

INDUSTRIAL SPACE FOR LEASE

3747 W. PACIFIC AVE
SUITES G, F & J
Sacramento, CA 95820

Zoned: C4 - Heavy Commercial

18' Clear Ceiling Height

3 roll-up doors. 5 restrooms

Formerly Track 7 Brewing Co.

Available Now!

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ANTONIA GIAOURIS

Executive Director of Leasing

Antonia.Giaouris@Clire.com (916) 457 - 9900 x 6



±2,150 - 6,650 SF
Rentable

\$1.10
/SF/MO +NNN

[clire.com](https://www.clire.com)

Information herein deemed reliable but not guaranteed. References to any values are approximate. Floor Plans and Site Plans are not to scale. Lessee should conduct independent verification of all matters deemed to be material. Listed rate may not include certain utilities, building services and property expenses. All approvals, permits, and compliance with applicable codes are the responsibility of the lessee.

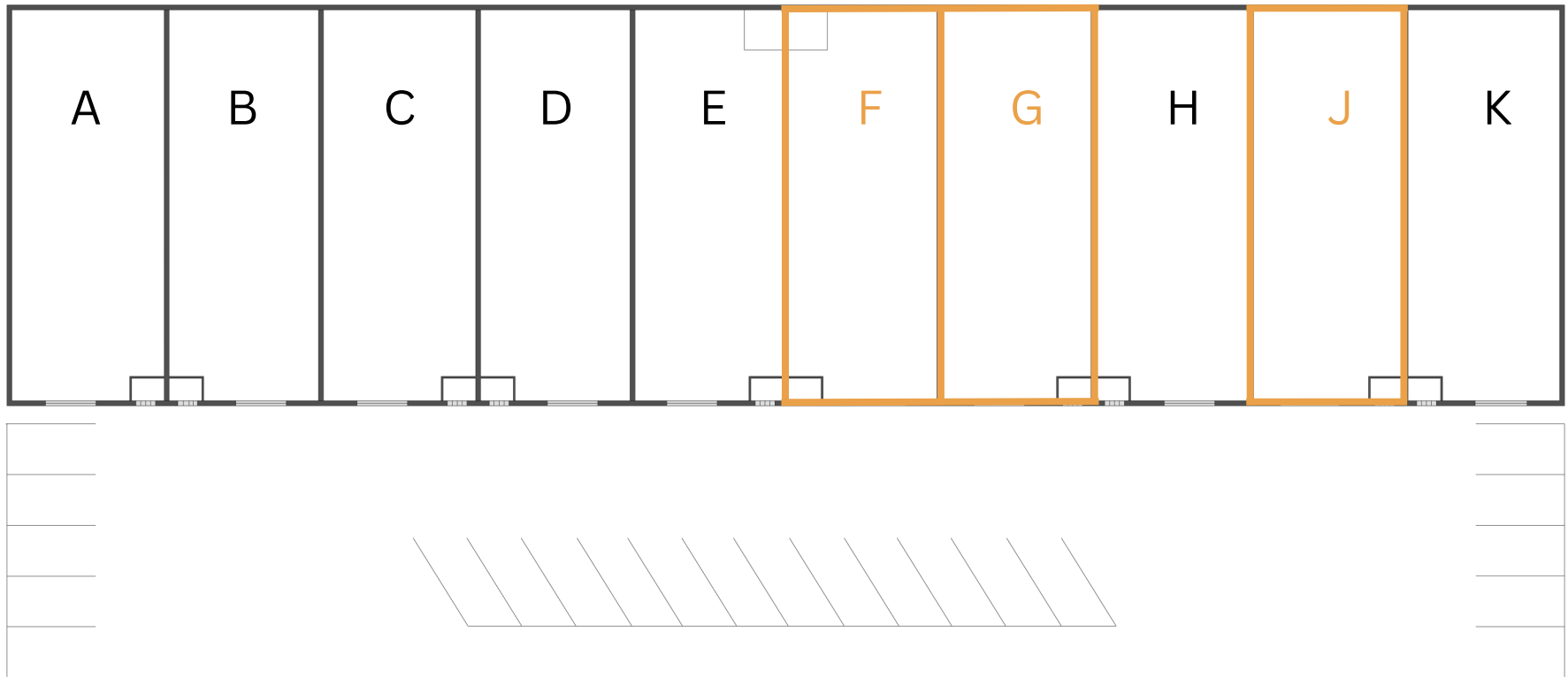


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SITE PLAN



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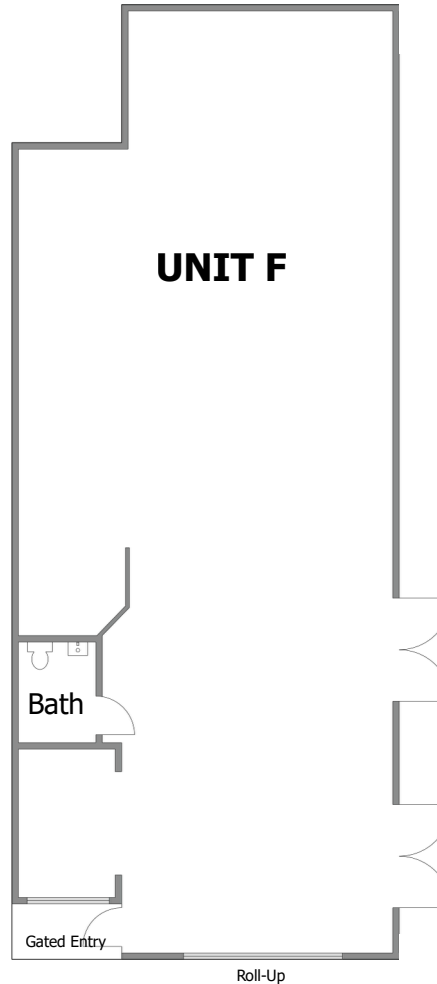


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UNIT F



- ±2,250 rentable SF
- Rent total: \$2,857/MO
 - Base: \$2,475 (\$1.10/SF)
 - NNN: \$383 (\$0.17/SF)
- Eight distilling tank hookups
- One single occupant restroom
- Entry room
- 12'x12' roll-up
- Electrical: 200-Amp, 240V, 3-Phase Panel; Lessee to verify service capacity

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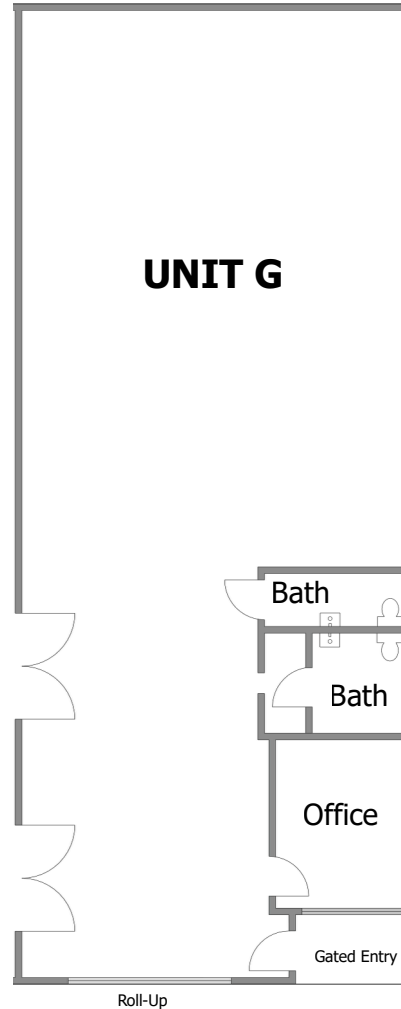


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UNIT G



- ±2,250 rentable SF
- Rent total: \$2,857/MO
 - Base: \$2,475 (\$1.10/SF)
 - NNN: \$383 (\$0.17/SF)
- Two single occupant restroom
- One private office
- 12'x12' roll-up
- Electrical: 200-Amp, 240V, 3-Phase Panel; Lessee to verify service capacity

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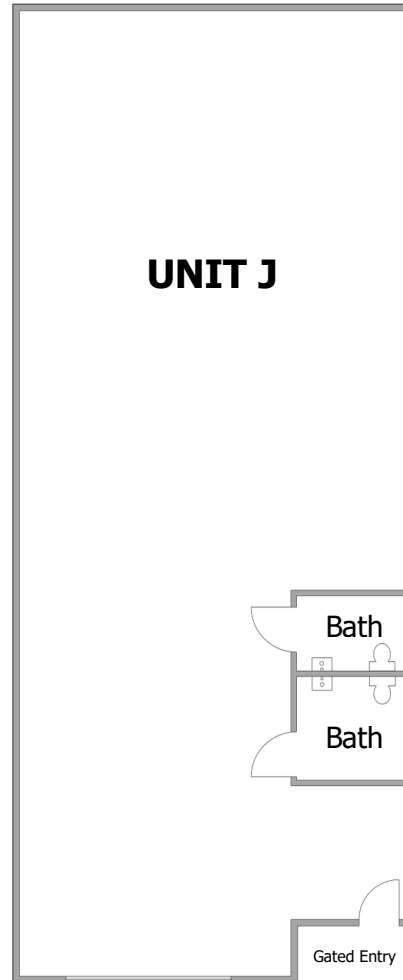


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UNIT J



- ±2,150 rentable SF
- Rent total: \$2,731/MO
 - Base: \$2,365 (\$1.10/SF)
 - NNN: \$366 (\$0.17/SF)
- Two single occupant restroom
- 12'x12' roll-up
- Electrical: 200-Amp, 240V, 3-Phase Panel; Lessee to verify service capacity

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OTHER AVAILABLE PROPERTIES

Sacramento CA Region

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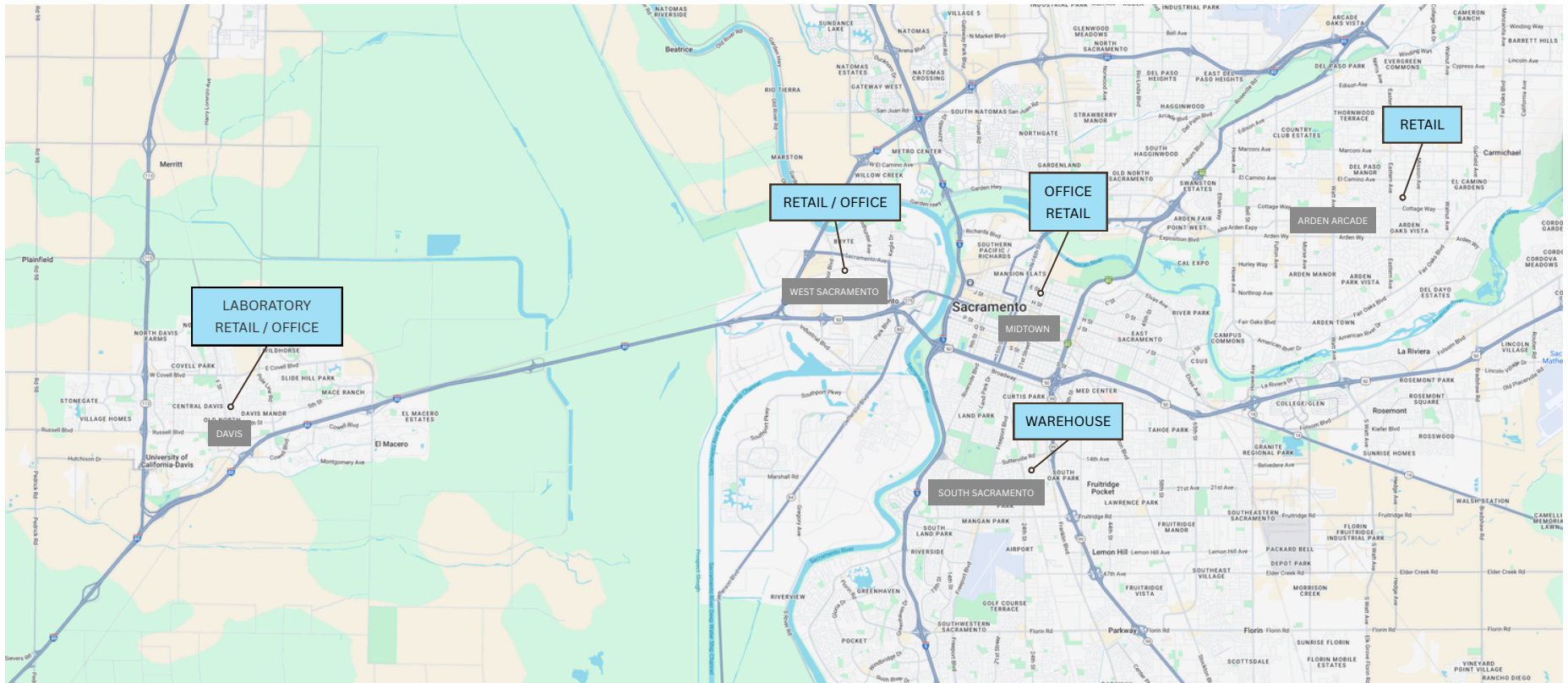
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