

TECH CENTER 50
9323 TECH CENTER DR
SACRAMENTO, CA

FOR LEASE
6,063 SF OFFICE/FLEX/
WAREHOUSE

ETHAN CONRAD
PROPERTIES INC.

9323

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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916.779.1000

FEATURES:

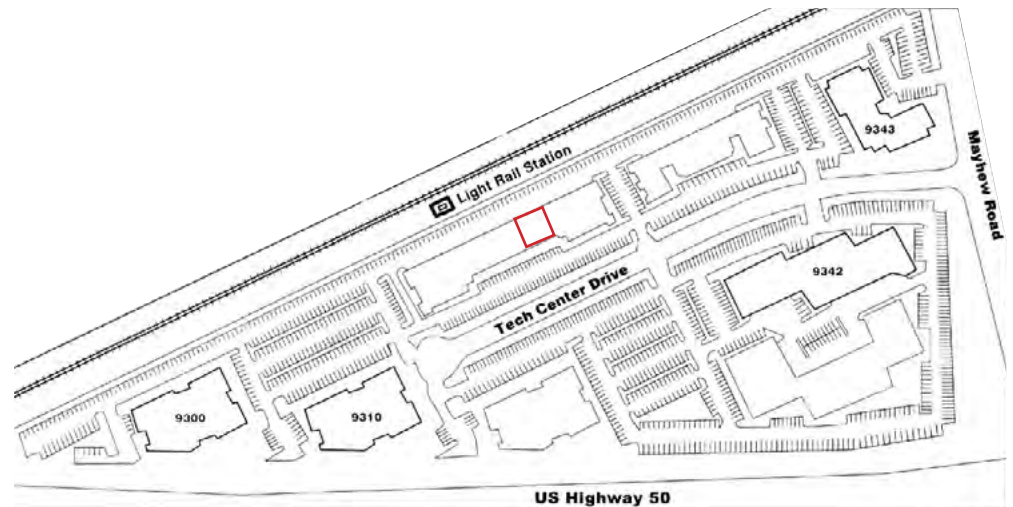
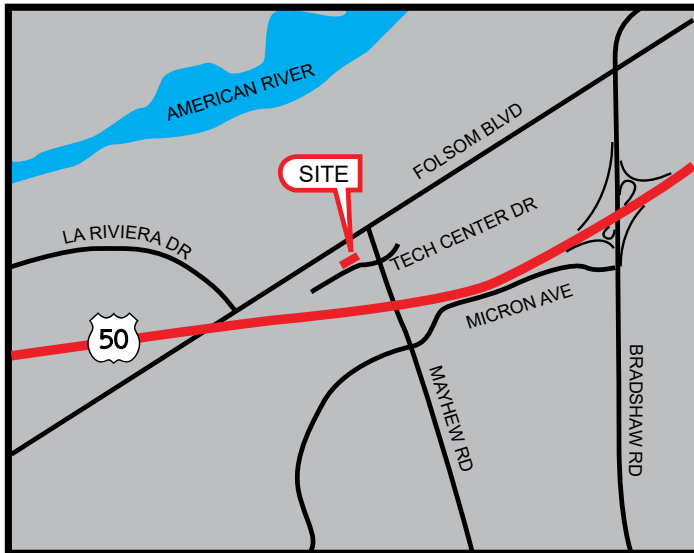
- Zoned MP-Industrial-Office park (Sacramento County)
- Easy access to Hwy 50 at Bradshaw Rd exit via Watt Ave
- 4:1,000 SF parking ratio, ample parking
- Fiber available
- 200 amp panel
- 16' - 18' clear height

PROPERTY DETAILS:

Industrial, Flex property with existing office buildout. Also great potential for lab uses. Located near Hwy 50 in unincorporated Sacramento County.

LEASE RATE:

Suite 200 6,063 SF \$1.10 PSF, MG \$6,669.00/Mo



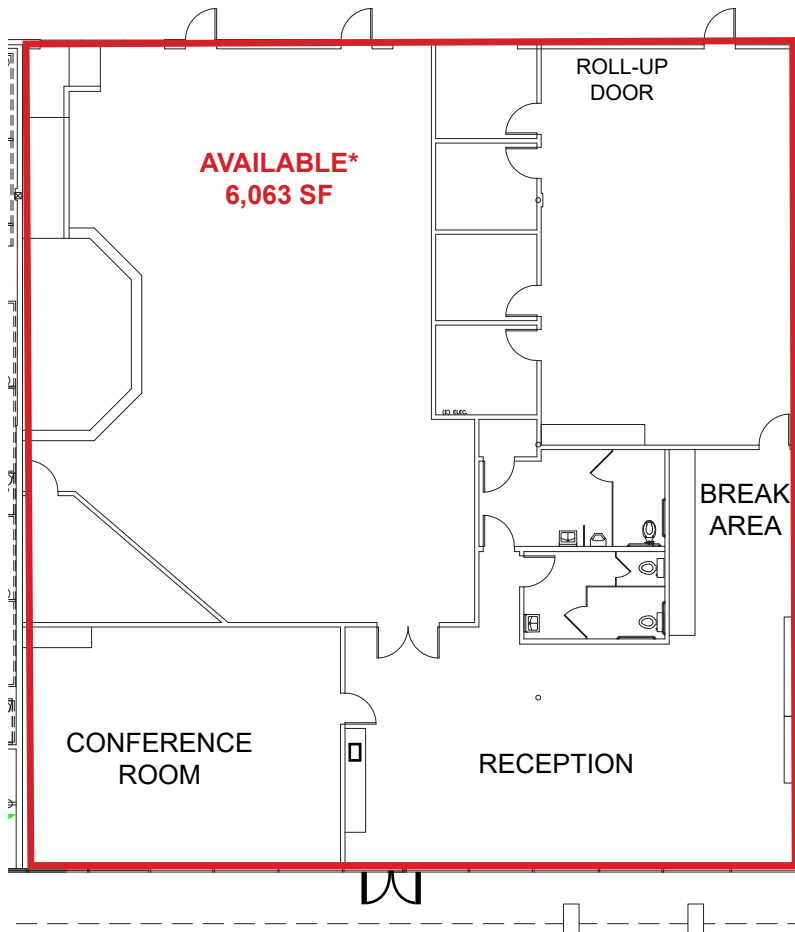
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

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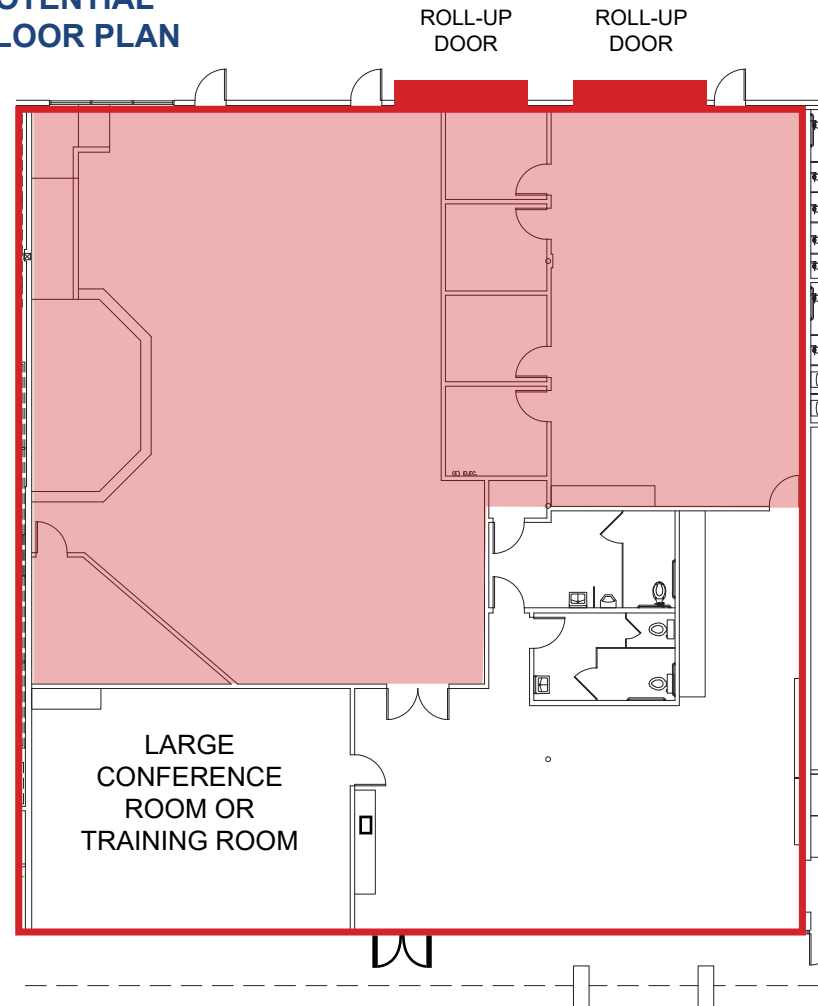
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FLOOR PLAN



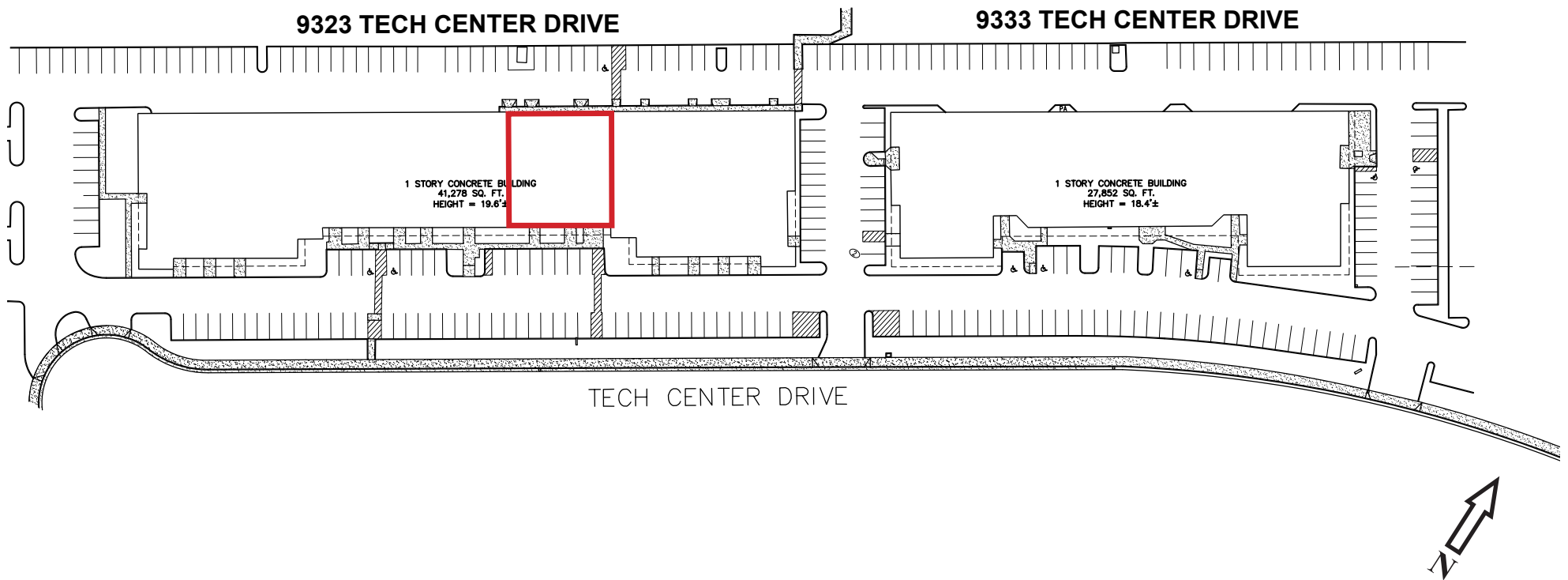
POTENTIAL FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
200*	6,063	\$1.10 PSF, MG	\$6,669.00

*Available with 30 days' notice.

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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