



9477 Greenback Ln

9477 Greenback Ln, Folsom, CA 95630

Fred Desiderio

Desiderio Properties

4600 Kietzke Ln, Suite G-170, Reno, NV 89502

desi3@prodigy.net

(775) 825-5311

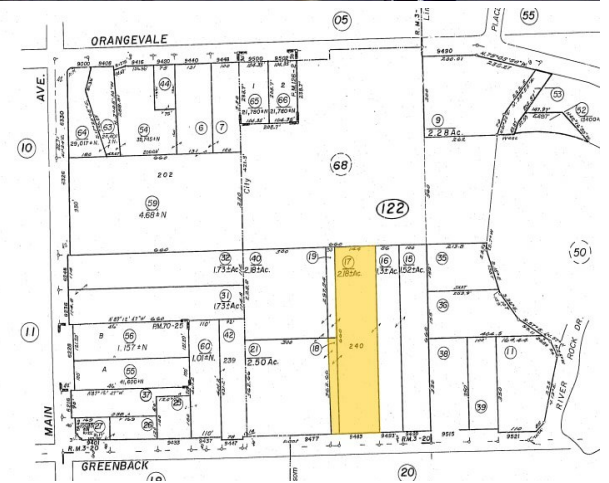


9477 Greenback Ln

\$14.16 - \$18.00 /SF/YR

Shop/Storage, Retail, and Office Space available. Everything you need to run your business. Plenty of parking. Tenant Improvement allowance available....

- Close to Lake Natoma, Folsom, Orangevale.



Rental Rate: \$14.16 - \$18.00 /SF/YR

Total Space Available: 8,190 SF

Min. Divisible: 250 SF

Max. Contiguous: 445.00 SF

Property Type: Flex

Building Class: C

Rentable Building Area: 78,000 SF

Year Built: 1980

Rental Rate Mo: \$1.18 /SF/MO

1st Floor Ste 116,117

1

Space Available	2,000 SF
Rental Rate	\$14.16 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	1 - 3 Years

Large open garage/shop area. (2) 10'-0" role-up garage doors. You can use it for storage or run your business out of it.

1st Floor Ste 201-202

2

Space Available	2,000 SF
Rental Rate	\$14.16 /SF/YR
Date Available	July 21, 2026
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	1 - 3 Years

1st Floor Ste 303-304

3

Space Available	1,000 - 2,000 SF
Rental Rate	\$14.16 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

Large open garage/shop area. (2) 10'-0" role-up garage doors. You can use it for storage or run your business out of it.

2nd Floor Ste 507

4

Space Available	445 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Large office with plenty of storage. Includes utilities.

2nd Floor Ste 508

5

Space Available	390 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Large open floor plan. Plenty of storage space.

2nd Floor Ste 514

6

Space Available	445 SF
Rental Rate	\$18.00 /SF/YR
Contiguous Area	445 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Large open office space with plenty of storage.

2nd Floor Ste 523A

7

Space Available	250 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Large open office space with plenty of storage space.

2nd Floor Ste 523B

8

Space Available	300 SF
Rental Rate	\$18.00 /SF/YR
Date Available	July 21, 2026
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Large open office space with plenty of storage space

2nd Floor Ste 526

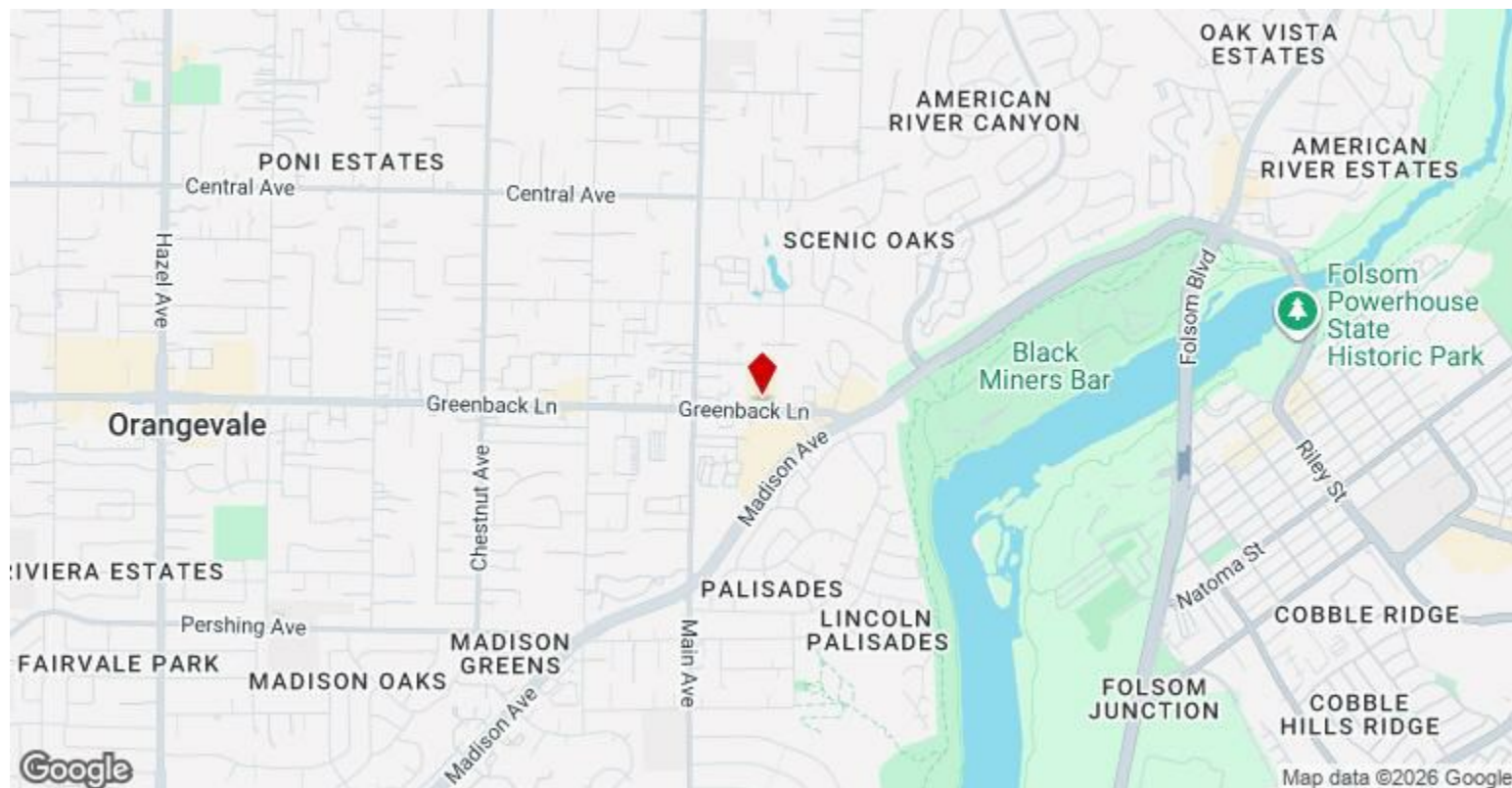
9

Space Available	360 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Large open office.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Access Real Estate	-	
Anicich Landscape Management	-	
Aqua Systems	-	November 2013
Barnette Products	-	
Calidad Plumbing	-	
Home Pro Direct Inc	-	
Mahalo Pool & Spa Supply	-	March 2013
Sacramento Pest Control Inc	-	

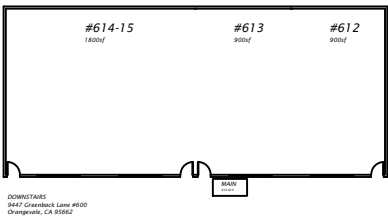
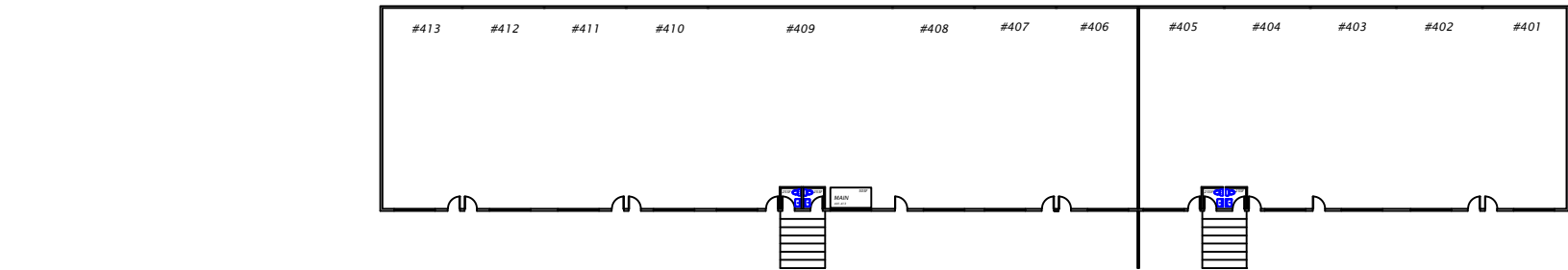


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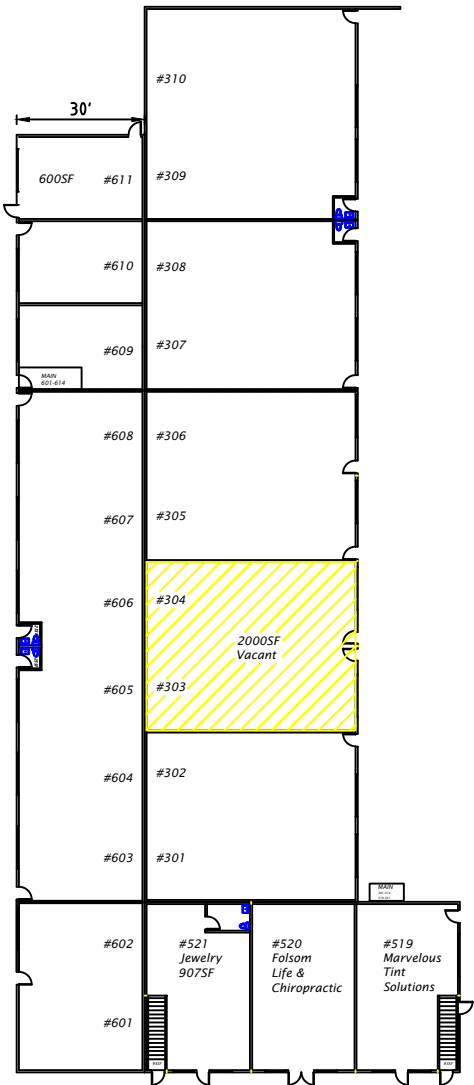
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Property Photos

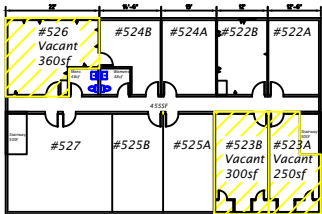




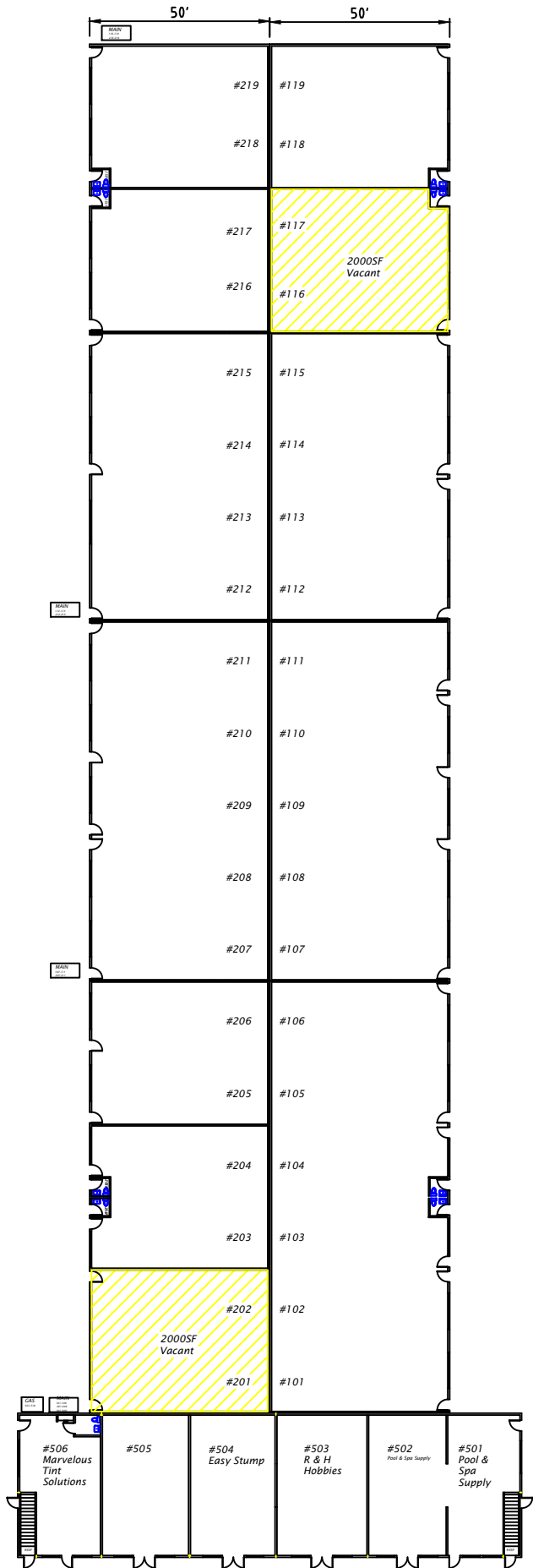
DOWNSTAIRS
9447 Greenback Lane #600
Chico, CA 95926



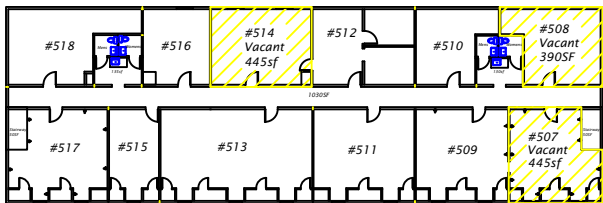
DOWNSTAIRS
9477 Greenback Lane #519-#521
Folsom, CA 95630



UPSTAIRS
9477 Greenback Lane #522-#527
Folsom, CA 95630



DOWNSTAIRS
9477 Greenback Lane #501-#506
Folsom, CA 95630



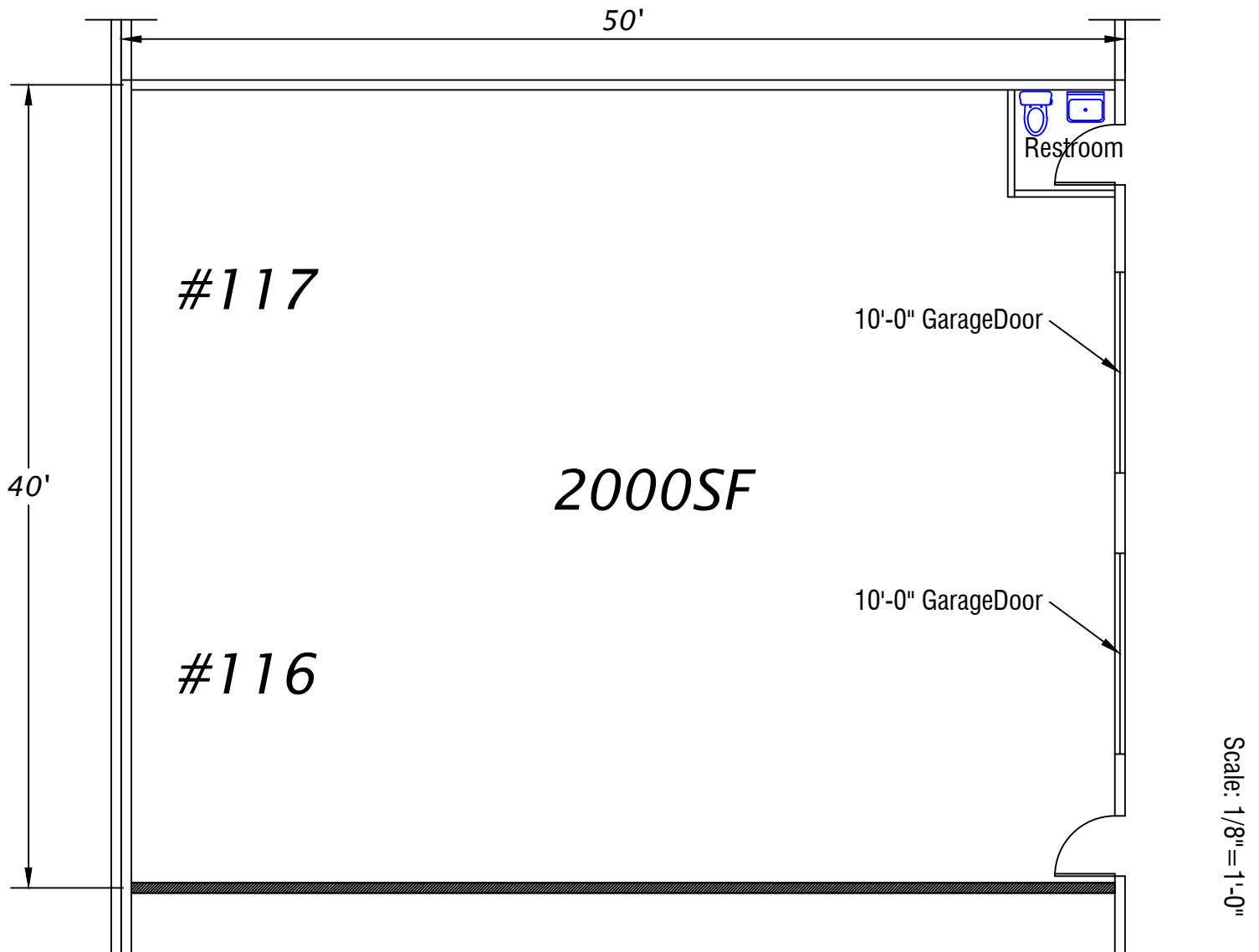
UPSTAIRS
9477 Greenback Lane #507-#518
Folsom, CA 95630

9447-77 Greenback Lane

NONE



CONTACT INFO:
Greenback Lane LLC
4600 Kietzke Lane G-170
Reno, Nevada 89502
(775) 825-5311
greenbackcenter@desprop.com



Greenback Lane LLC
9477 Greenback Lane - Shop
Folsom, CA 95630
Unit #116-117
2000 SF

CONTACT INFO:

Greenback Lane LLC

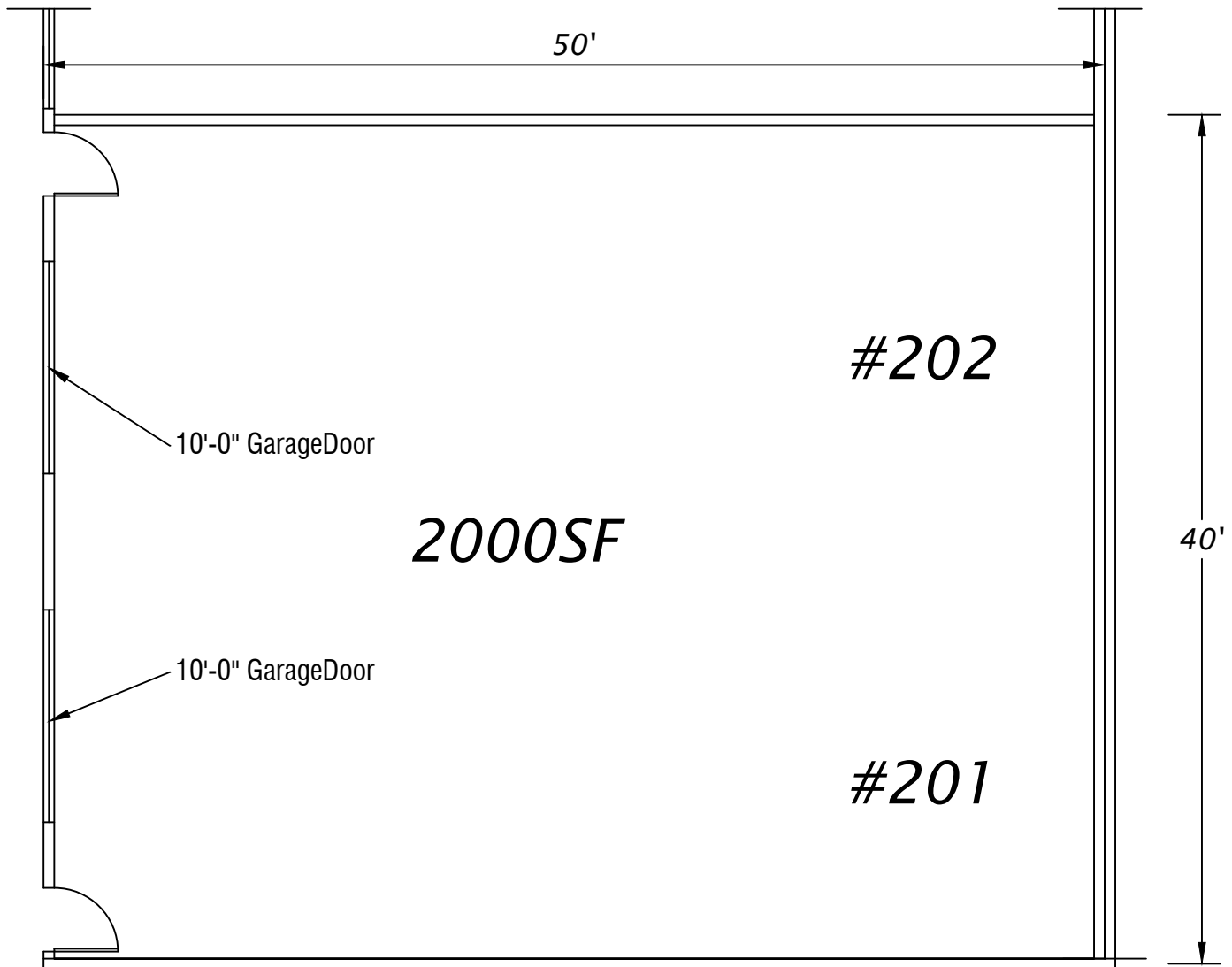
4600 Kietzke Lane G-170

Reno, Nevada 89502

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Scale: 1/8" = 1'-0"

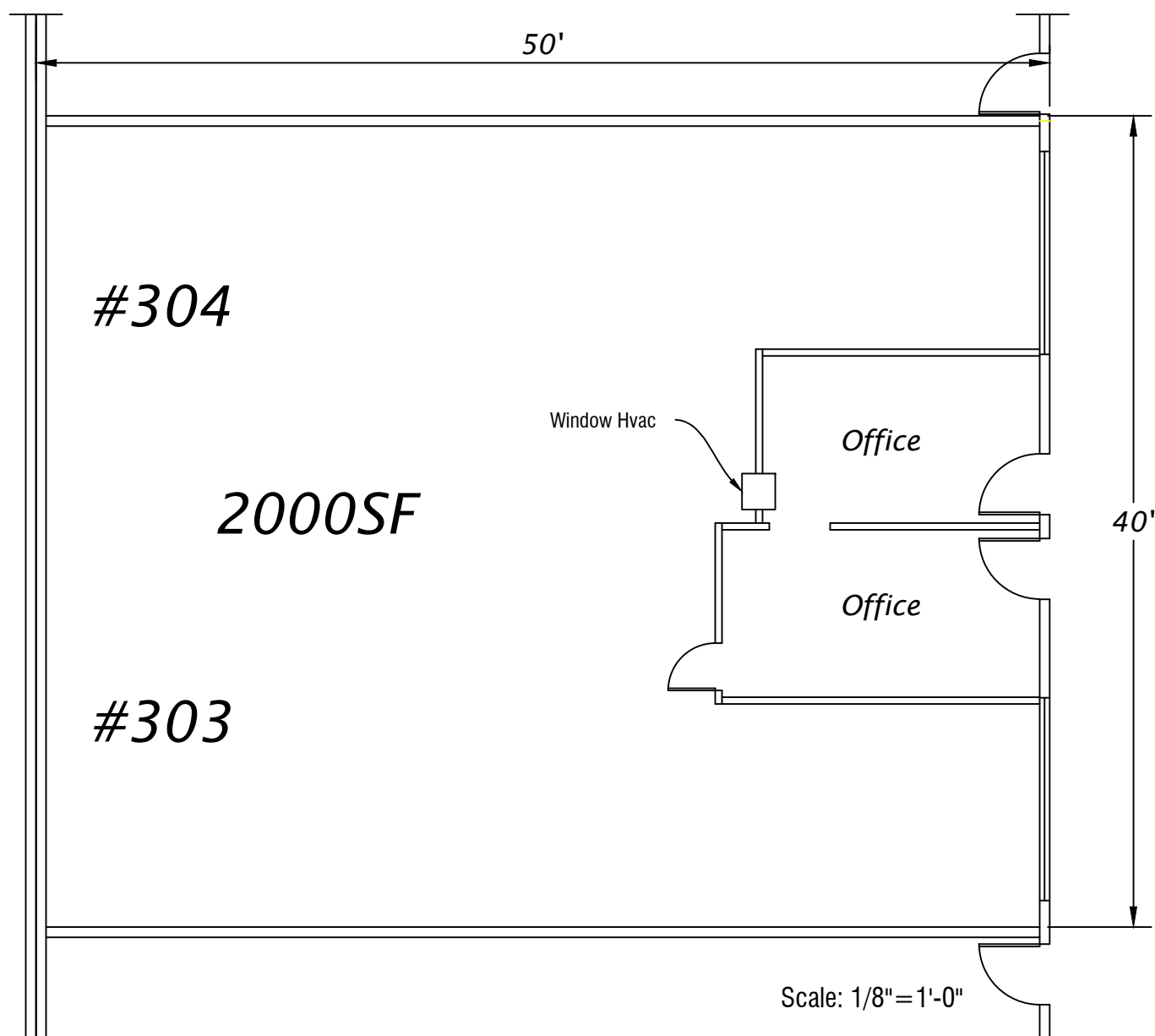
Greenback Lane LLC

9477 Greenback Lane

Unit #201-202

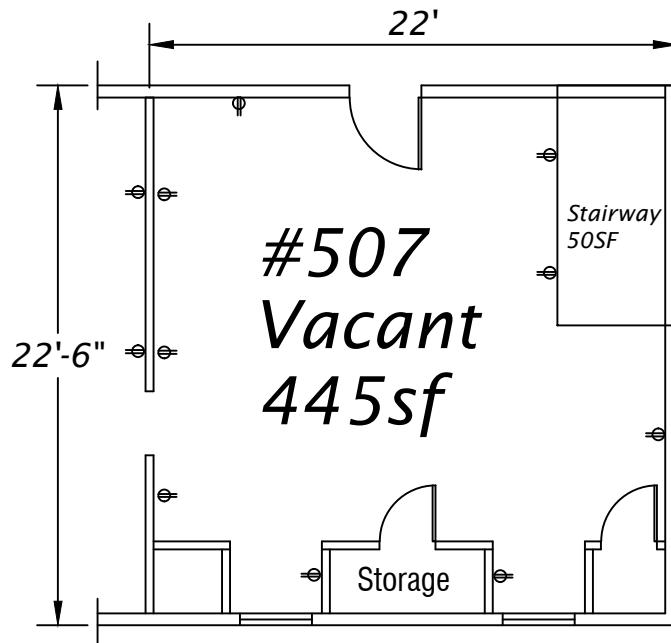
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9477 Greenback Lane
Unit #303-304
2000 SF

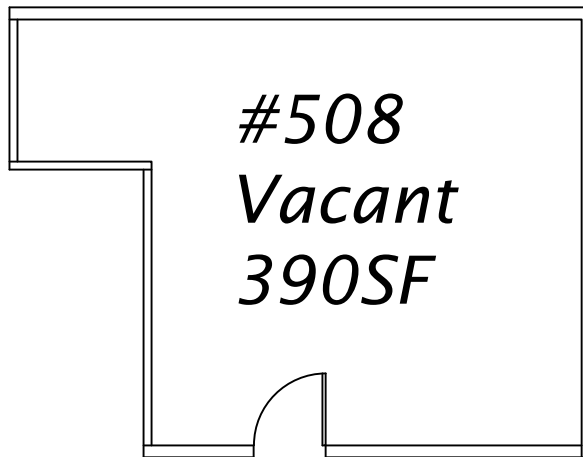
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Greenback Lane LLC
9477 Greenback Lane - Office
Folsom, CA 95630
Unit #507-Upstairs
445 SF

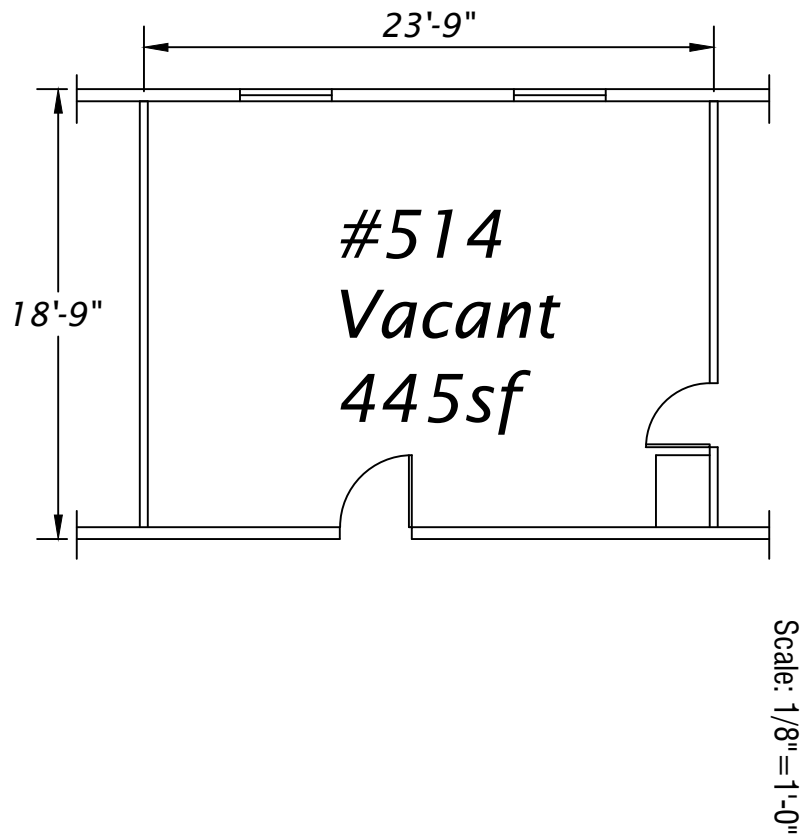
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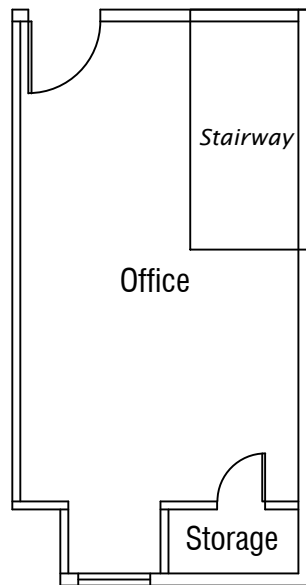
Greenback Lane LLC
9477 Greenback Lane
Unit #508
390 SF

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greenbackcenter@desprop.com



Greenback Lane LLC
9477 Greenback Lane - Office
Folsom, CA 95630
Unit #514 - Upstairs
445 SF

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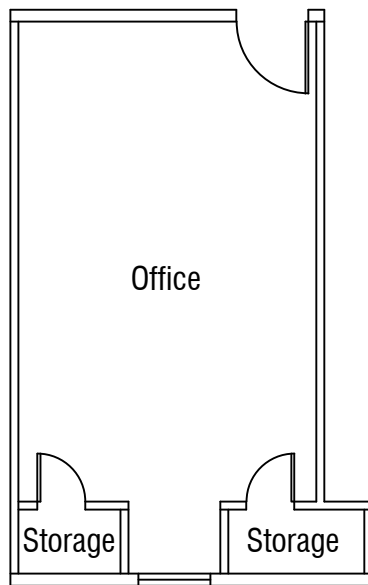


Scale: 1/8" = 1'-0"

Greenback Lane LLC
9477 Greenback Lane
Unit #523A
250 SF

CONTACT INFO:

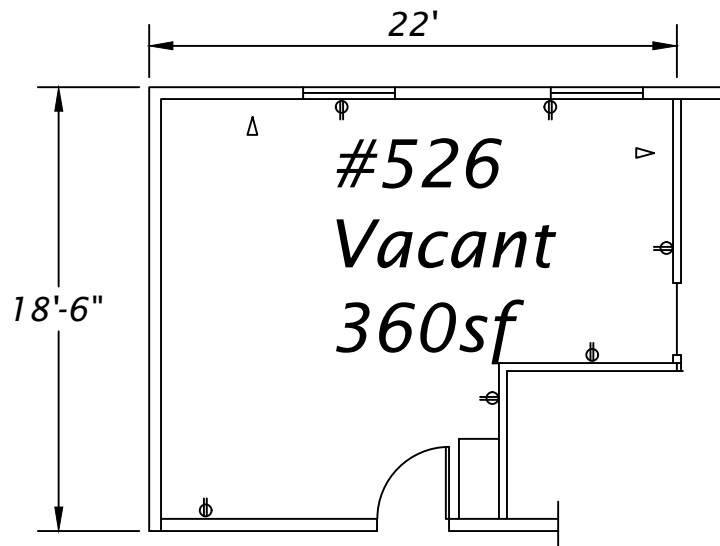
Greenback Lane LLC
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greenbackcenter@desprop.com



Scale: 1/8"=1'-0"

Greenback Lane LLC
9477 Greenback Lane
Unit #523B
300 SF

CONTACT INFO:
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greenbackcenter@desprop.com



Scale: 1/8"=1'-0"

Greenback Lane LLC
9477 Greenback Lane - Office
Folsom, CA 95630
Unit #526 - Upstairs
360 SF