

FOR LEASE

5345 MADISON AVE, SACRAMENTO, CA 95841



USKO REALTY



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MADISON BUSINESS CENTER

Lease Rate:
\$1.25 PSF

Property Details:

- Located on a main commercial corridor through the Citrus Heights area within 1.2 miles from Interstate 80
- The property has a gated parking lot for increased security
- Rentable Square Footage: ±25,744 SF
- Renovated in 2016
- Back up generator
- Zoned: BP
- Radio/Podcast Studio Rooms

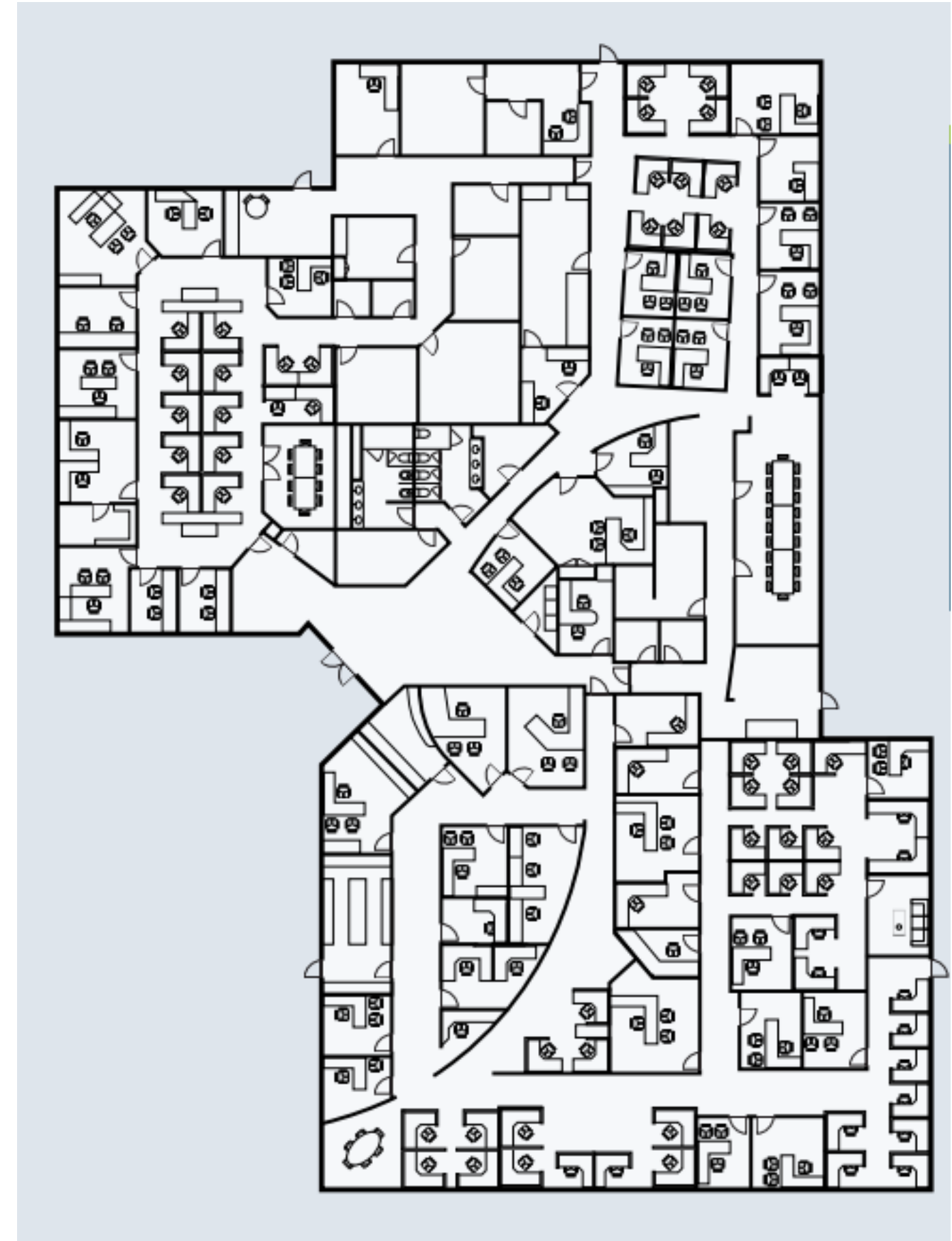
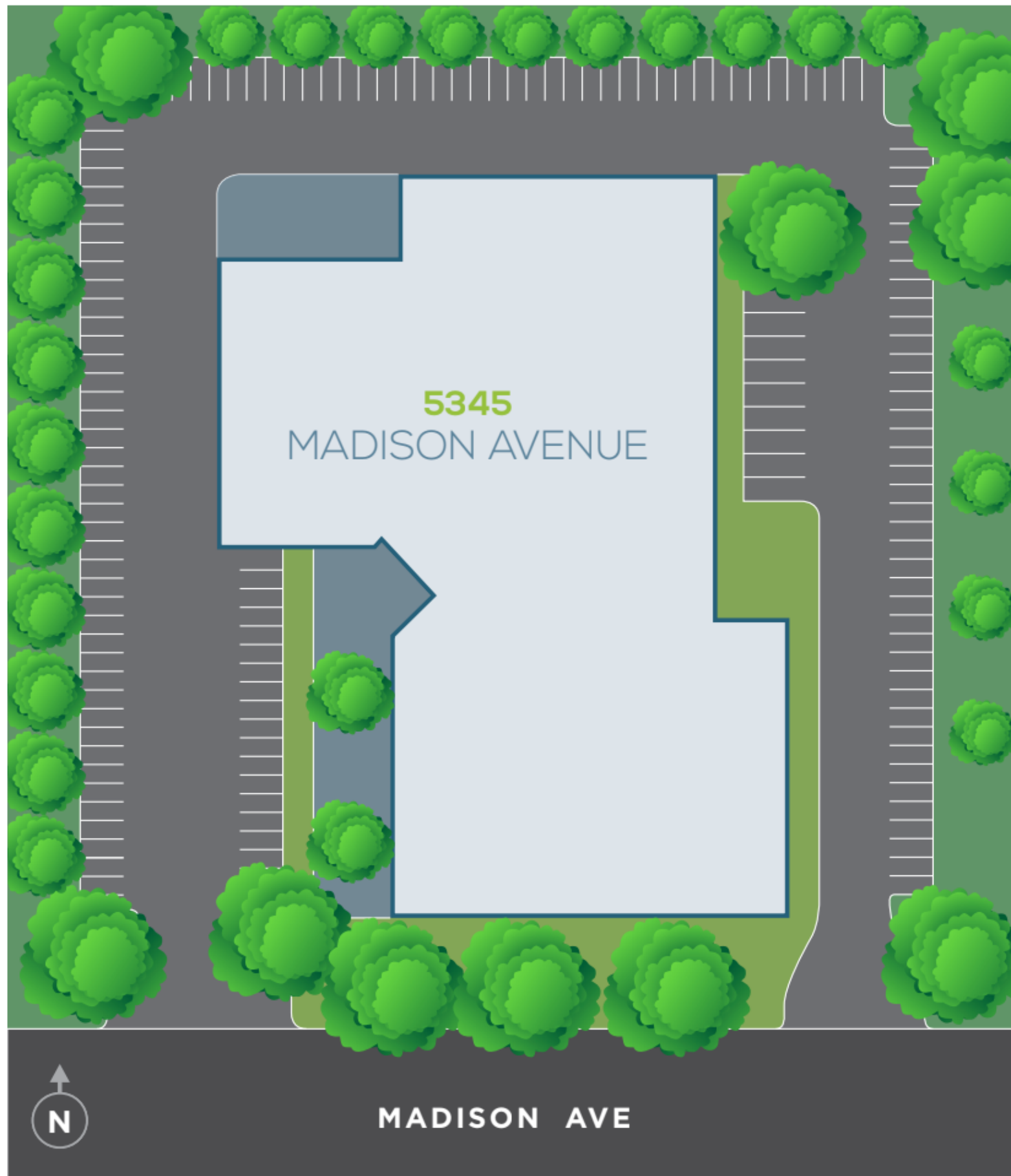


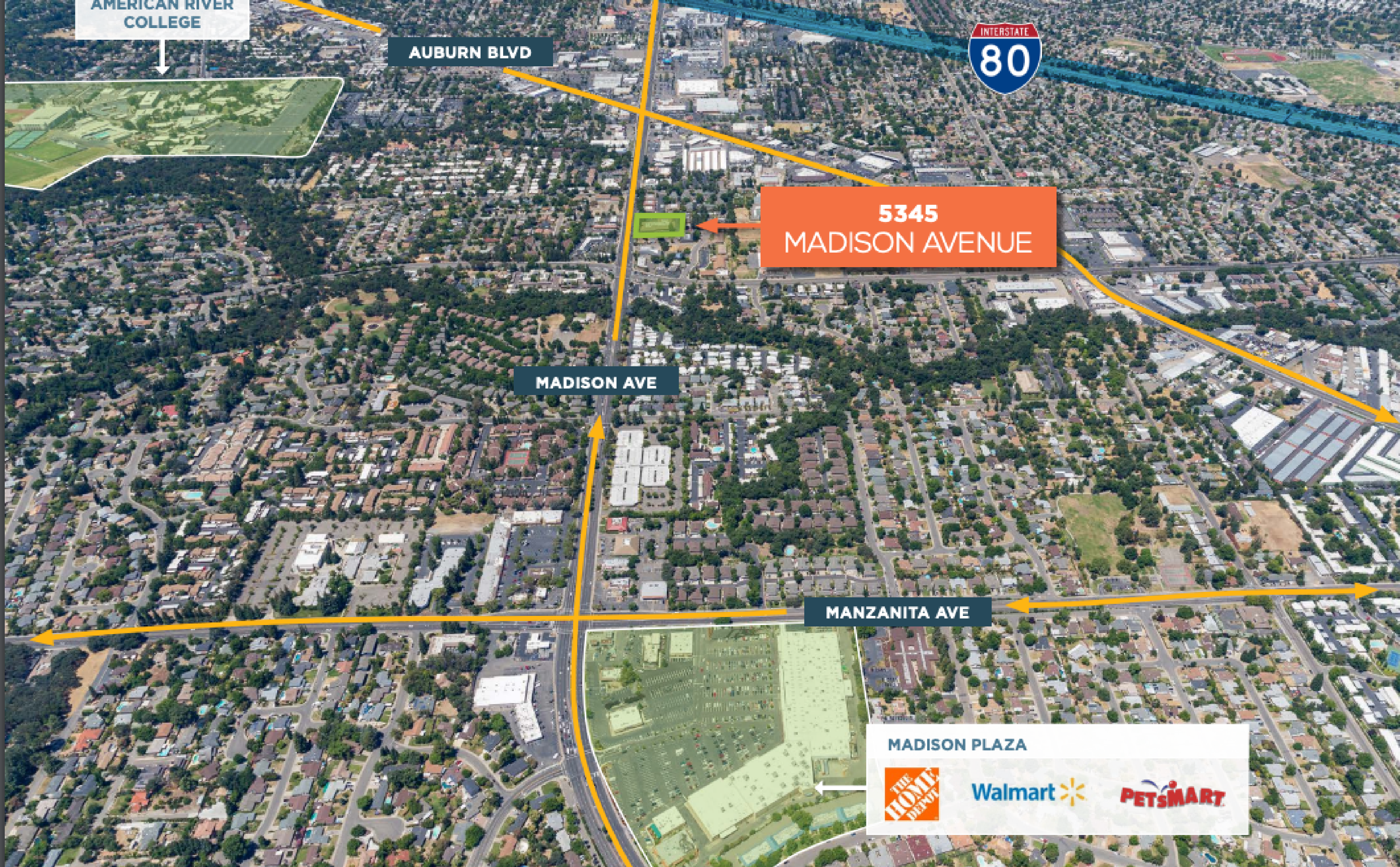
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SITE PLAN





MARKET TRENDS

CITRUS HEIGHTS/ORANGEVALE SUBMARKET

5345 Madison Avenue is located within the Citrus Heights/Fair Oaks submarket. This submarket comprises approximately 1.022 million square feet. Citrus Heights/Fair Oaks' office vacancy rate currently sits at 18.6% and average asking rents are \$1.60 full service.



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