

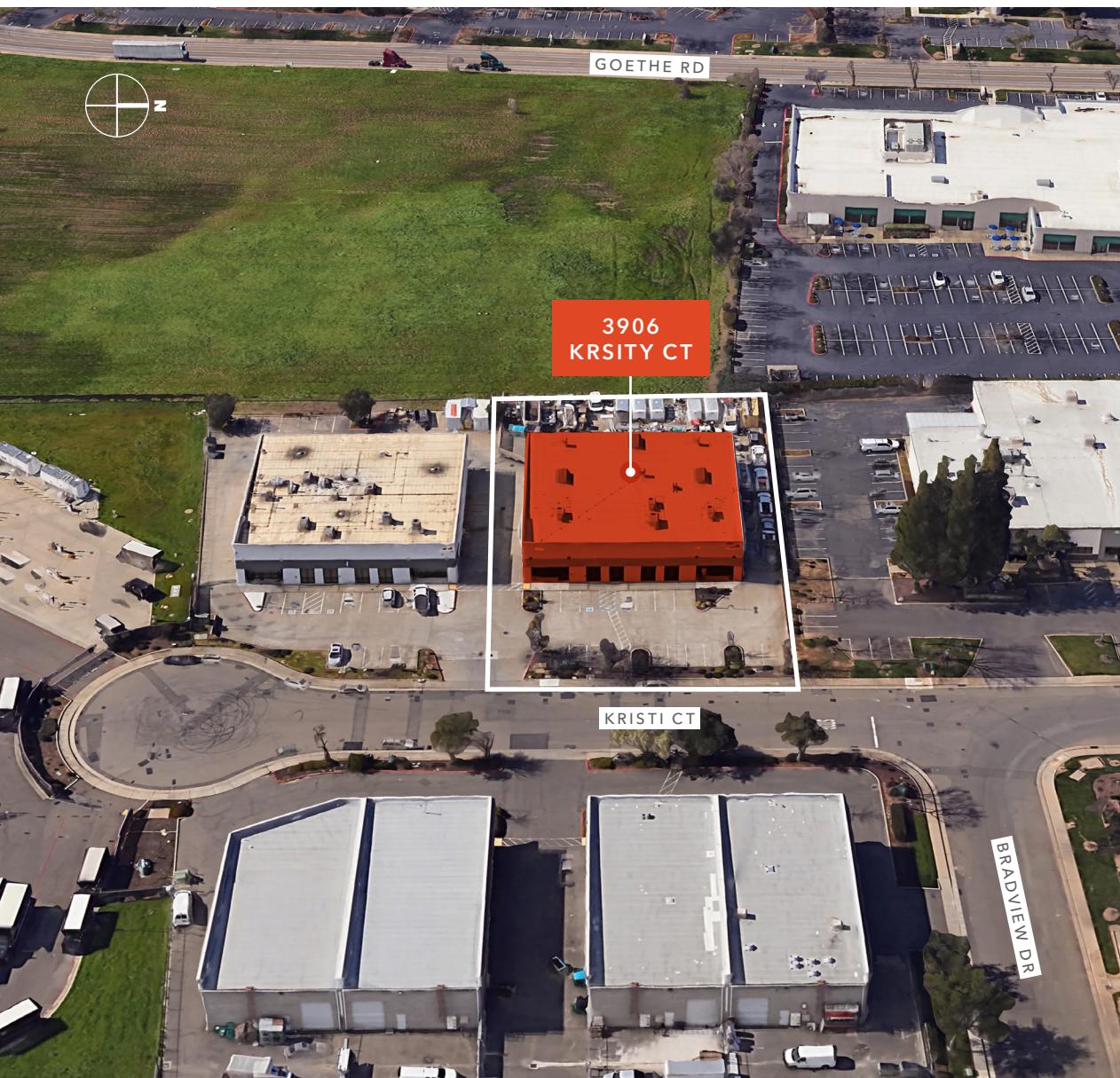
FOR SUBLEASE

# 3906 KRISTI COURT

*±10,816 SF Freestanding Building  
with Yard*

SACRAMENTO, CA





## 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)

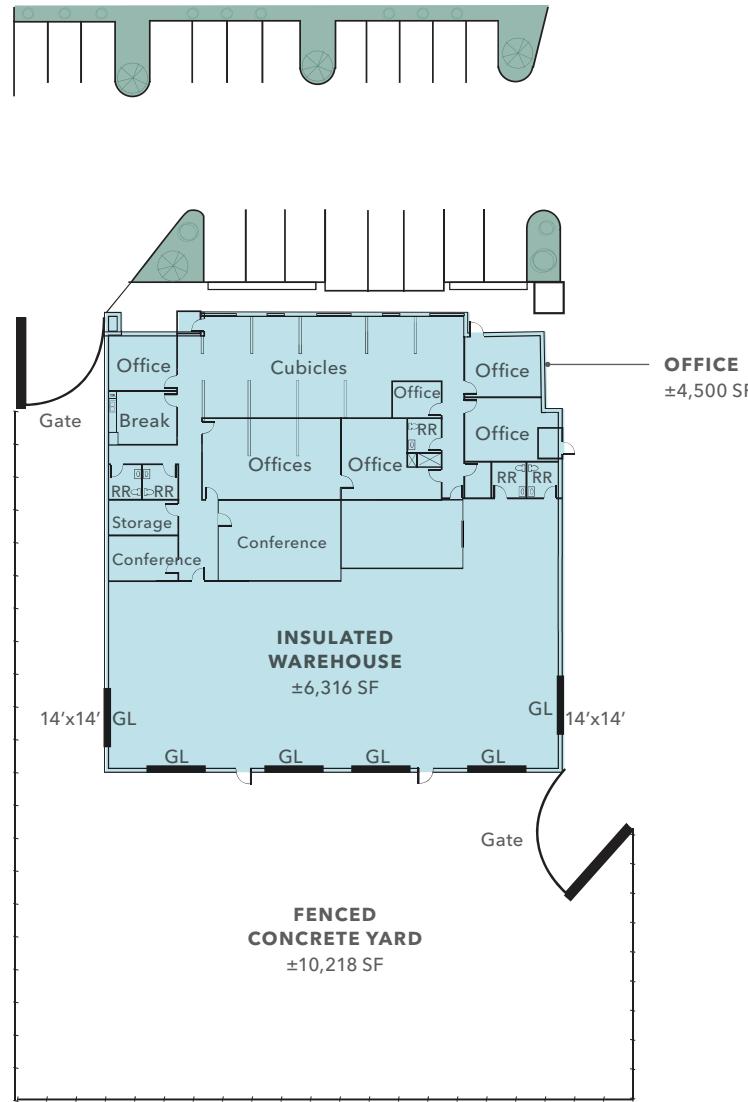
3906 KRISTI CT



AVAILABLE FOR SUBLEASE

KIDDER MATHEWS

## SITE PLAN



±10,816 SF

AVAILABLE

\$1.05/SF

LEASE RATE (SF/MO)

NOW

AVAILABLE



AVAILABLE FOR SUBLEASE

## NEARBY AMENITIES

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

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



*Exclusively listed by*

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