

FOR SUBLEASE

3906 KRISTI COURT

*±10,816 SF Freestanding Building
with Yard*

SACRAMENTO, CA



KIDDER.COM

km Kidder
Mathews



Property Highlights

±10,816 SF freestanding building

±4,500 SF office space with a dedicated training room

±10,218 SF of concrete yard with drive-around access

Clear Span warehouse

Four 12'x14' overhead doors with electric openers

Two 16'x14' overhead doors with electric openers

Natural gas service available

800 amps of 120/208V Three Phase power

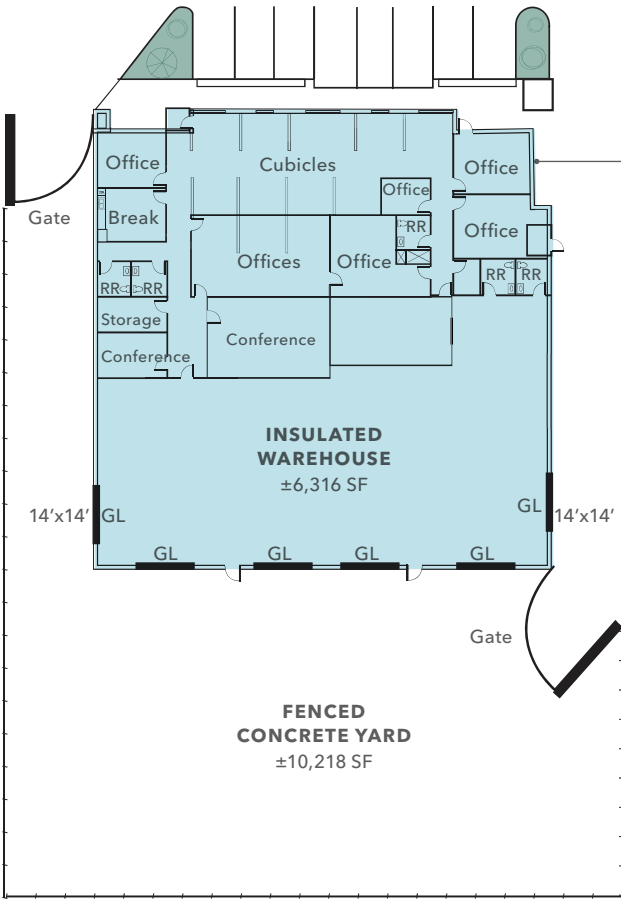
Fiber optic connectivity

±10K SF
AVAILABLE

\$1.05
NNN, LEASE RATE (SF/MO)



SITE PLAN



±10,816 SF

AVAILABLE

\$1.05/SF

LEASE RATE (SF/MO)

NOW

AVAILABLE



NEARBY AMENITIES

- | | | | |
|----|---------------------|----|--------------------------|
| 01 | Grocery Outlet | 09 | Papa Murphy's |
| 02 | Subway | 10 | Starbucks |
| 03 | Burger King | 11 | Food 4 Less |
| 04 | The UPS Store | 12 | IHOP |
| 05 | AutoZone Auto Parts | 13 | McDonald's |
| 06 | O'Reilly Auto Parts | 14 | Oz Korean BBQ |
| 07 | KFC | 15 | K1 Speed Indoor Go Karts |
| 08 | Wienerschnitzel | | |

DISTANCE TO KEY POINTS

- | |
|--------------------------|
| Highway 50 - 1.5 miles |
| Downtown - 12 miles |
| SMF Airport - 24 miles |
| Placerville - 34 miles |
| San Francisco - 88 miles |

SURROUNDING TENANTS

- | | |
|----|---------------------------------------|
| 01 | State Franchise Tax Board |
| 02 | UPS Customer Center |
| 03 | Kitchen Mart, Inc. |
| 04 | Sacramento Sherrif Property Warehouse |
| 05 | Sparger Technology, Inc. |
| 06 | Legend Athletics |
| 07 | ProStamps |
| 08 | Platinum Private Security, Inc. |
| 09 | Matheson |



Exclusively listed by

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