

THE OFFERING

- +/- 2,400 sf
(+/- 400 sf office and restroom)
- Excellent street visibility with signage possible
- Abundance of ADA compliant parking spaces
- Quality exposed aggregate construction
- Attractive landscaping
- \$1.10 psf Modified Gross Lease
- NO CAM and NO NNN

LOCATION

- Northport Industrial Park is located off West Capitol between Harbor Blvd and Enterprise Drive.
- Easy access to Hwy 80
- Close to many amenities



916-443-1500 2747 Riverside Blvd.
916-443-1556 FAX Sacramento, CA 95818
CA BRE LIC #C01929348

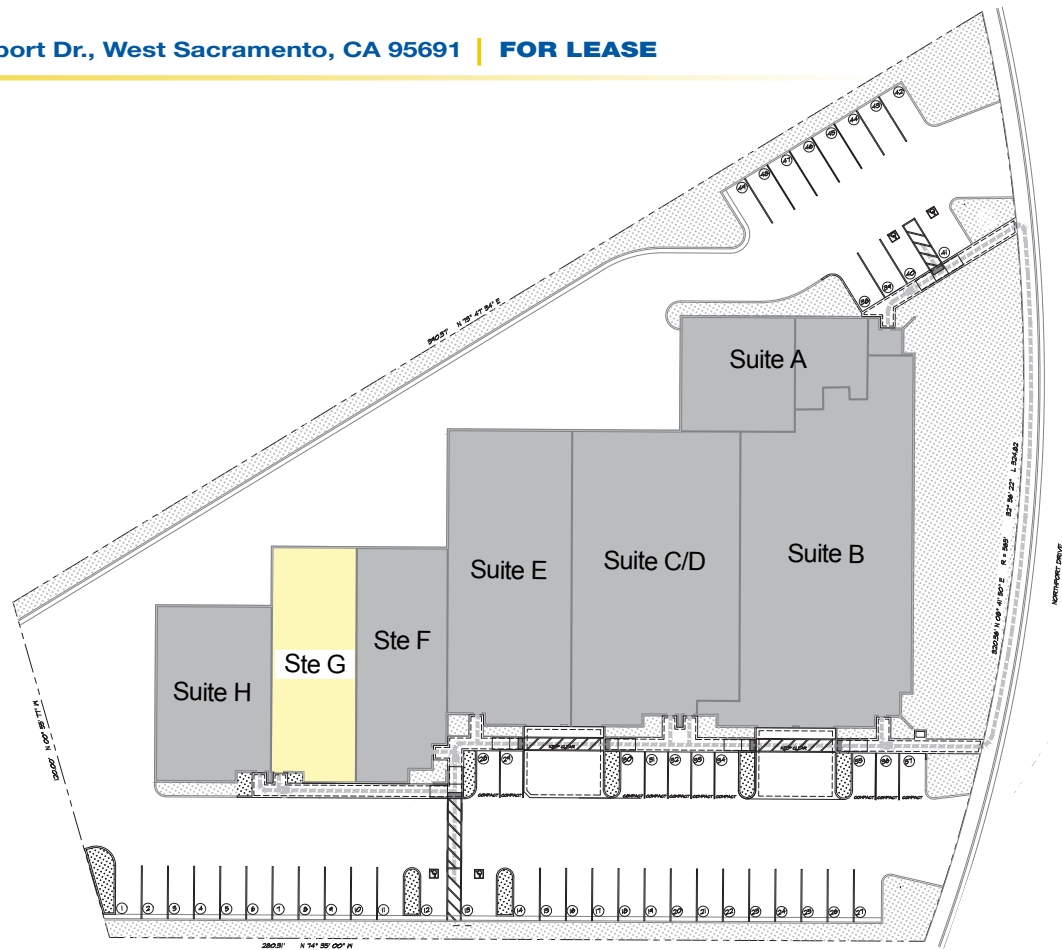
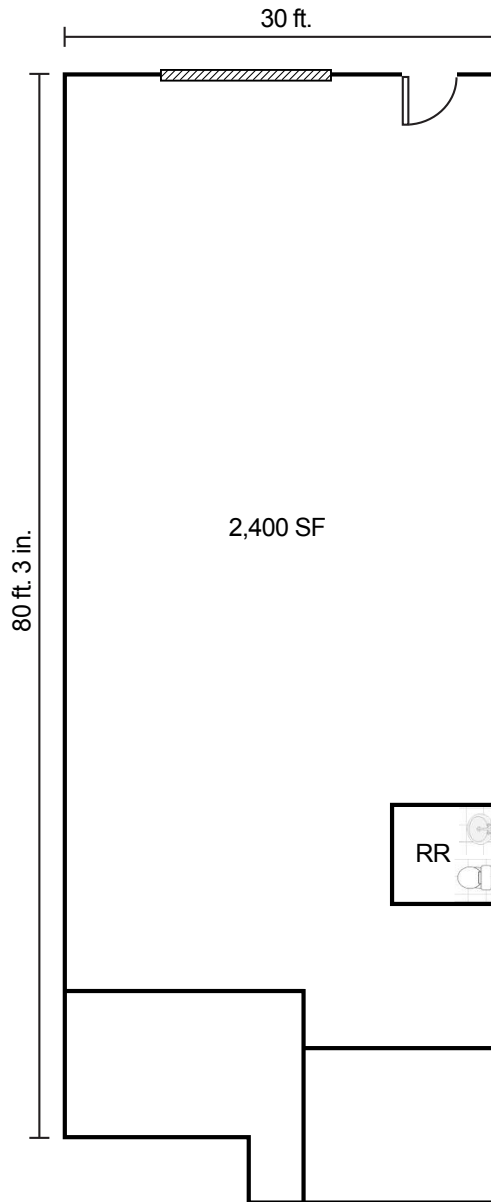
EXCLUSIVE AGENT: **DAVID MACKO**

916-443-1500
916-443-1556 FAX

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price or rental, or other conditions, prior lease, sale, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own independent investigation of all aspects of the property and transaction.

Suite G



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