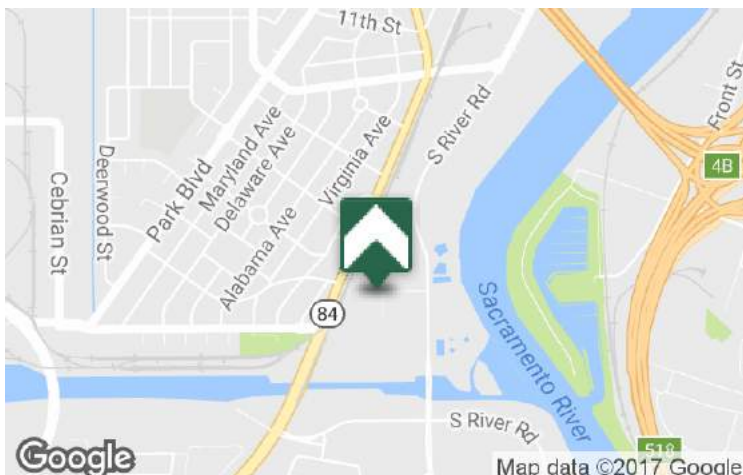


# FOR SUBLEASE

1880-1980 S. River Road West Sacramento, CA 95691

±41,460 SF Available On ±2.5-Acres



## LOCATION OVERVIEW

Prime location along the west side of the Sacramento River. Just south of Hwy 50, on South River Road near I-5.

## PROPERTY HIGHLIGHTS

- Hard to Find Industrial Buildings with Surplus Paved, Gravel Fenced Yard Areas.
- Freeway Close to I-5, Hwy 50, & I-80
- 24 Hour Fueling Nearby, CFN & Shell
- ±21,415 SF of Buildings Available, ±20,045 SF Office Available
- Up to ±2.5-Acres of Yard Area
- 5% fee to Procuring broker with 4-year minimum base lease term

JEFF POST, SIOR

BRE# 01264304

Tel: 916.669.4505

jeff.post@tricommercial.com



# FOR SUBLEASE

1880 S. River Road West Sacramento, CA 95691

5% fee to Procuring broker with 4-year minimum base lease term



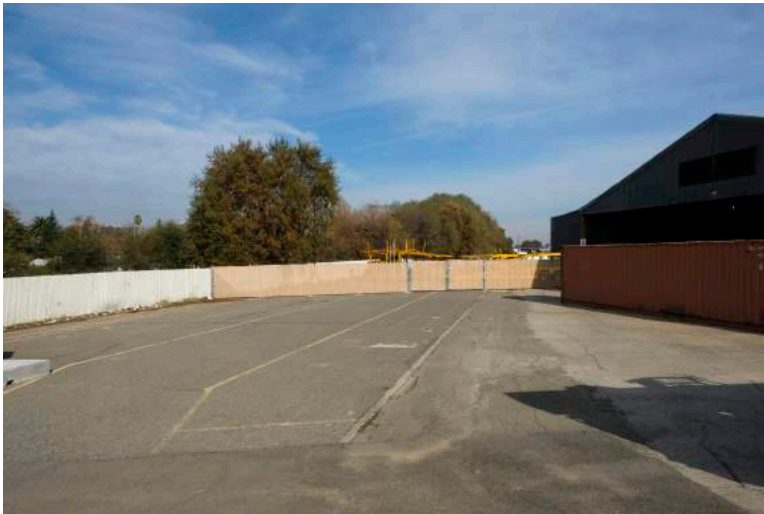
## PROPERTY DETAILS:

### Available Yard Details:

**Lease Rate:** \$0.15/SF: IG  
**Option:** Office Trailer(s)  
**Yard:** ±1.5-2.5 Acres

## PROPERTY HIGHLIGHTS

- ±1.5-2.5 Acres Available
- Fenced and Gated, No Existing Office Buildout
- Zoned WF, M1- Allowed
- Potential Equipment, Utility Firm Laydown Yard
- ±12,900 SF for Parking or Covered Storage Only
- ±16' Clear Height
- Building Size ±60' x 215', Open East and West Ends
- 5% fee to Procuring broker with 4-year minimum base lease term



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

# FOR SUBLEASE

## 1980 S. River Road West Sacramento, CA 95691

**5% fee to Procuring broker with 4-year minimum base lease term**



### PROPERTY DETAILS:

#### SITE B DETAILS:

**Lease Rate:** \$8,312/Month: IG  
**Bldgs:** ±8,515 SF Total  
±4,000 SF Concrete Tilt-Up, Sprinklered,  
±4,515 SF Metal Shed Building  
with Office  
**Yard:** ±1.5 Acres

#### Available Yard Details:

**Lease Rate:** \$0.15/SF: IG  
**Option:** Office Trailer(s)  
**Yard:** ±1.5-2.5 Acres

### PROPERTY HIGHLIGHTS

- Former Woodshop with 480v/3ph/3w Electrical Power, Concrete Tilt Construction
- Zoned WF, M2- Allowed
- 15'-16' Clear Height
- Two (2) 13'w x 14'h Grade Level Doors
- Air and Water Lines, 2 Small Office Areas, Mezzanine, Tool Crib, Locker Room, and 20'x16' Storage Room
- 5% fee to Procuring broker with 4-year minimum base lease term

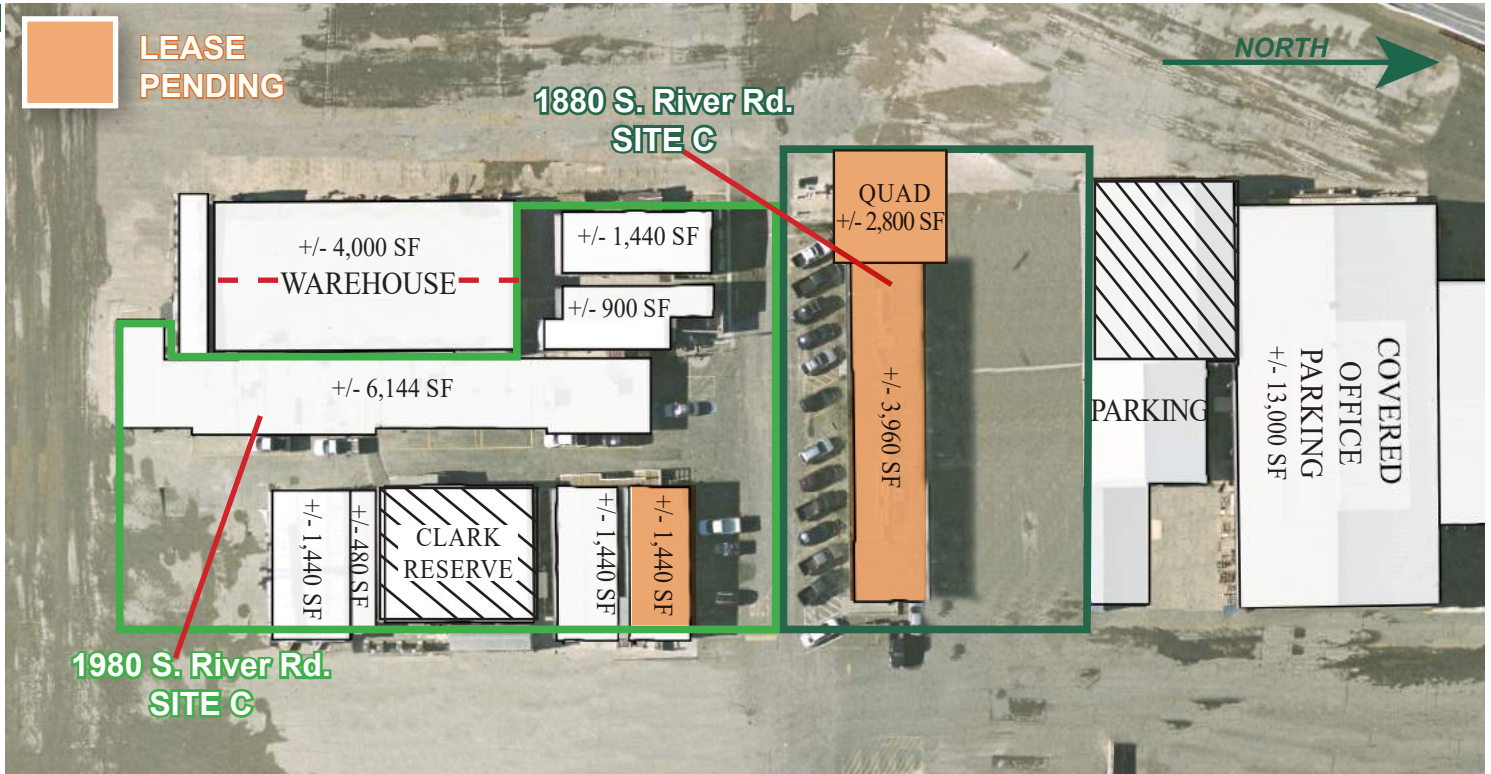


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# Industrial Flex Office with Covered Parking

## 1980 S. River Road West Sacramento, CA 95691

**5% fee to Procuring broker with 4-year minimum base lease term**



### PROPERTY DETAILS:

#### 1880 S. RIVER RD. SITE C DETAILS:

**Lease Rate:** \$6,700/Month: IG  
**(2) Mod. Office Bldgs:** ±6,760 SF Total  
 One (1) ±3,960 SF Office Bldg  
 One (1) ±2,800 SF Quad Bldg  
*Optional: ±4,000 SF Concrete Warehouse / Storage*

#### 1980 S. RIVER RD. SITE C DETAILS:

**Lease Rate:** \$12,900/Month: MG  
**(7) Mod. Office Bldgs:** ±13,285 SF Total  
 Four (4) ±1,440 SF Mod. Bldgs  
 One (1) ±6,144 SF Office Bldg  
 One (1) ±900 SF Mod. Bldg  
 One (1) ±480 SF Mod. Bldg  
**Optional:** ±4,000 SF Concrete Warehouse

### PROPERTY HIGHLIGHTS

- **Total Modular Office: ±20,045 SF**
- **Total Warehouse: ±4,000 SF**
- **Combined Lease Rate: \$19,600/Month: IG**
- 4 Year Minimum Lease
- Zoned WF, M2- Allowed
- Potential Uses: R&D / Lab Space, Engineering / Consulting Firms
- 5% fee to Procuring broker with 4-year minimum base lease term
- Existing low voltage wiring (computer network cabling) and existing network equipment can be used but is provided "AS IS". It may require review, testing, or repair at the expense of the tenant.
- The recommended vendor for low voltage wiring (computer network cabling) is called Ultra Link. They have long history and vast experience with the property. They can be reached at (530) 887-2370.
- If tenant is going to bring in an internet carrier, tenant is responsible for extending the circuit from MPOE to the suite.



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# FOR SUBLEASE

## 1876 - 1980 S. River Road West Sacramento, CA 95691

### LOCATION MAP



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