

TECH CENTER 50
9333 TECH CENTER DR
SACRAMENTO, CA
FOR LEASE
4,027 SF AVAILABLE
FLEX/INDUSTRIAL/OFFICE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

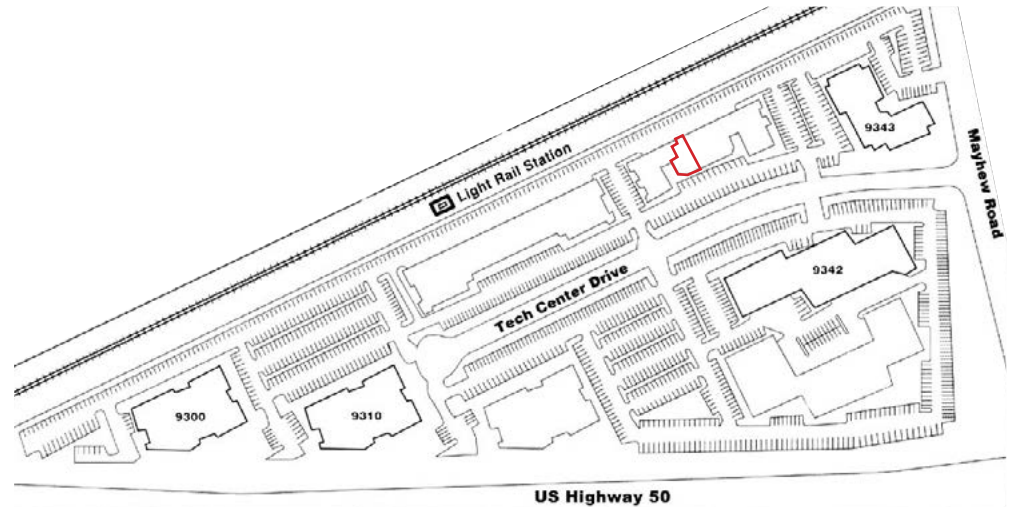
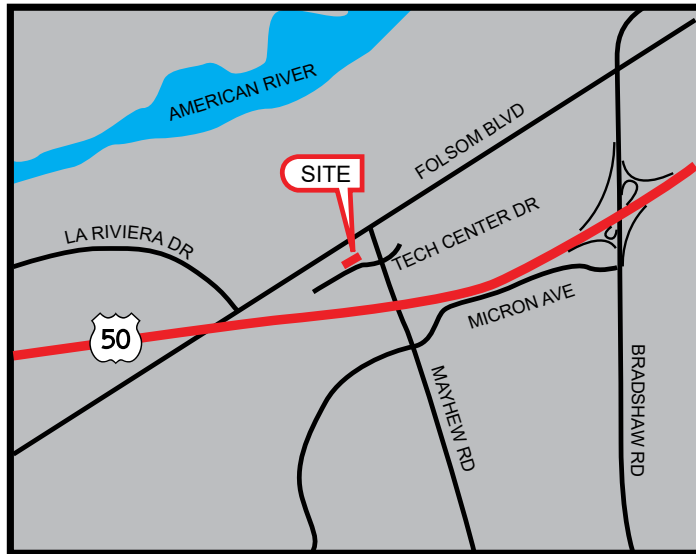
- Open office layout with potential for up to 75% warehouse
- Private entrances, 3 private offices, in-suite restrooms with 2 ADA single stalls
- Suite 250: 200 amps, 120/208v
- 16'-18' clear height
- 12' ceilings throughout
- Potential for 10'x12' roll-up door
- 4:1,000 SF parking ratio, ample parking
- Fiber available

PROPERTY DETAILS:

The property is well-located off Hwy 50 in a nice office park setting with mature landscaping and abundant parking.

LEASE RATES:

Suite 250: 4,027 SF \$1.25 PSF, MG \$5,034.00/Mo



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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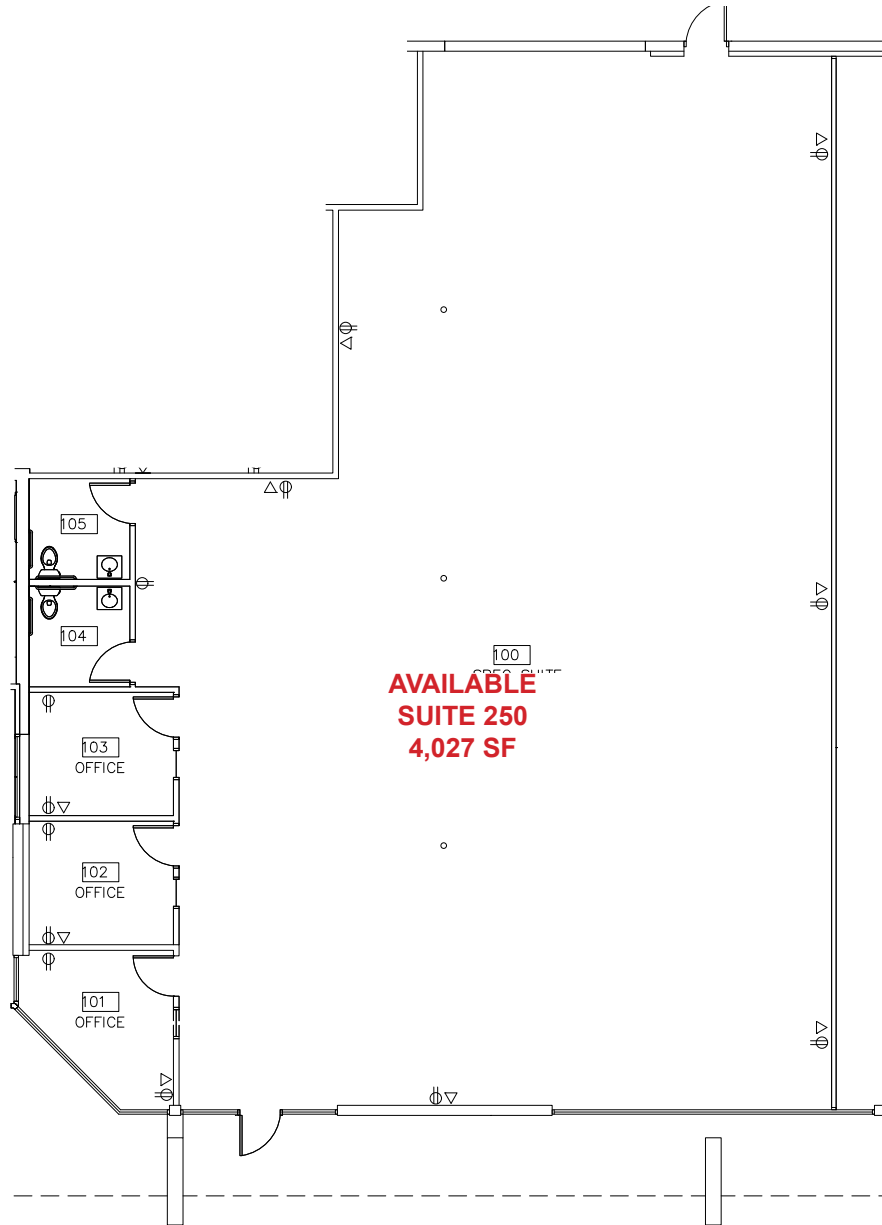
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FOR LEASE

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SACRAMENTO, CA

EXISTING
FLOOR PLAN



FEATURES:

- Great open layout
- Good window line in front
- Two (2) ADA restrooms
- Three (3) private offices with room for more

[VIEW VIRTUAL TOUR](#)

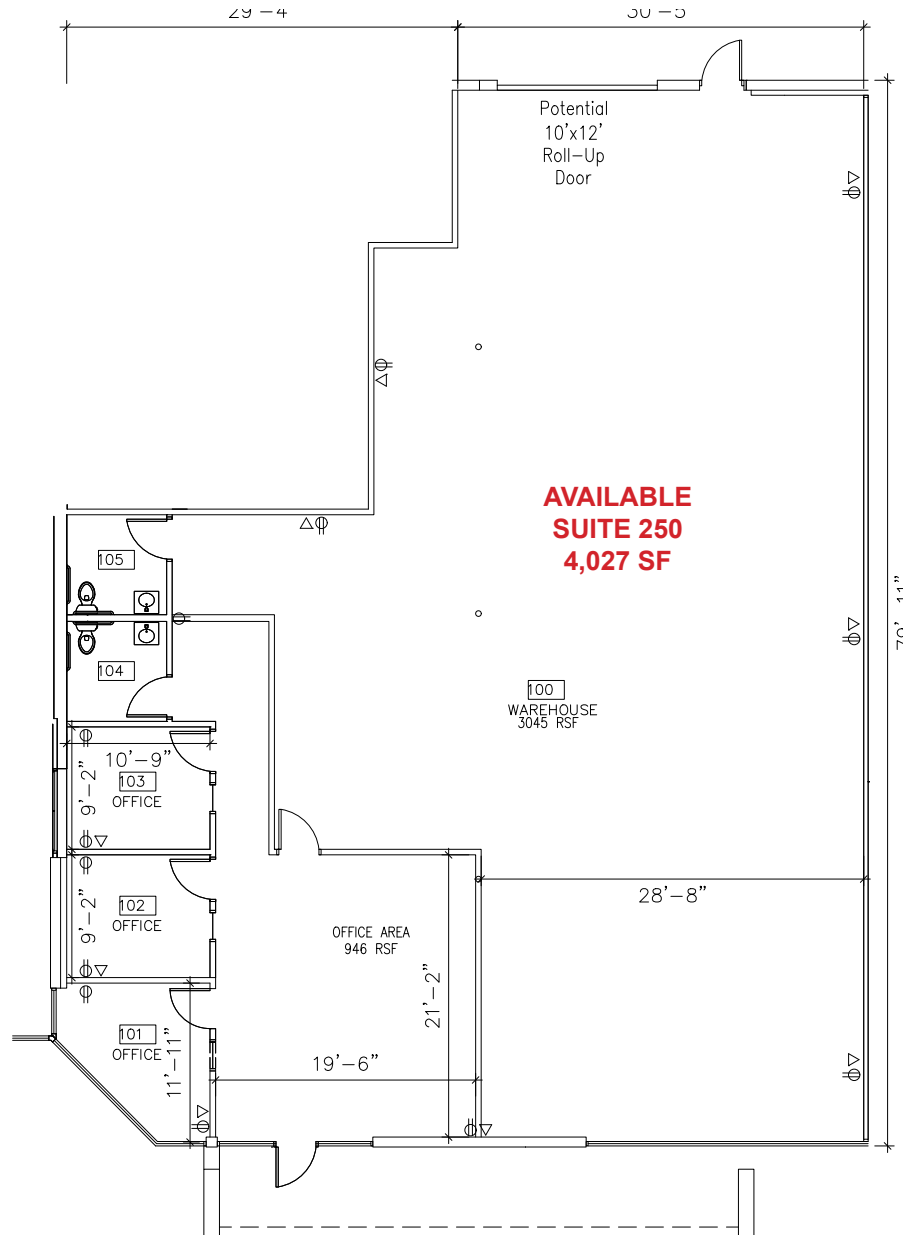
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POTENTIAL
FLOOR PLAN



FEATURES:

- 946 SF office
- 3,045 SF warehouse, can be conditioned
- One (1) 10'x12' roll-up door

**AVAILABLE
SUITE 250
4,027 SF**

100
WAREHOUSE
3045 RSF

OFFICE AREA
946 RSF

101
OFFICE

102
OFFICE

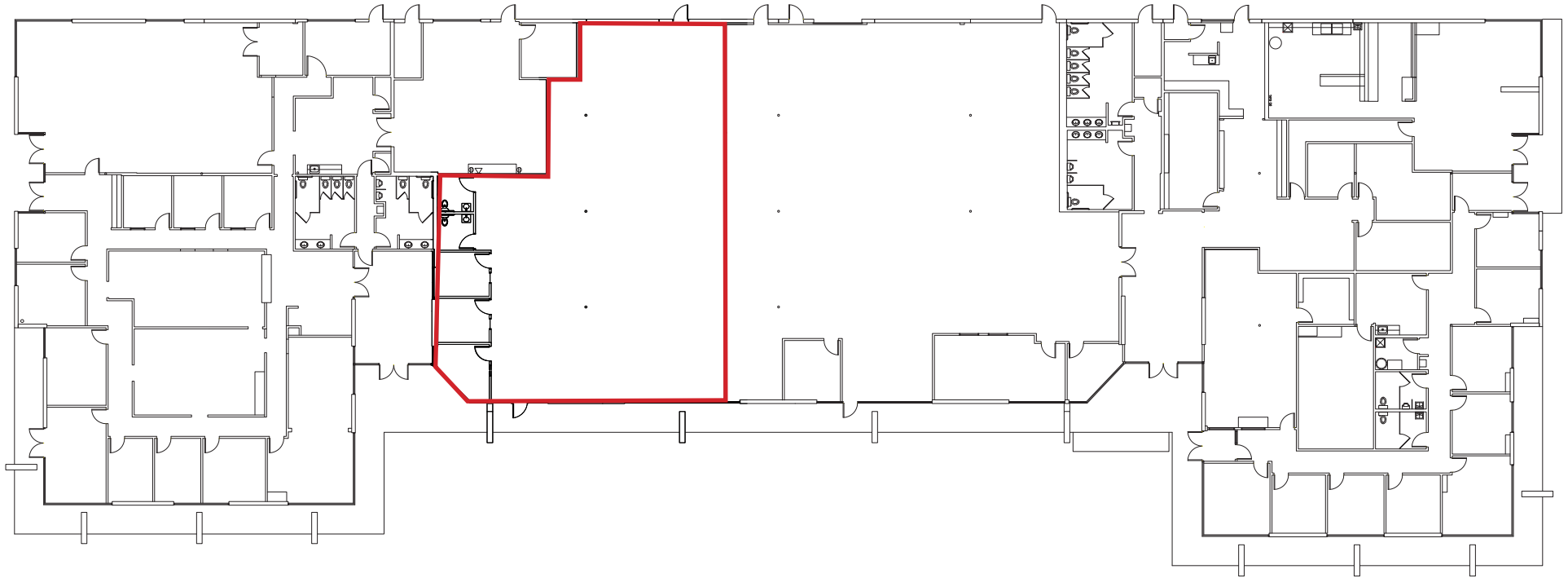
103
OFFICE

104

105

Potential
10'x12'
Roll-Up
Door

SITE PLAN



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**Sacramento County Zoning
 Industrial MP - List of Allowed Uses**

Permitted Uses:

- Office Use General
- Laboratory - Medical, Dental, or Optical
- General Repair Services
- Warehousing
- Laboratory - Manufacturing and Processing
- General Financial Institution
- Adult Day Care Center
- Church or Other Religious Institution
- Ambulance Service
- Child Day Care Center
- Veterinarian Animal Hospital

Conditional Use Permit:

- College, University
- Light Assembly, Manufacturing and Processing
- School
- General Recreation Facility, Indoor
- Business Services, General
- Animal Grooming, Short Term Boarding
- General Retail Sales
- Government and Local Agency Buildings and Uses

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