

OFFICE/ FLEX INDUSTRIAL BUILDING *FOR LEASE OR SALE*



±12,000 - ±30,230 SF Available

Single Story Freestanding ±30,230 SF Building (Divisible)

4.5/1,000 Parking Ratio

1,000 Amps of 480/277v Power

Extensive Glass Line and Landscaping

Building Can Accommodate Office Users as Well as R&D Type Users with a Roll-Up Door Possible

Located within Mather Commerce Center

Mather Airport is a Full Service Fixed Base Operator

Immediate Access to Hwy 50 via Mather Field Rd

Close Proximity to Area Retail, Restaurants and Hotels

Ideal Owner/User building

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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KEVIN SHEEHAN

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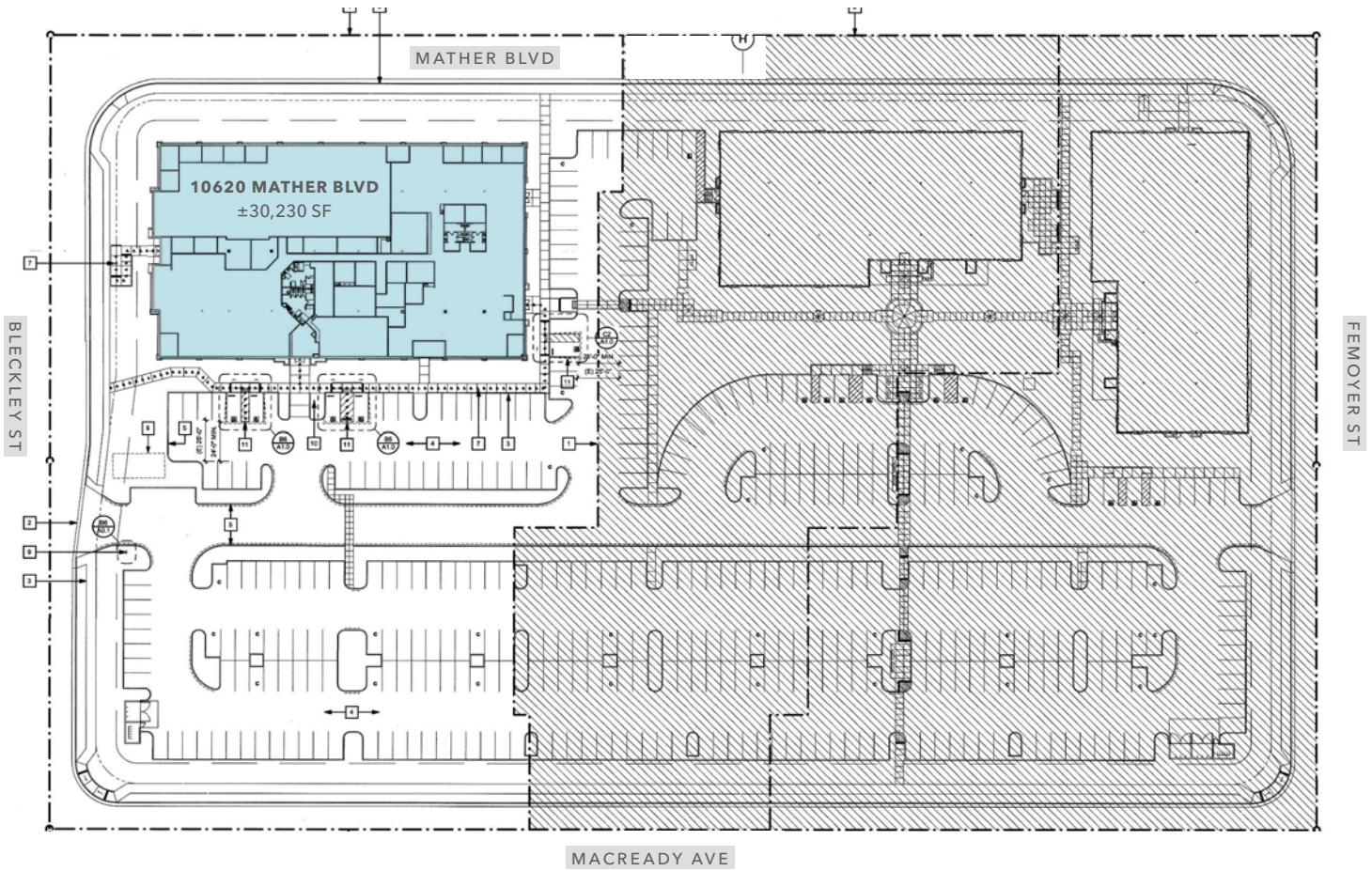
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**km Kidder
Mathews**



Site Plan



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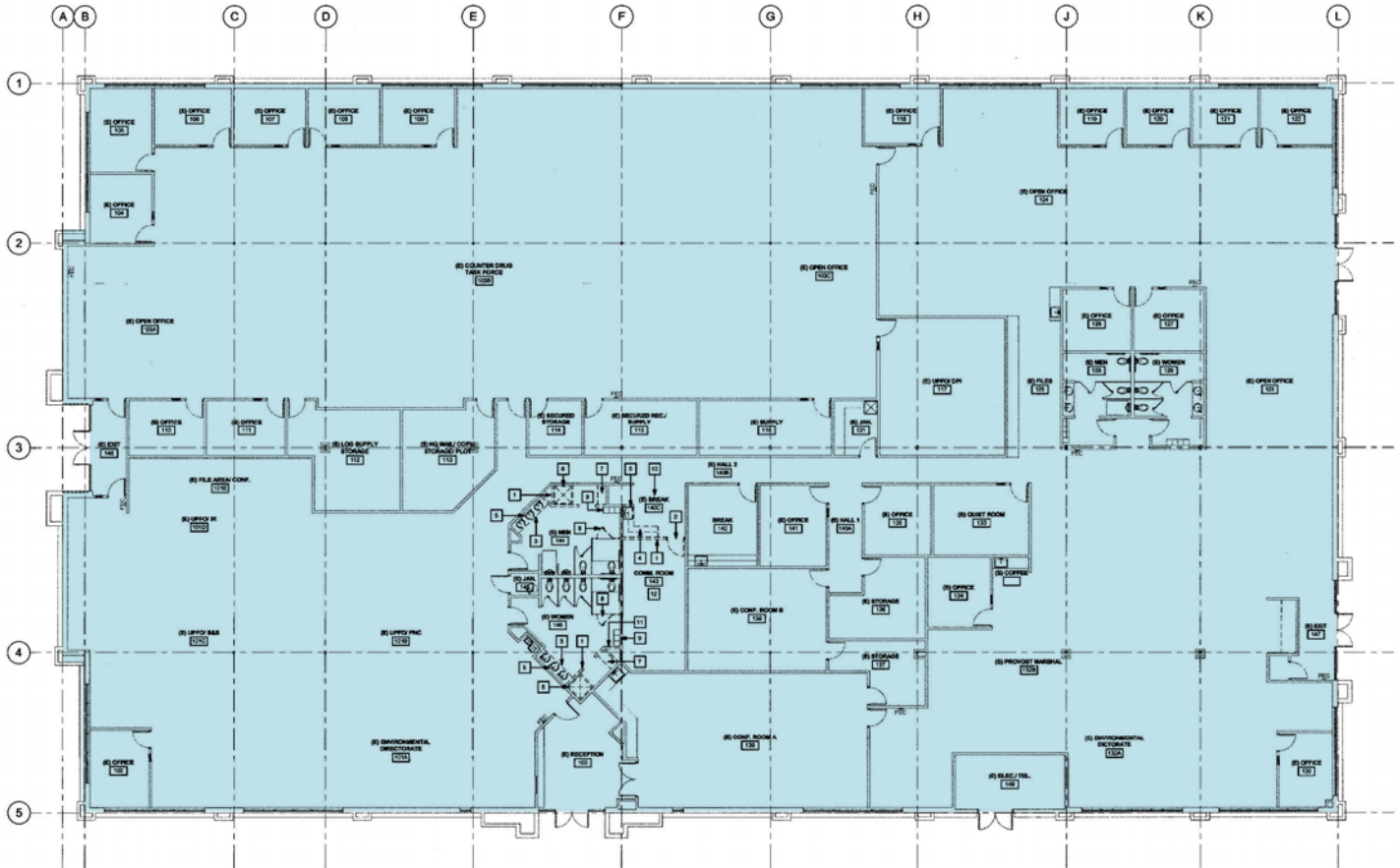
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Floor Plan



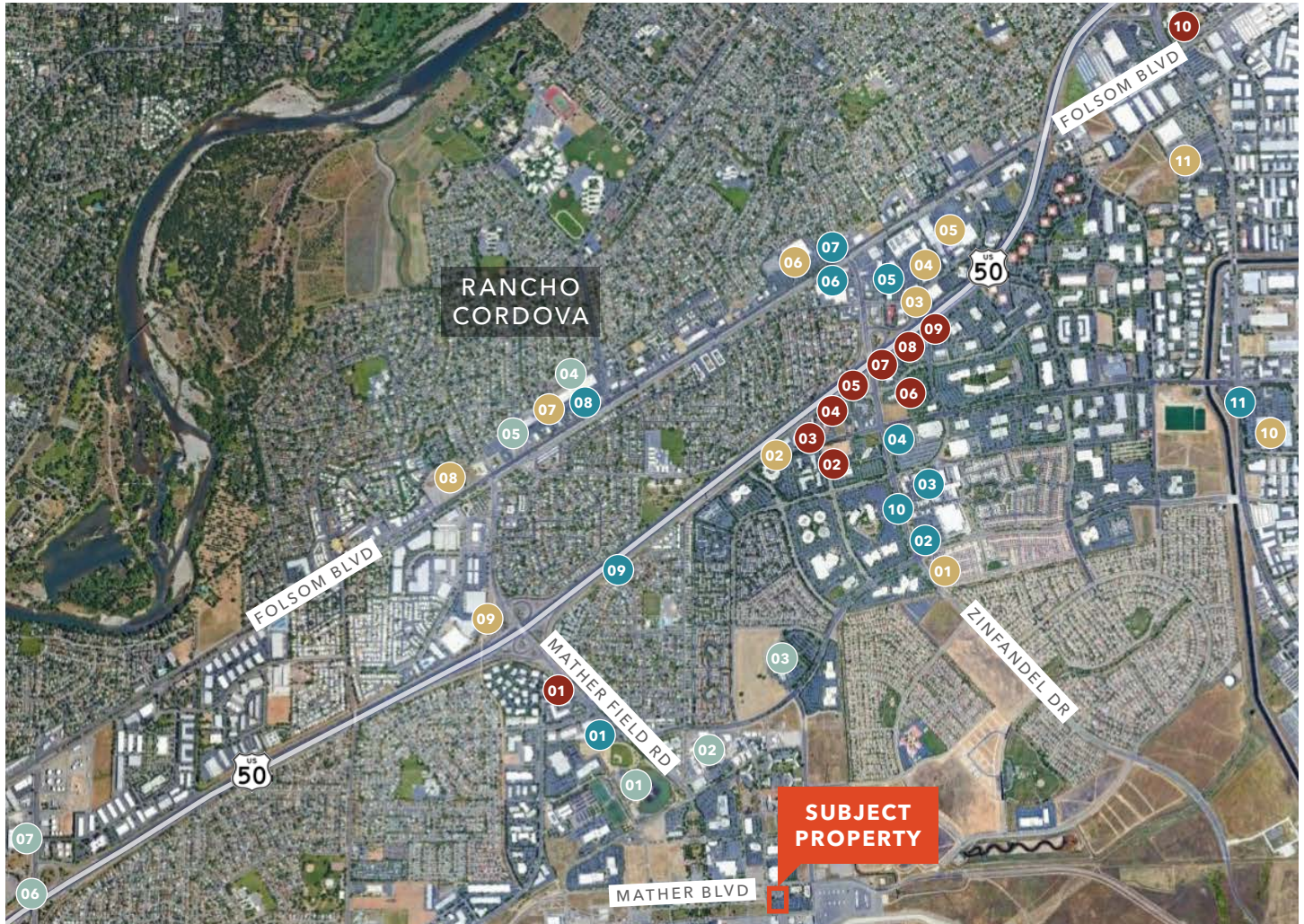
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RETAIL STORES

- 01 CVS Pharmacy
- 02 S&G Carpet
- 03 UPS Store
Boot Barn
- 04 Grocery Outlet
Target
Marshall's
Michael's
- 05 KP International Market
- 06 Safeway
Walmart
- 07 Dollar Tree
- 08 O' Reilly Auto Parts
AutoZone Auto Parts
- 09 HD Supply
Granite Outlet
- 10 Costco
- 11 Home Depot

RESTAURANT

- 01 Taqueria La Bonita Little Buddha Thai Bistro
- 02 Panera
- 03 The Habit Burger Grill Sora Sushi Noodles and Company Poké Cube Chili's Bar & Grill Rubio's Coastal Grill
- 04 Famous Burgers & Brew Soho Sushi Petali Italian
- 05 Taco Bell Panda Express

- 06 Chipotle Teriyaki Grill
- 07 Jack in the Box
- KFC Starbucks
- 08 Carl's Jr Rosie's Country Kitchen
- 09 Straw Hat Pizza
- 10 Starbucks
- 11 McDonald's

HOTELS

- 01 Day Inn & Suites
- 02 Homewood Suites by Hilton
- 03 Courtyard by Marriott
- 04 Best Western Plus
- 05 Extended Stay America
- 06 Hyatt Place
- 07 Fairfield Inn & Suites
- 08 Residence Inn by Marriott
- 09 Courtyard by Marriott
- 10 Sacramento Marriott

POINTS OF INTEREST

- 01 Mather Sports Center
- 02 Sacramento VA Medical Center
- 03 Kaiser Permanente
- 04 Planet Fitness
- 05 Diamond Billiards
- 06 West Wind Sacramento Drive-In
- 07 K1 Speed Indoor GoKarts

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