FOR LEASE

Heavy Powered
Industrial Warehouse
Sacramento Power
Inn District

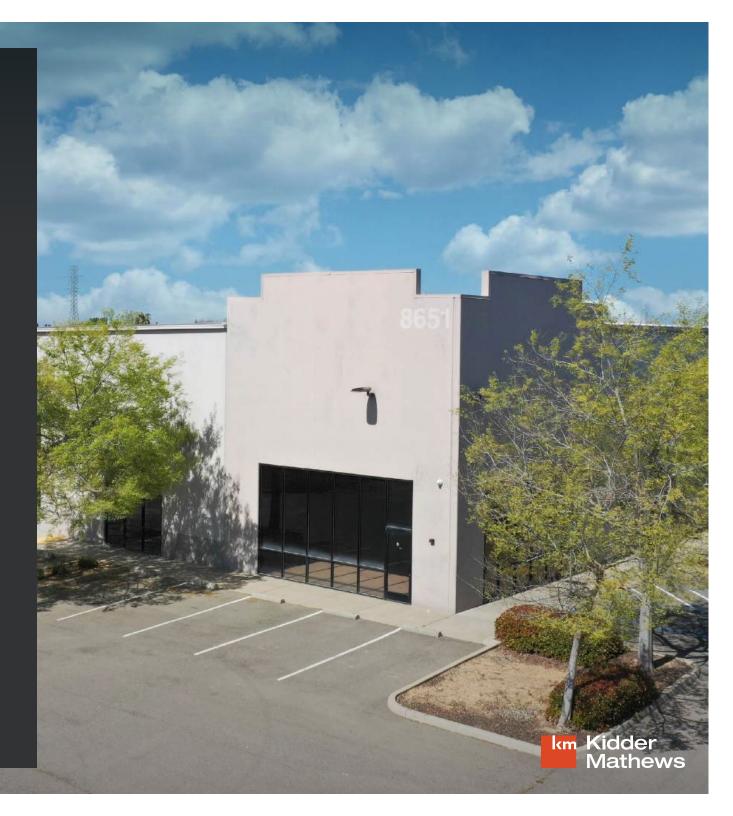
8651 YOUNGER CREEK DR SACRAMENTO, CA 95828

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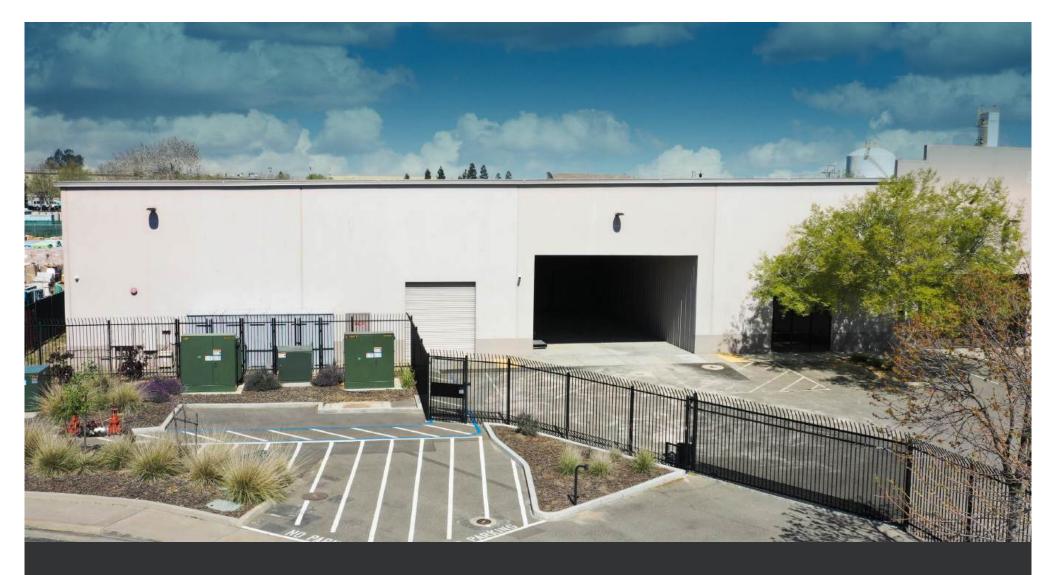
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8651 YOUNGER CREEK DR, SACRAMENTO, CA 36,000 SF GLA Negotiable LEASE RATE 1.54 Acres LOT SIZE 2007 BUILT PARKING ±20 Spaces 20′-22′ CLEAR HEIGHT DRIVE-IN BAYS POWER 4,000 amps 480 - 3 phase ZONING M2S 2 RESTROOMS WATER/SEWER City **SUBJECT** SMUD ELECTRIC Clear span warehouse Gated with remote entry Two demising walls Office space can be added with TI or LL will buildout Egress Ingress Easement with sister building Cannabis Cultivation is a possibility but not preferred/ Has a Cultivation CUP

AVAILABLE FOR LEASE

KIDDER MATHEWS



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