

**FOR LEASE**  
**College Oak Plaza**  
+/- 1,440 SF and +/- 1,457 SF  
Flex/Industrial Space Available

**5037-5111 College Oak Drive**  
**Sacramento, CA**



## PROPERTY OVERVIEW

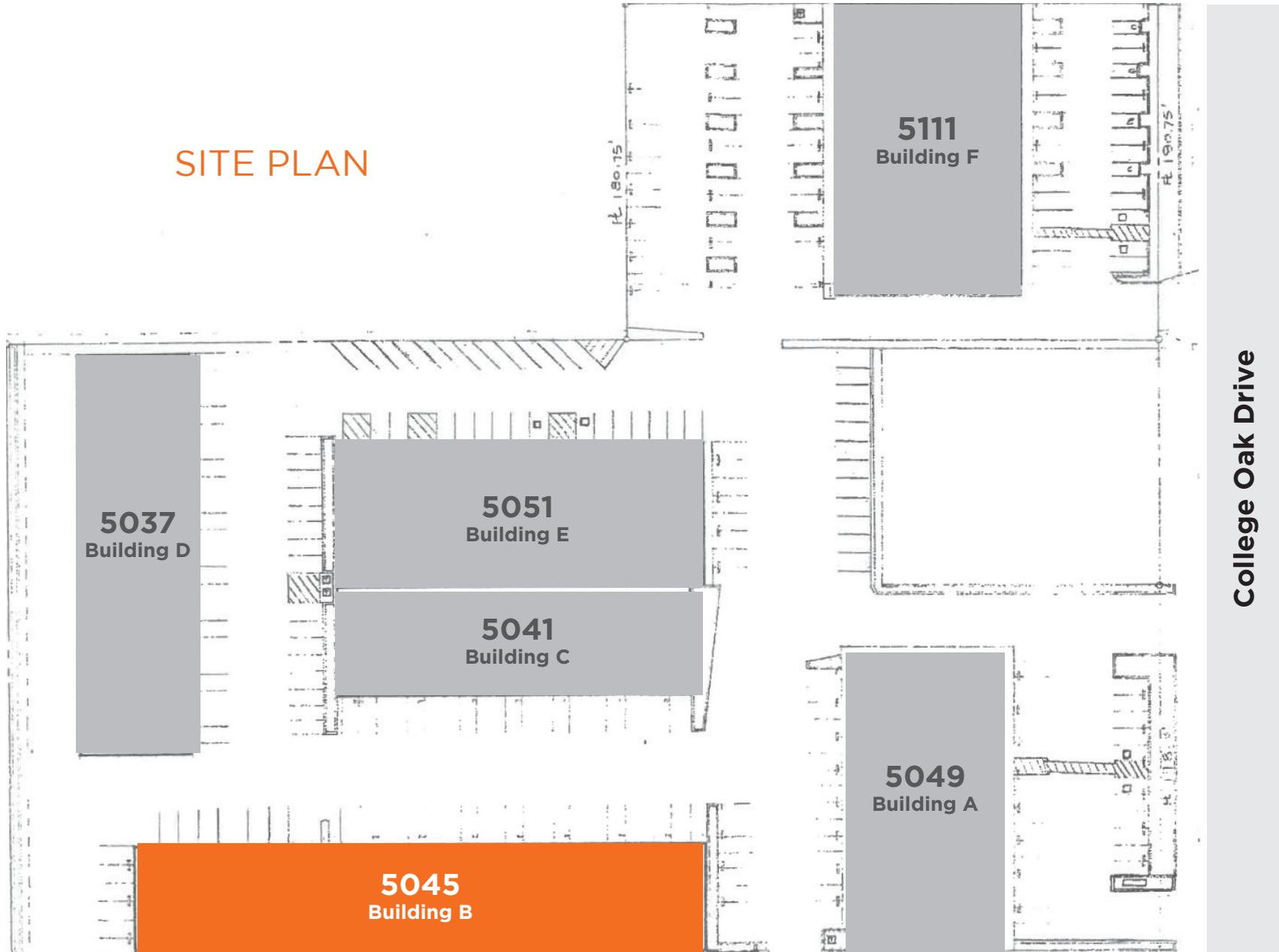
College Oak Plaza is a business park consisting of Five (5) commercial buildings located near the busy intersection of Madison Avenue and College Oak Drive. The property is strategically located with ease of access to Interstate 80, and is surrounded by a heavy population density of +/- 21,025 within a 1 mile radius. This property, featuring GC and LC zoning, blends retail, office, and flex/industrial space to cater to a variety of tenants, making it highly appealing.

## PROPERTY HIGHLIGHTS

- Available: +/- 1,440 SF and +/- 1,457 SF Flex/Industrial Space
- Rate: Please Inquire
- Five (5) Buildings Total
- Zoning: GC and LC
- Near Major Intersection (Madison Ave and College Oak Drive) - +/- 49,287 AADT
- Diverse Tenant Mix
- Dense Surrounding Retail and Residential
- Monument Signage Available



## SITE PLAN

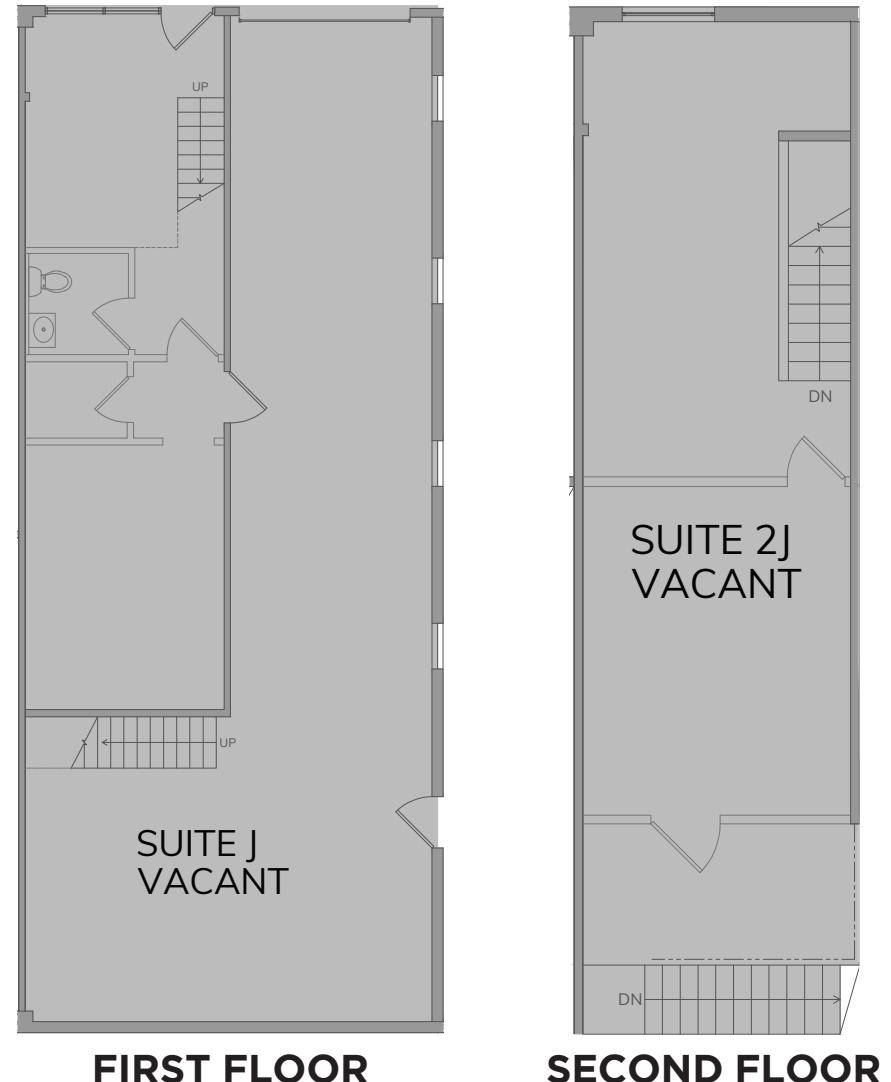


College Oak Drive

## 5045 COLLEGE OAK DRIVE, SUITE J

### Suite Highlights

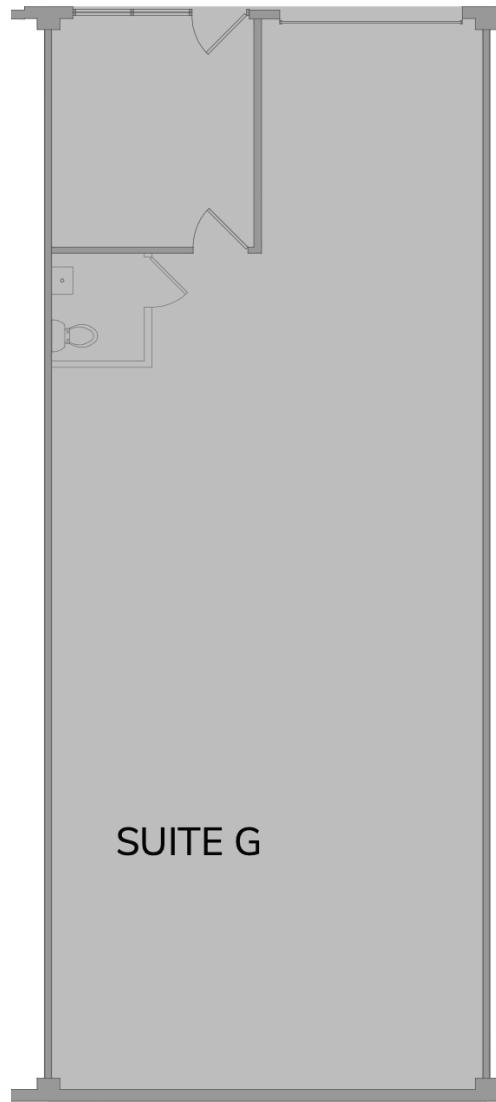
- +/- 1,457 SF of Industrial/Flex Space for Lease
- +/- 1,137 SF of Warehouse Space
- +/- 320 SF of 1st Floor Office Space
  - » Reception Area, Restroom, Private Office, and 545 Second Floor Office / Storage Area (Not Included within Total SF)
- One (1) Rollup Door
- One (1) Restroom



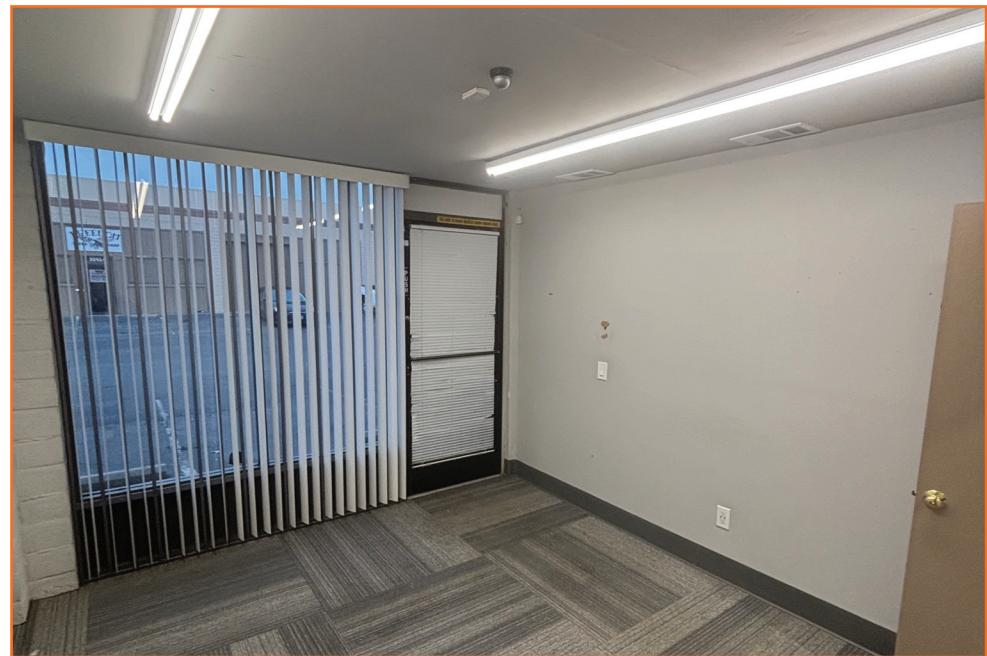
## 5045 COLLEGE OAK DRIVE, SUITE G

### Suite Highlights

- +/- 1,440 SF Industrial Space for Lease
- +/- 1,290 SF of Warehouse Space
- +/- 150 SF of Conditioned Office Space
- One (1) Rollup Door
- One (1) Restroom



# 5045 COLLEGE OAK DRIVE, SUITE G





## SURROUNDING AREA MAP





## FOR MORE INFORMATION

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