



**5% Commission to Procuring Broker**

# Industrial Space for Lease

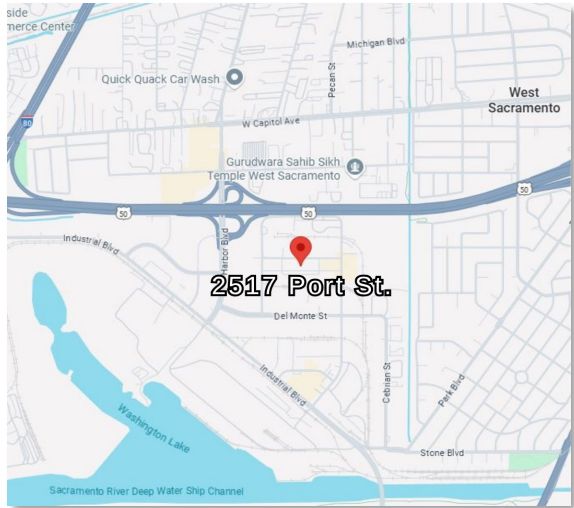
2517 PORT ST.  
WEST SACRAMENTO, CA 95691

**ASKING  
RATE:  
\$0.65/NNN**

**±12,260 SQ. FT. AVAILABLE  
INCLUDES ±1,400 SQ. FT. OFFICE**

### PROPERTY HIGHLIGHTS

- Ample Parking
- Easy Access to All Freeways
- Enclosed Refuse Area
- Individual Signage Available
- 2 Grade Level and 1 Dock High Loading Doors
- 20' Clear Height
- Power: 200 Amps 120/208V 3 Phase
- Fire Sprinklers



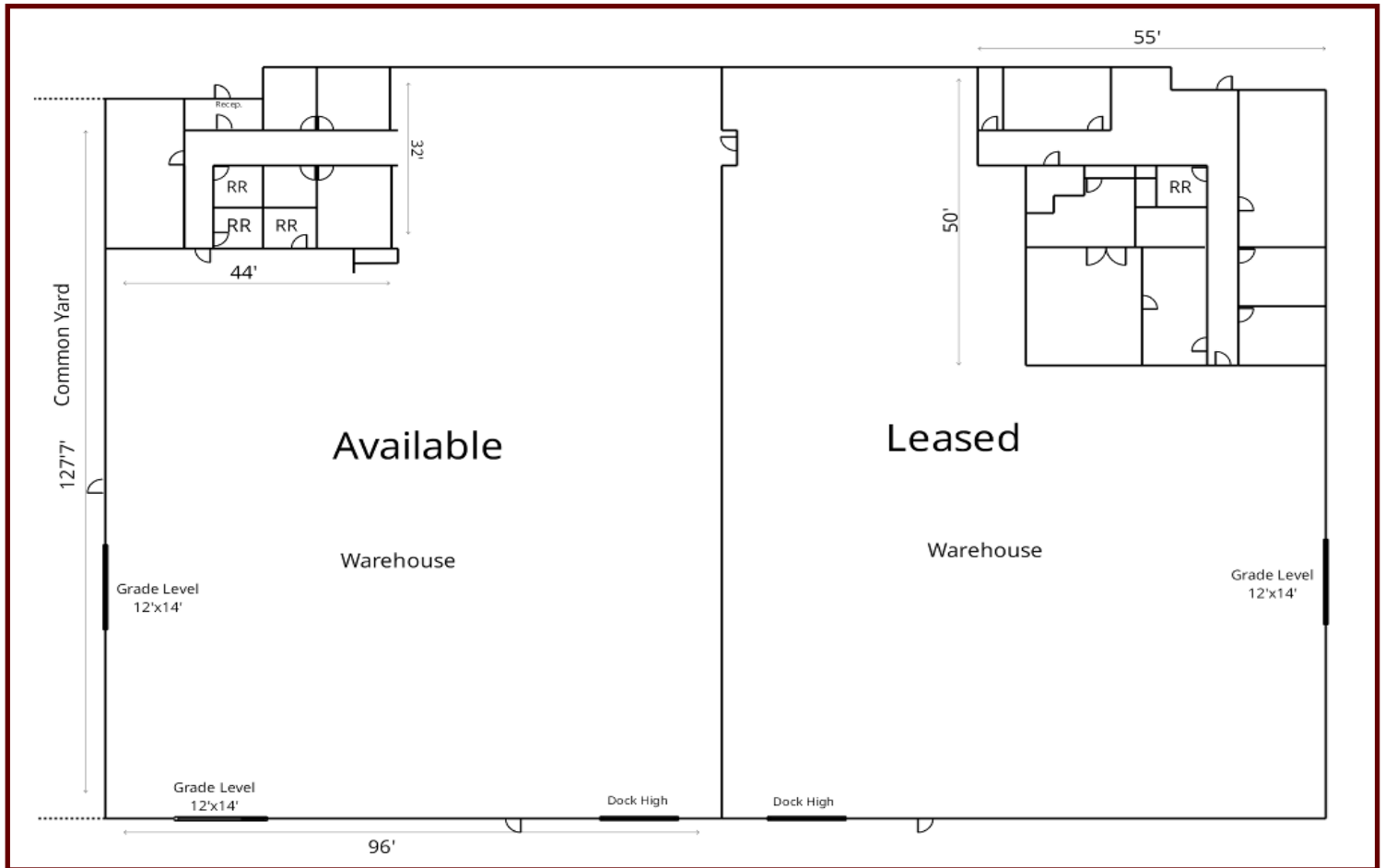
<p><i>Tom MacLaughlin</i>  thmac@Macco.org  916.374.4233  LIC # 00690406</p>	<p><i>Jim MacLaughlin</i>  jmaclaughlin@Macco.org  916.374.4232  LIC # 00944675</p>	<p><i>Bill MacLaughlin</i>  billymac3@Macco.org  916.374.4231  LIC # 01175040</p>
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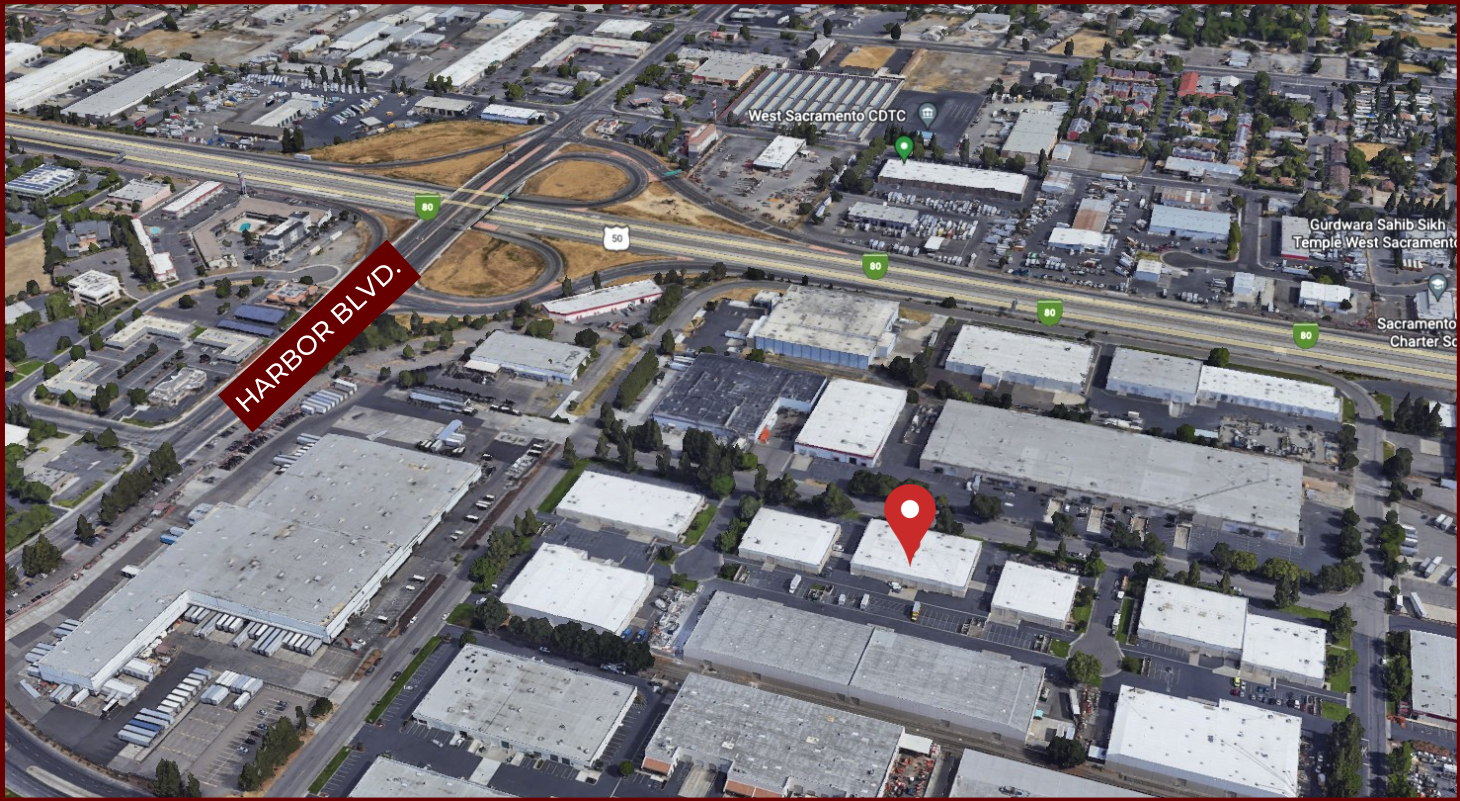
1401 Shore Street, West Sacramento, CA 95691 916.371.9021

The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

# PROPERTY LAYOUT



AERIAL MAP



AERIAL MAP (cont.)

