



## Industrial Space for Lease

2204 Rice Ave West Sacramento, CA



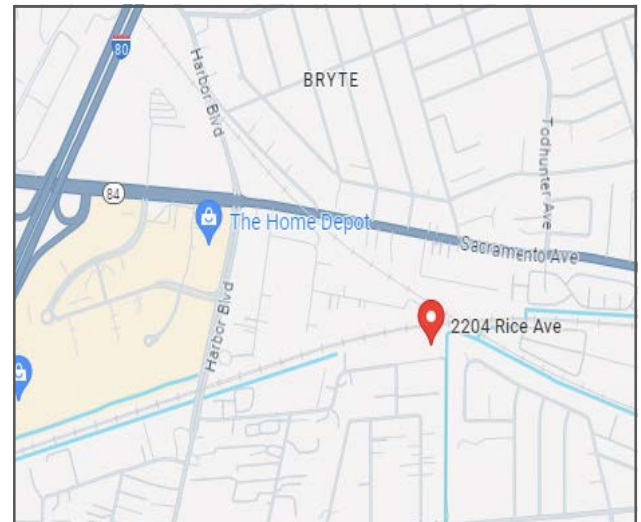
**2,400 Sq. Ft. Available**  
**300 Sq. Ft. Office**

**Asking Rent: \$0.80/NNN**  
**Yard: \$0.10/SF**

We are pleased to offer the following space:

- ⇒ Excellent West Sacramento Location
- ⇒ 800 SF Mezzanine
- ⇒ 5,644 SF Yard
- ⇒ One (1) 12x14' Grade Level Doors
- ⇒ 18' Clear Height
- ⇒ One (1) Restroom
- ⇒ 100 Amps - 120/208 V 3 Phase

Available October 2024



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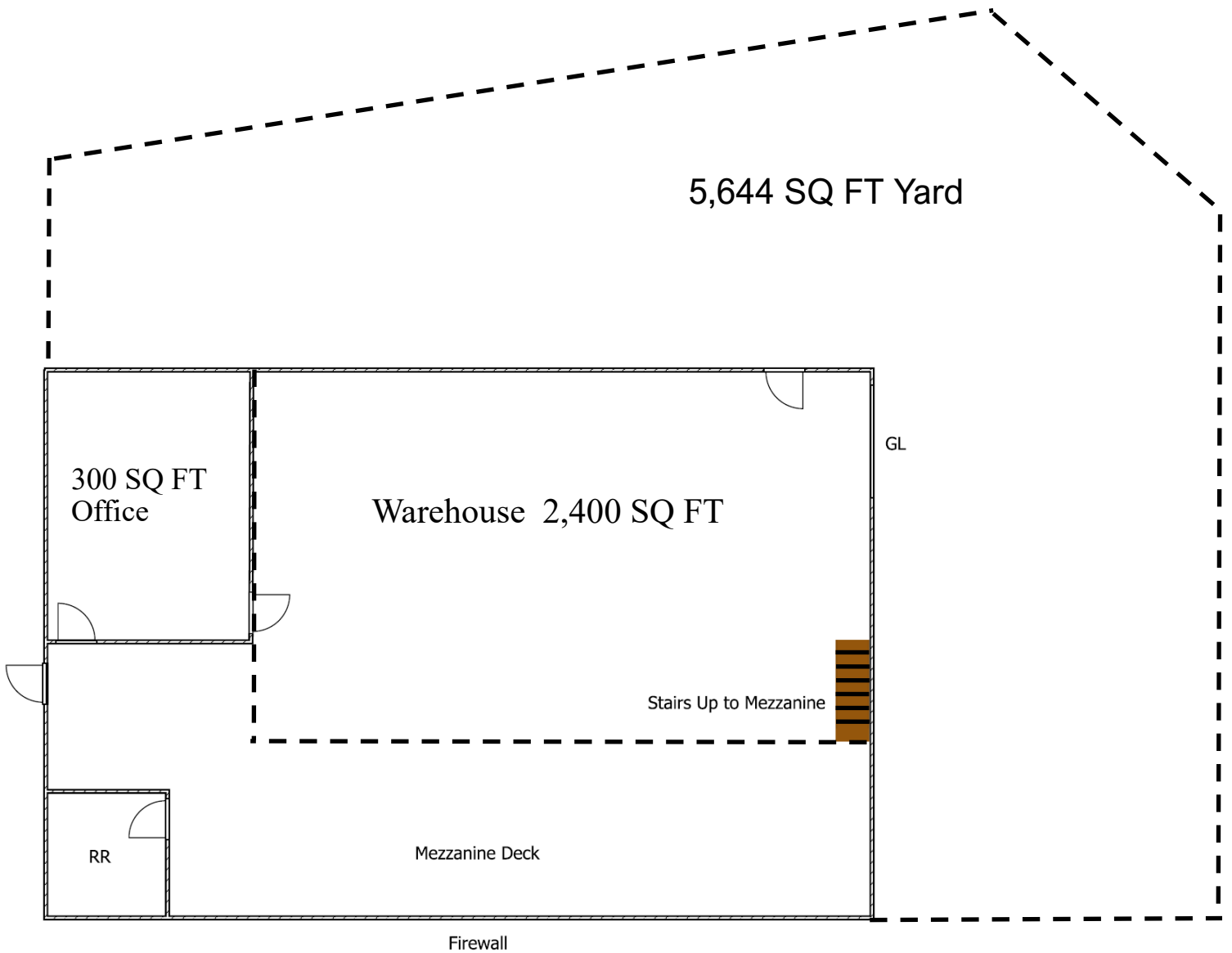
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# Floor Plan





## Aerial Site Map



# 2204 Rice Ave. West Sacramento, CA



Aerial Property Location