



PDF
THE PAUL D FRANK Team



expCOMMERCIAL

GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™

9880-9882 Waterman Road
Elk Grove, CA 95624



FOR LEASE

+/- 2,196 SF – +/- 2,300 SF
of Industrial / Flex Space

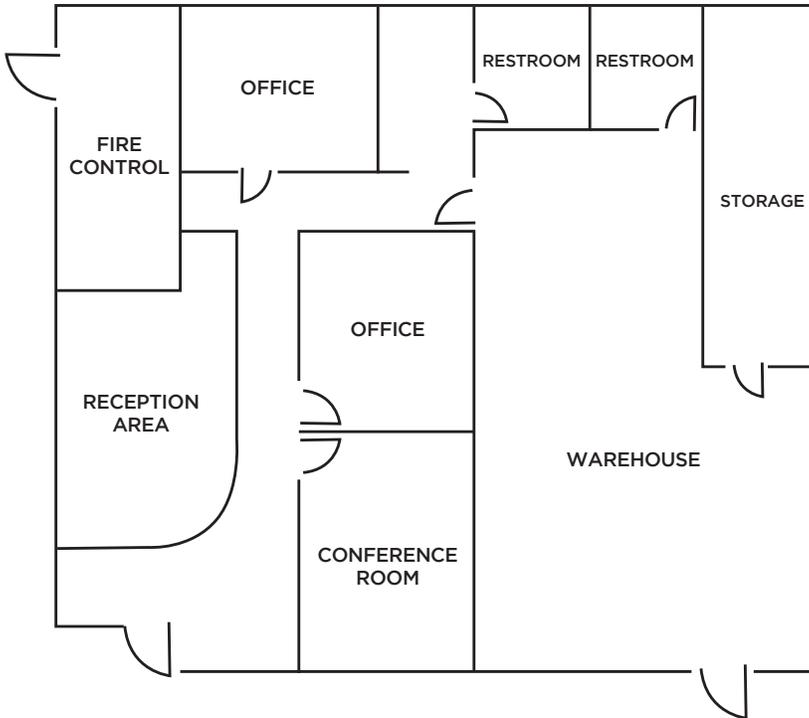
\$1.10NNN

Property Highlights

- Great Exposure Fronting Waterman Blvd in Heart of sought after Industrial Submarket of Elk Grove
- Conveniently Located Near Hwy 99
- Monument Signage Available
- Zoning: LI (City of Elk Grove)

Suite Highlights

9880 WATERMAN ROAD, SUITE 100

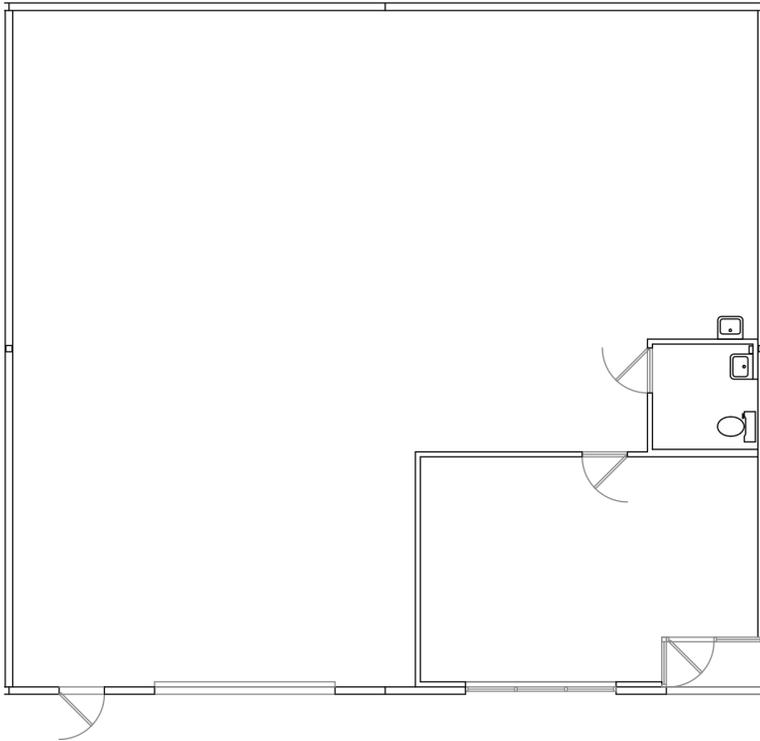


- +/- 2,196 Square Foot Industrial / Flex Space
- \$1.10NNN
- End-Cap Suite
- One (1) GL Door
- +/- 1,100SF of Office
 - » Reception Area
 - » Conference Room
 - » Private Office
 - » Break Room
 - » Upgraded Finishes
- +/- 1,096 SF Warehouse Space
- Private Restroom
- Zoning: LI



Suite Highlights

9880 WATERMAN ROAD, SUITE 110



- +/- 2,300 Square Foot Industrial/Flex Space
- Asking Rents - \$1.10NNN
- In-Line Suite
- One (1) GL Door
- +/- 342 SF of Conditioned Single Office Space
- +/- 1,958 SF of Warehouse
- Private Restroom
- Monument Signage Available
- Zoning: LI
- Available 08/01/26



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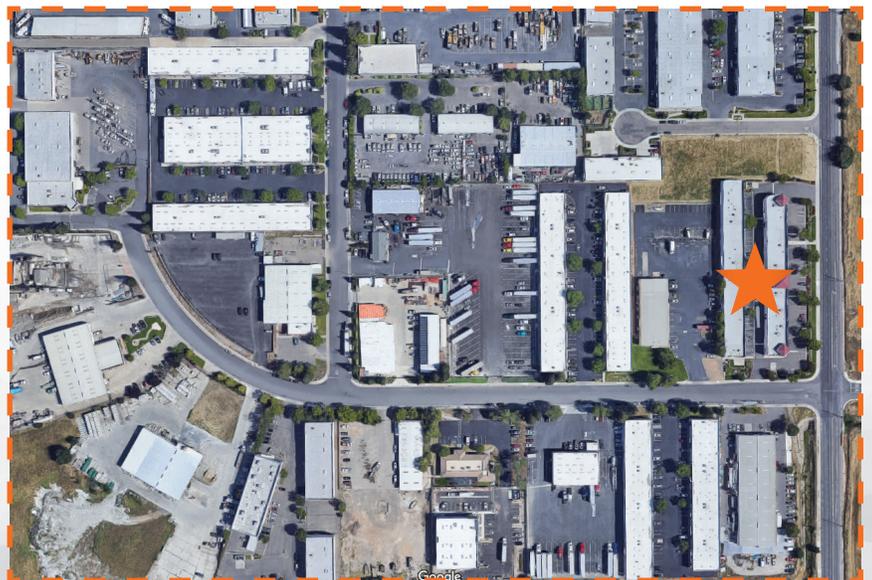
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Surrounding Area Map



Nearby Businesses

- L&S Motorworks
- Loyal Automotive
- Feist Cabinets & Wood works
- The Smog Spot
- Elk Grove Bank Services
- Galaxy Dance Arts
- Pereira Auto Body Repairs
- Superfloors Ltd.
- Hanford Sand and Gravel
- Nutrishare
- Exit Strategy Games
- West Coast Car Audio & Tint
- S&N Motorsport
- Accurate Fumigation
- Absolute Auto Care





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Site Plan

9880 WATERMAN ROAD



For More Information

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