

FOR LEASE

9,900 SQ. FT. INDUSTRIAL BLDG. W/ YARD



8120 35th Street • Sacramento, California 95824

- 2,220 S.F. HVAC Office with 4 rest rooms
- .94 Acre Parcel (41,010 S.F.) APN# 027-0350-013
- M1-S (Industrial) Zoning
- Five 14'x14' Grade level doors
- 200 Amps / 3-phase power
- Skylights, insulation, space heat & swamp cooler in warehouse
- Clear span construction
- Drive through & drive around capability
- Approximately 1/2 acre fenced & paved yard
- Additional 1/2 acre contiguous gravel / fenced yard
- 16' Clear height
- 1,440 S.F. Covered storage bldg.
- Power Inn Industrial Area with good access to Hwys 50 & 99

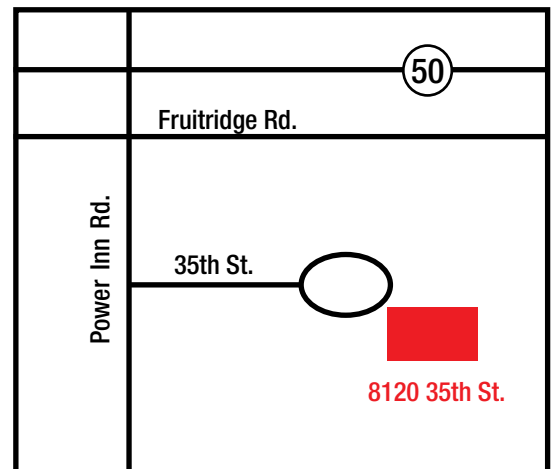
**Lease Rate : \$13,500/mo.
Industrial Gross**

For further information, contact:

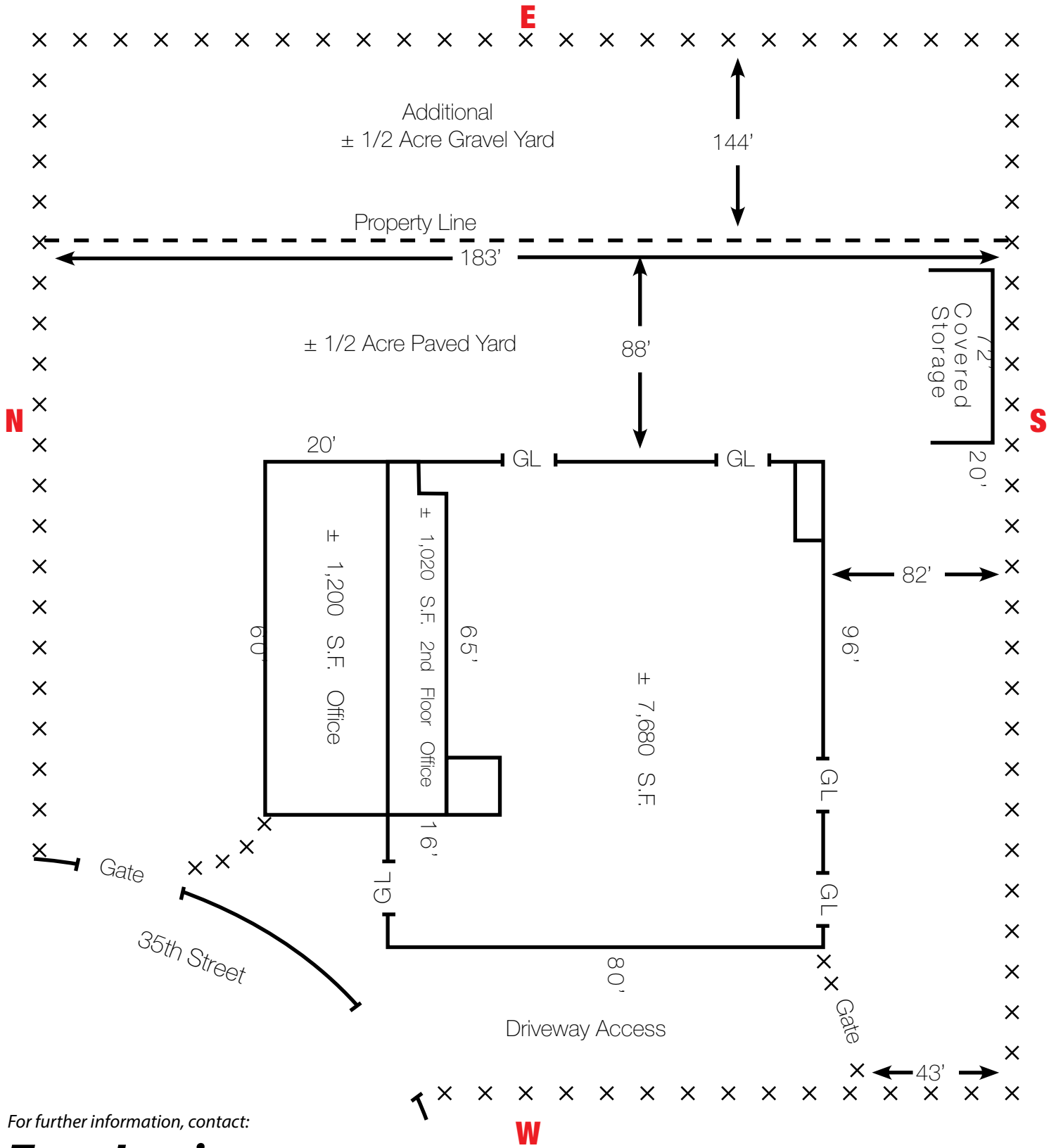
Tony Lewis

**TL Commercial, Inc.
(916) 201-9318**

The information contained herein was obtained from third parties and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.



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