

FOR LEASE | MODERN FLEX SPACE • OFFICE/WAREHOUSE / GARAGE COMBO • DRIVE-IN ACCESS

5900 WEDGEWOOD AVE, CARMICHAEL, CA 95608

LOCATED ON FAIR OAKS BLVD WITH EXCELLENT VISIBILITY

NEWLY RENOVATED



Veronica Sukkary

Associate | Office & Retail

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FLEX / OFFICE SPACE WITH DRIVE IN WAREHOUSE / GARAGE ACCESS

**5900 WEDGEWOOD AVE
CARMICHAEL, CA**

Property Details

- ±1,820 SF Total Available
±1,200 Office | ±620 SF Storage
- Estimated 16 Parking Stalls
- Built 1950, Renovated 2025 - New Everything
- New HVAC system
- New Electrical
- New Roof
- New Epoxy Floors
- All Windows and Doors are New
- Sink with Several Cabinets
- ADA Reserved Parking
- ADA Entrance
- ADA Restroom
- Small Warehouse Storage with Grade Level Doors
- Drive-Through for Possible Restaurants or Pharmacies
- Zoned Light Commercial (LC)
- Excellent Visibility



LEASE RATE: \$1.85/SF/MONTH, MOD. GROSS

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