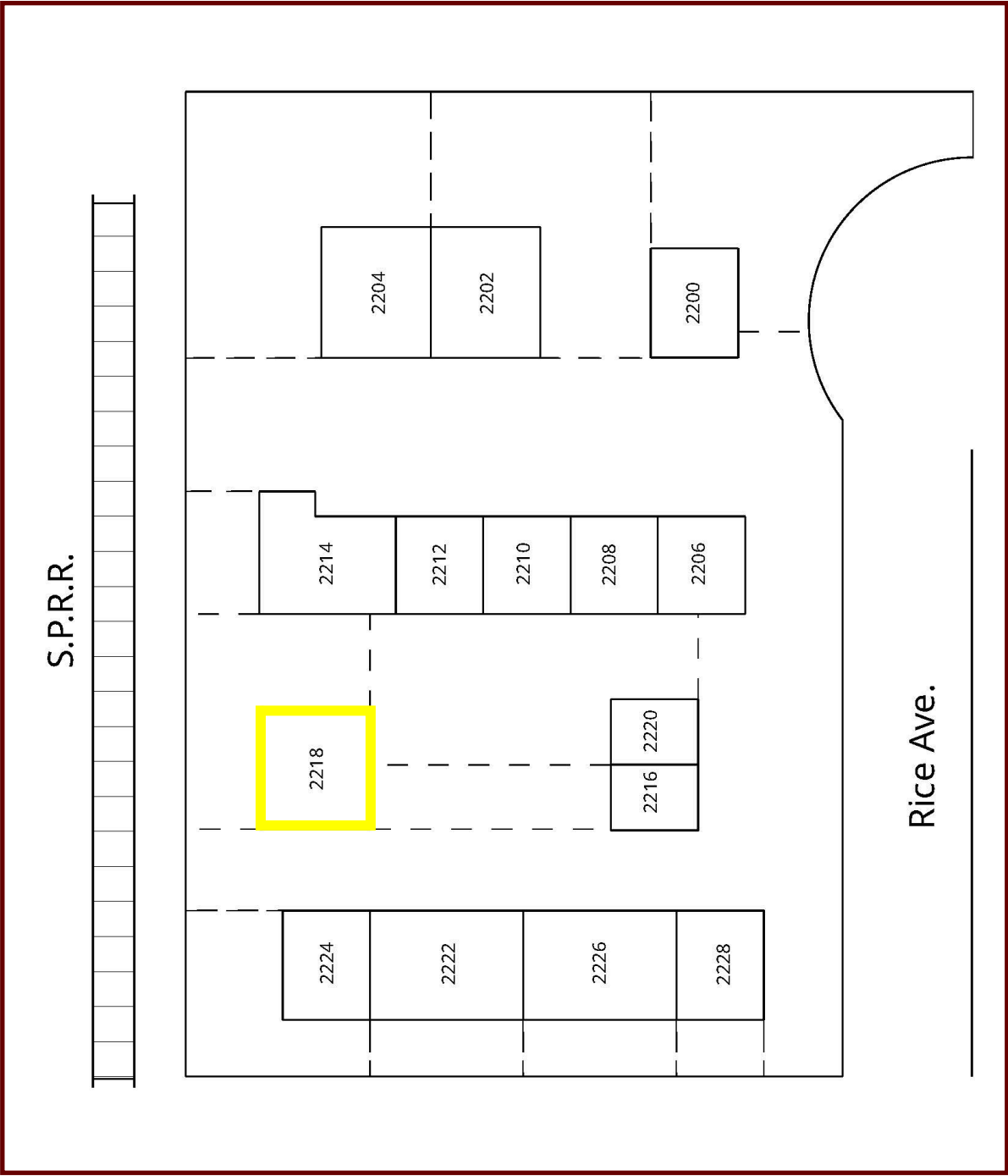
LIC # 02121706

1401 Shore Street, West Sacramento, CA 95691

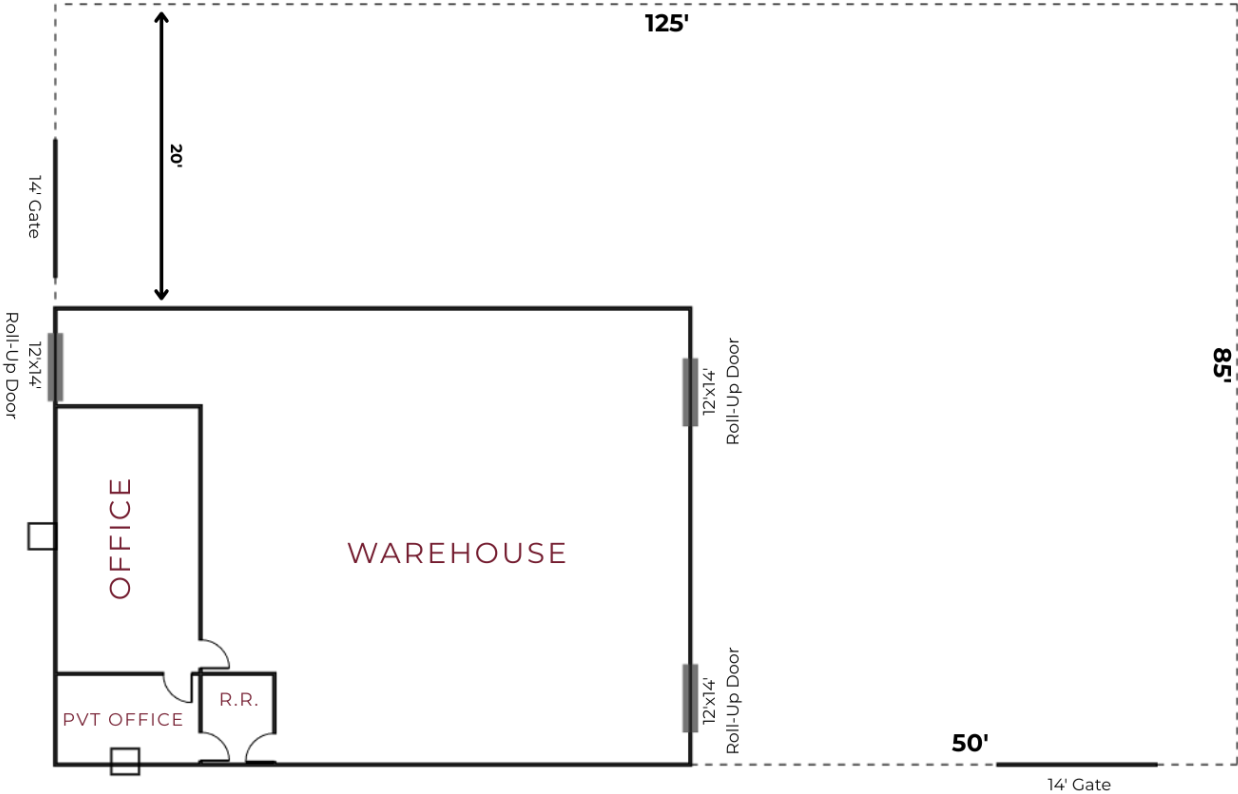
www.macco.org

The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

SITE PLAN



PROPERTY



BUILDING = 50' X 72' = 3,600 S.F.
REST ROOM = 1-3 FIXTURES, UTILITY SINK
YARD = 6,100 S.F. PAVED + FENCED