

FOR LEASE
6,500 SF OFFICE/WAREHOUSE AND
34,500 SF YARD AVAILABLE

**NOW
REMODELED**



8390 GERBER ROAD, SUITE D
SACRAMENTO, CA

FEATURES:

- Suite D: 6,500 SF Office/Warehouse
3,200 SF Office
3,300 SF Warehouse
34,500 SF Yard
- Very attractive rent
- 5 Private Offices & Conference Room
- Breakroom & Restrooms
- One (1) 12' x 12' roll-up door
- Zoning M-1
- 200 Amps, 277/480V Power
- Fenced Yard

COMMENTS:

- Located in the Power Inn submarket.
- Close proximity to Retail and Restaurant services.
- Located less than half a mile from new Walmart.
- Very competitively priced rent.

LEASE RATES:

- \$5,617.00 Per Month
- Warehouse: \$0.34 PSF, Industrial Gross
- Office: \$0.65 PSF, Industrial Gross
- Yard: \$0.07 PSF
- CAM charges are \$0.05 PSF

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD
PROPERTIES INC.

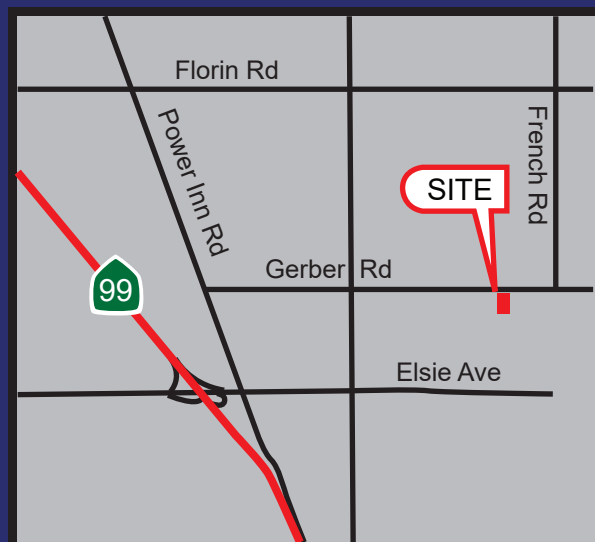
(916) 779-1000

1300 National Drive, Suite 100

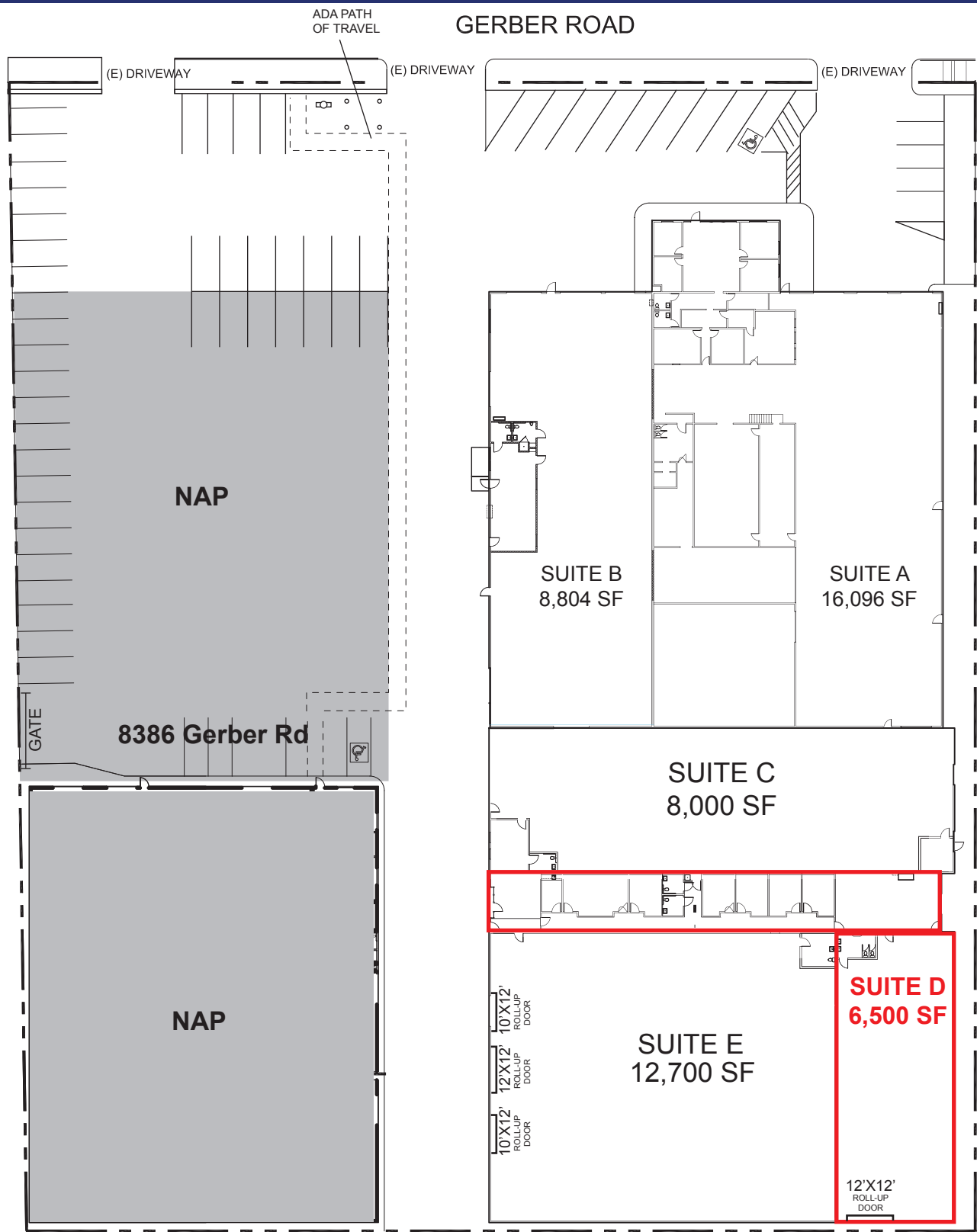
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Lease Rates: Warehouse		Office	Monthly Rent
Suite D:	3,300 SF (\$0.34 PSF, IG)	3,200 SF (\$0.65 PSF, IG)	\$3,202.00
Yard:	34,500SF (\$0.07 PSF)		\$2,415.00
CAM charges are \$0.05 PSF			\$5,617.00

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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.