

INDUSTRIAL | FOR LEASE

9816 BUSINESS PARK DR. #B & C, SACRAMENTO

±8,940 SF TOTAL AVAILABLE (DIVISIBLE)



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SUITE B - ±4,500 SF



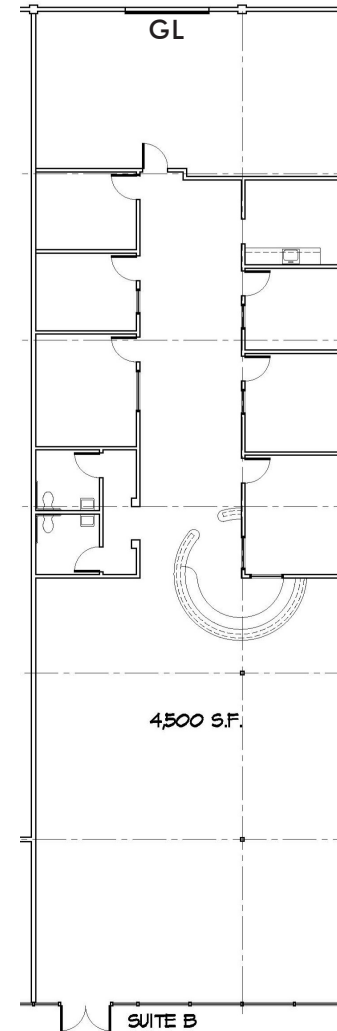
PROPERTY DETAILS

LEASE RATE: \$1.10 PSF NNN

- ±4,500 SF TOTAL AVAILABLE
- ±2,252 SF OFFICE
- ONE (1) GRADE LEVEL DOOR
- ±16'-18' CLEAR HEIGHT
- HIGHWAY 50 SIGNAGE
- AMPLE PARKING
- QUICK ACCESS TO HIGHWAY 50
- CLOSE TO SHOPPING, RESTAURANTS, AND OTHER AMENITIES
- ZONED: OIMU



FLOOR PLAN



FLOOR PLANS ARE NOT TO SCALE
ALL DIMENSIONS ARE APPROXIMATE.

SUITE C - ±4,440 SF



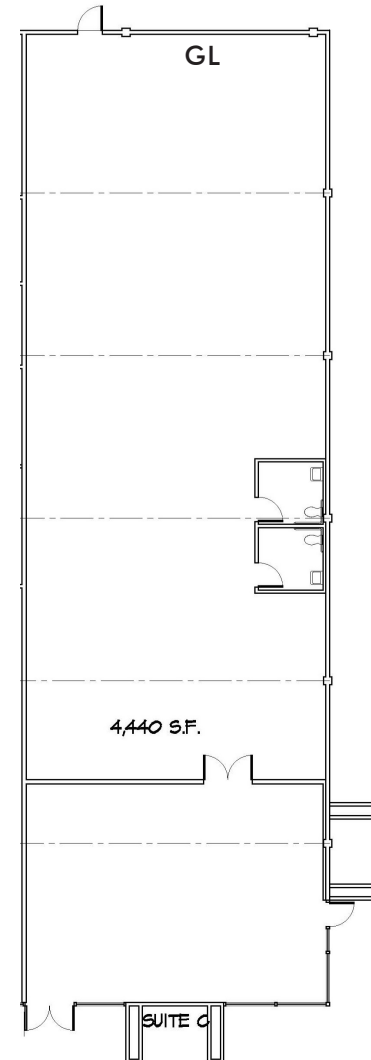
PROPERTY DETAILS

LEASE RATE: \$1.10 PSF NNN

- ±4,440 SF TOTAL AVAILABLE
- ±500 SF OFFICE
- ONE (1) GRADE LEVEL DOOR
- ±16'-18' CLEAR HEIGHT
- HIGHWAY 50 SIGNAGE
- AMPLE PARKING
- QUICK ACCESS TO HIGHWAY 50
- CLOSE TO SHOPPING, RESTAURANTS, AND OTHER AMENITIES
- ZONED: OIMU



FLOOR PLAN



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SUITES B & C - ±8,940 SF



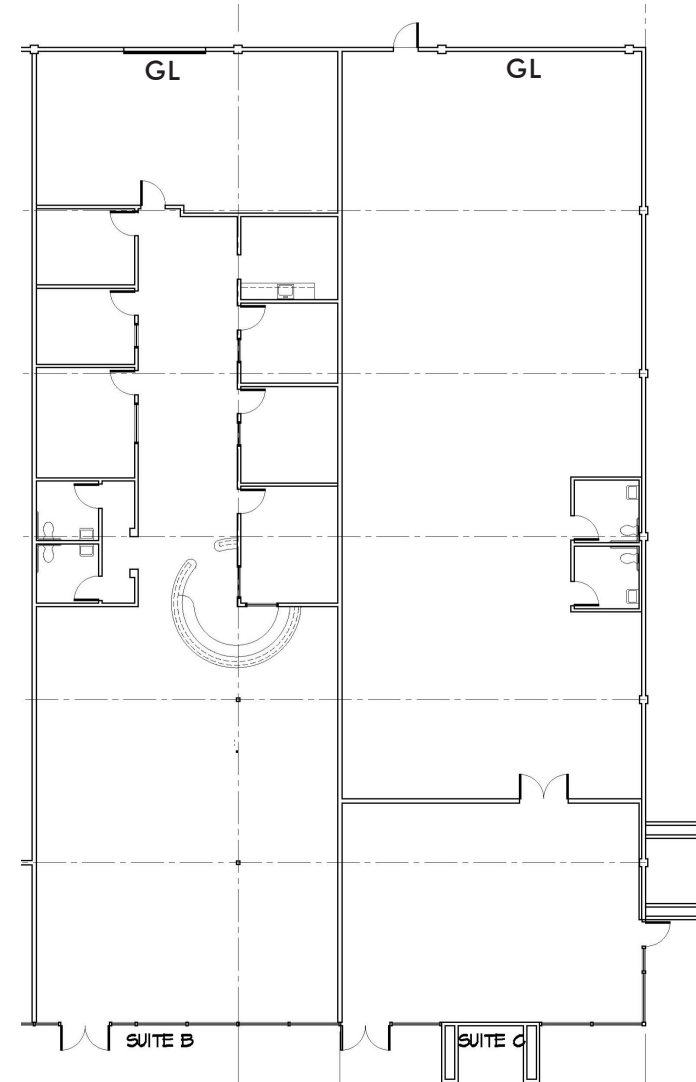
PROPERTY DETAILS

LEASE RATE: \$1.05 PSF NNN

- ±8,940 SF TOTAL AVAILABLE
- ±2,752 SF OFFICE
- TWO (2) GRADE LEVEL DOOR
- ±16'-18' CLEAR HEIGHT
- HIGHWAY 50 SIGNAGE
- AMPLE PARKING
- QUICK ACCESS TO HIGHWAY 50
- CLOSE TO SHOPPING, RESTAURANTS, AND OTHER AMENITIES
- ZONED: OIMU



FLOOR PLAN



FLOOR PLANS ARE NOT TO SCALE
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FOR LEASE OFFICE | WAREHOUSE

9816 BUSINESS PARK DR.
SACRAMENTO, CA

AERIAL & AREA MAP



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