

8,000 +/- SF Showroom / Warehouse Space Available for lease Sacramento, California 95820



**4101 Franklin Blvd.
Sacramento California**

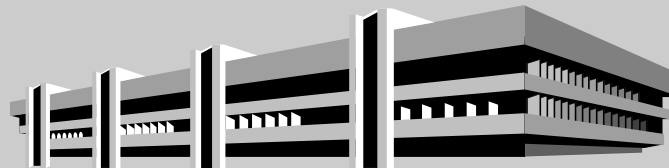
Contact

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DRE Lic.#00920351



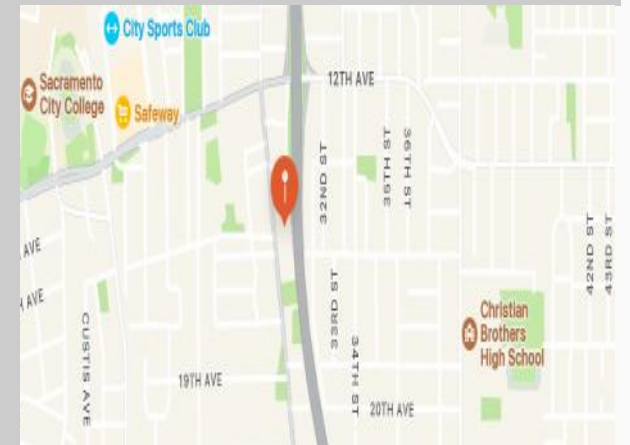
Urban Equities Advisors

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- **Total Space 8,000 +/- SF**
- **Office Showroom Area 1,500 +/- Square feet**
- **Warehouse Space 6,500 +/- Square feet**
- **Zoned: C-2 (City of Sacramento)**
- **Asking Rent \$9,900. a Month On A Gross Basis “No NNN Charges”**
- **Double Door Glass Storefront**
- **Building Security Cameras**
- **Three Bathrooms**
- **Warehouse Clear Height: 18 Feet**
- **Single Man door in Warehouse Area**
- **12X12 Roll-Up Door**
- **Gated Entrance For The Warehouse**
- **Power: 200 AMP 3 Phase Minimum**
- **Fenced Parking**
- **Located Just West of Hwy 99 Between 12th Ave and Fruitridge Road Off-Ramps..**
- **Excellent Highway Access To HWY. 99**
- **Join La Barata Furniture and Ez Floor Outlet**



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Exclusive Agent