



Industrial Space for Sublease

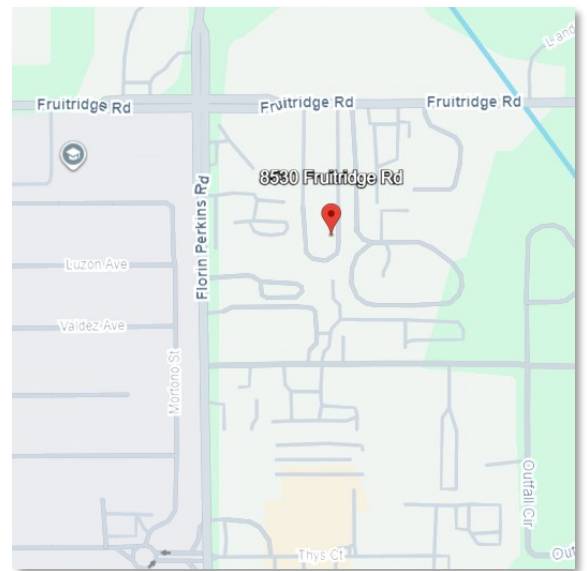
8530 FRUITRIDGE RD. SUITE 1
SACRAMENTO, CA 95826

**ASKING
RATE:
\$1.50/NNN**

**±2,140 SQ. FT. AVAILABLE
INCLUDES ±1,920 SF OFFICE**

PROPERTY HIGHLIGHTS

- Great West Sacramento location, close to downtown, easy freeway access
- 1 Grade level door
- 100 Amp, 120/208 Volt
- Sprinklered
- 90% Office Build Out



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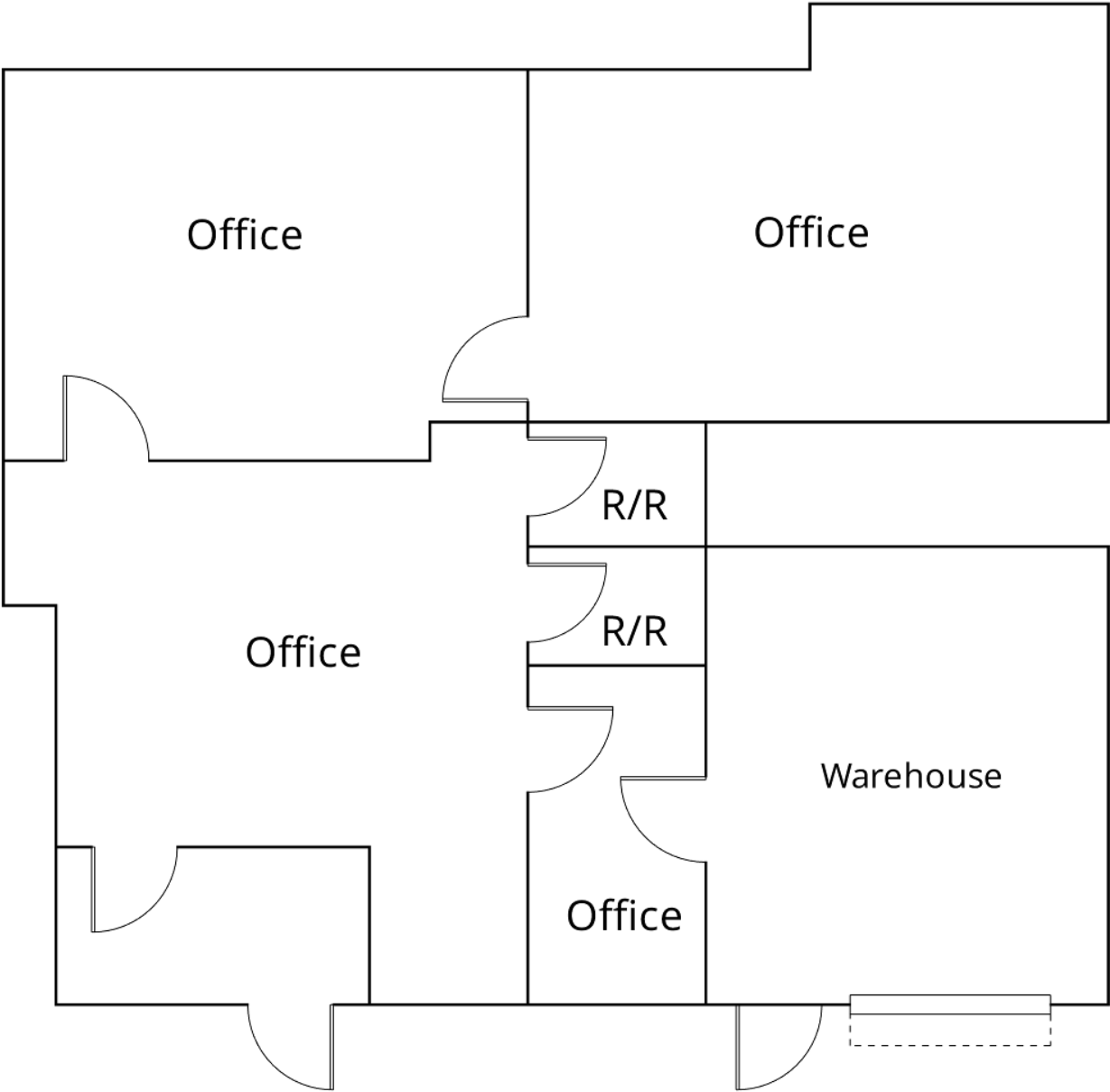
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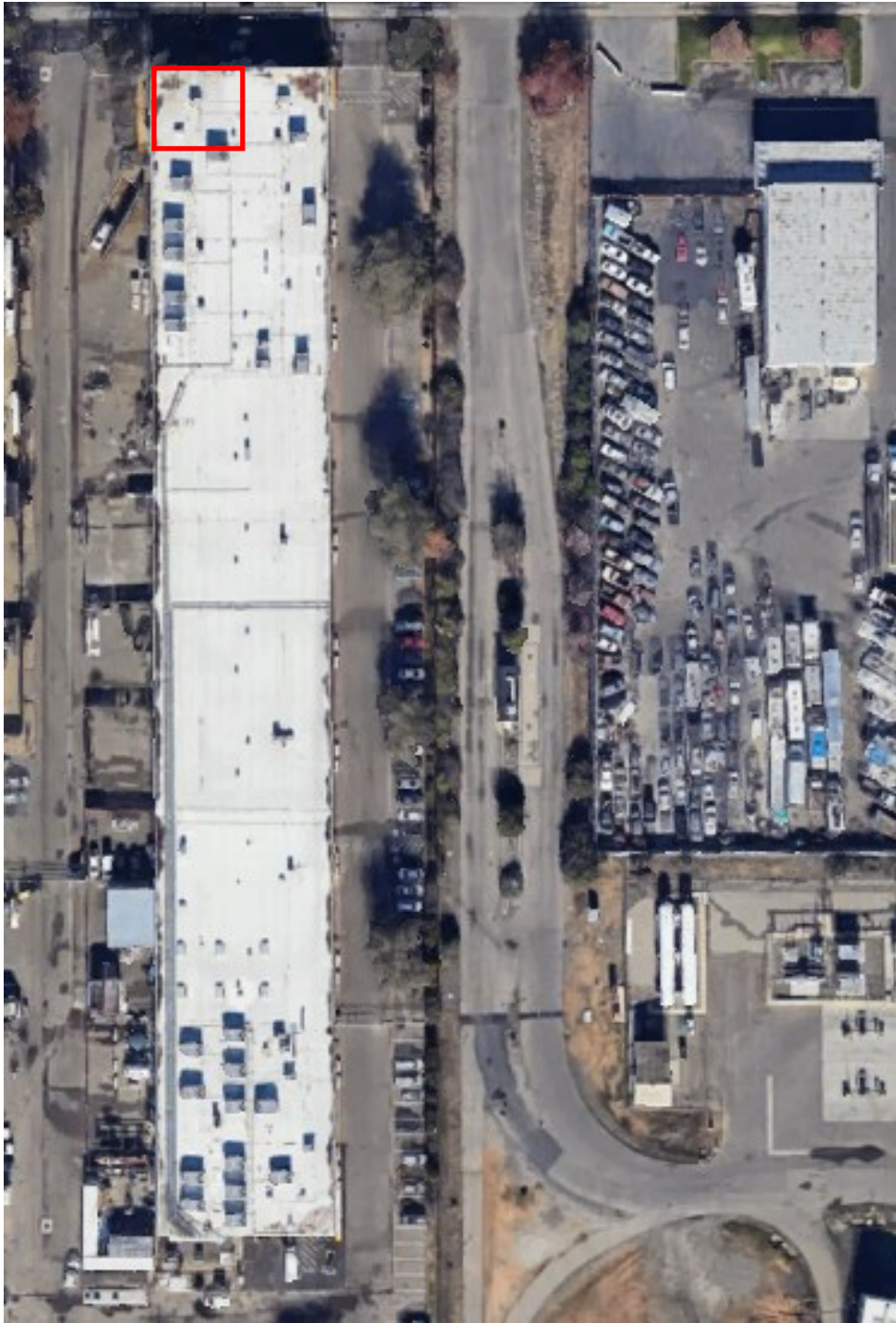
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FLOOR PLAN



SITE AERIAL



AERIAL VIEW

