

# 4560 AUBURN BLVD FOR LEASE

SACRAMENTO, CA 95841



*Business relocating  
across the street*

## Prime Commercial Corner For Lease - All Or Part

Zoned GC-General Commercial, County of Sacramento

±1.98 Gross Acres

±3,750 SF Warehouse/Shop

±1,440 SF Office

±880 SF Front office

38,531 Average Daily Traffic (west of site)

Electrical 400 amp 120/3 phase (to be verified)

**JIM DENNIS**  
916.765.0353  
jim.dennis@kidder.com  
LIC N° 01017477

**BILL NIETHAMMER**  
916.751.3639  
bill.niethammer@kidder.com  
LIC N° 00925770

Monument Signage

Prime corner location

Built-in draw/Across from Berco Building Supply

Many uses allowed such as auto lease, auto repair, equipment rental, truck & large vehicle lease, repair, rent, sales, storage, boat sales, etc.\*

APNs: 240-0062-031, 032 & 033

\* All uses to be verified by Tenant  
(NAP - Not A Part)

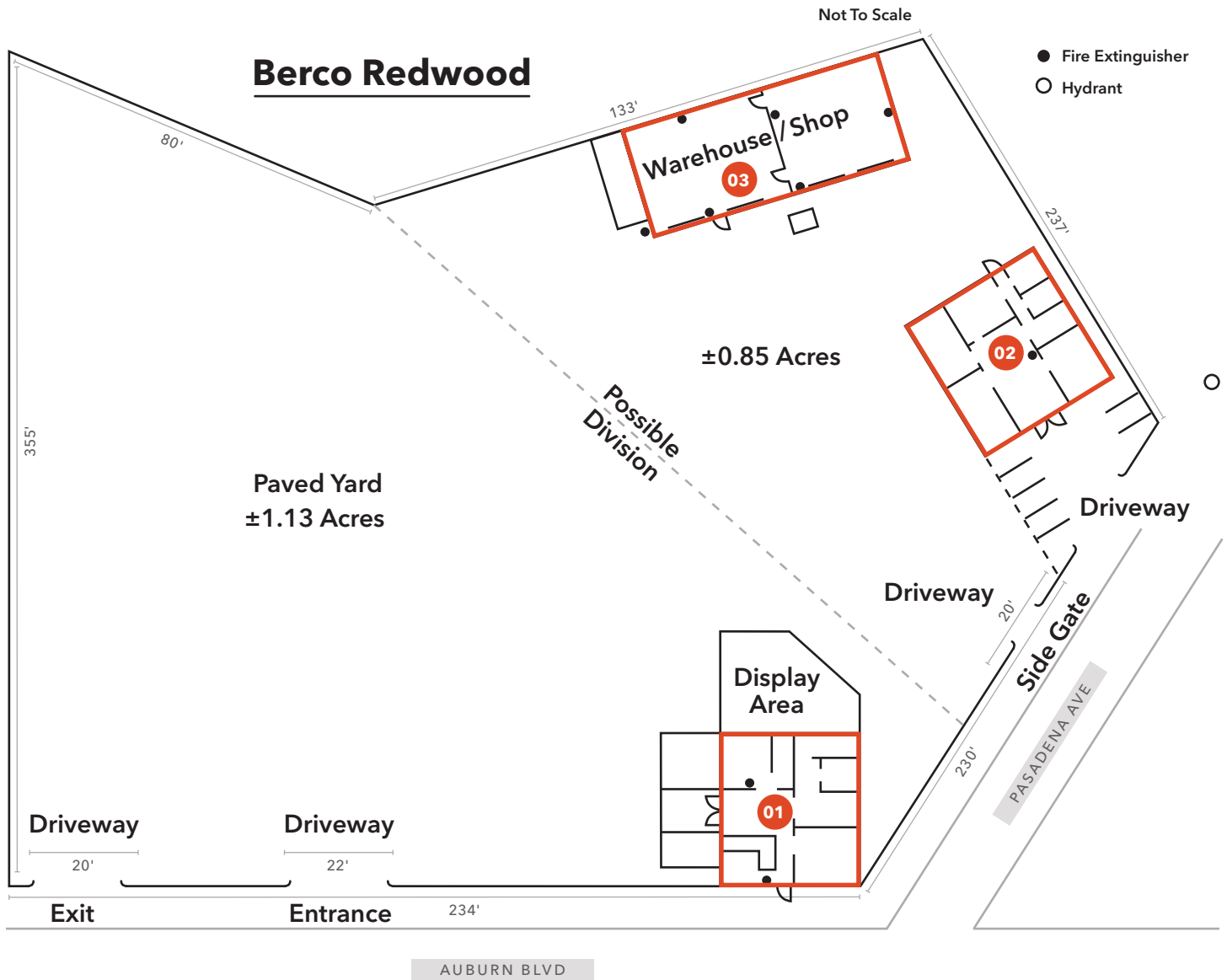
**JACK NIETHAMMER**  
916.607.6101  
jack.niethammer@kidder.com  
LIC N° 02205255

**KIDDER.COM**

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.

**km** Kidder  
Mathews

# SITE PLAN



## LEGEND

- 01 Front Office ±880 SF
- 02 Back Office ±1,440 SF
- 03 Warehouse/Shop ±3,750 SF

**JIM DENNIS**  
916.765.0353  
jim.dennis@kidder.com  
LIC N° 01017477

**BILL NIETHAMMER**  
916.751.3639  
bill.niethammer@kidder.com  
LIC N° 00925770

**JACK NIETHAMMER**  
916.607.6101  
jack.niethammer@kidder.com  
LIC N° 02205255

## KIDDER.COM

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.

# PARCEL MAP

POR. SEC. 46, RANCHO DEL PASO

240-006



JIM DENNIS  
 916.765.0353  
 jim.dennis@kidder.com  
 LIC N° 01017477

BILL NIETHAMMER  
 916.751.3639  
 bill.niethammer@kidder.com  
 LIC N° 00925770

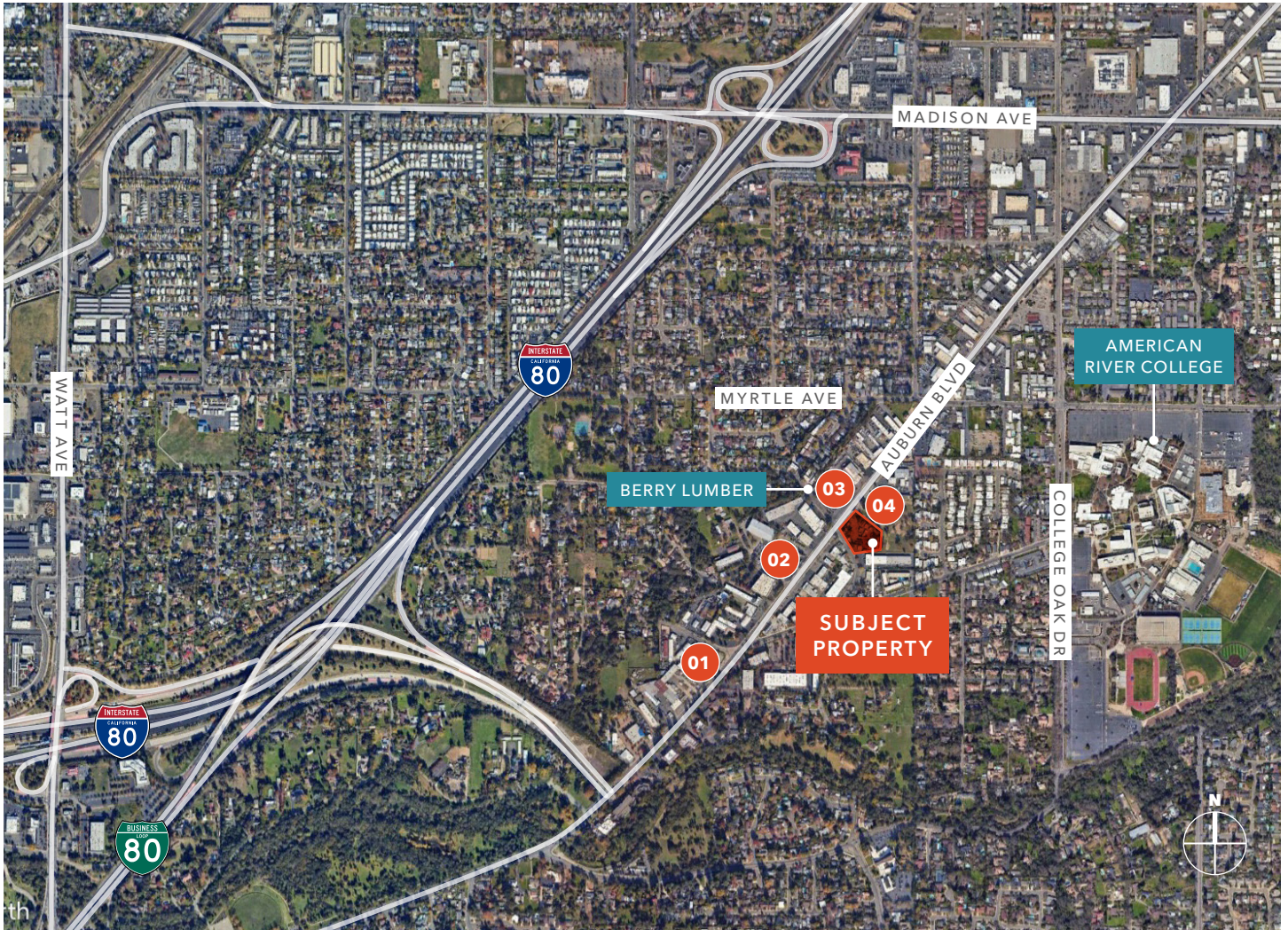
JACK NIETHAMMER  
 916.607.6101  
 jack.niethammer@kidder.com  
 LIC N° 02205255

KIDDER.COM

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.



# LOCATION AERIAL



## LEGEND

- 01 RENTAL GUYS (RENTAL EQUIPMENT CENTERS)
- 02 enterprise truck rental
- 03 BERRY LUMBER
- 04 Site

JIM DENNIS  
916.765.0353  
jim.dennis@kidder.com  
LIC N° 01017477

BILL NIETHAMMER  
916.751.3639  
bill.niethammer@kidder.com  
LIC N° 00925770

JACK NIETHAMMER  
916.607.6101  
jack.niethammer@kidder.com  
LIC N° 02205255

[KIDDER.COM](http://KIDDER.COM)

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.