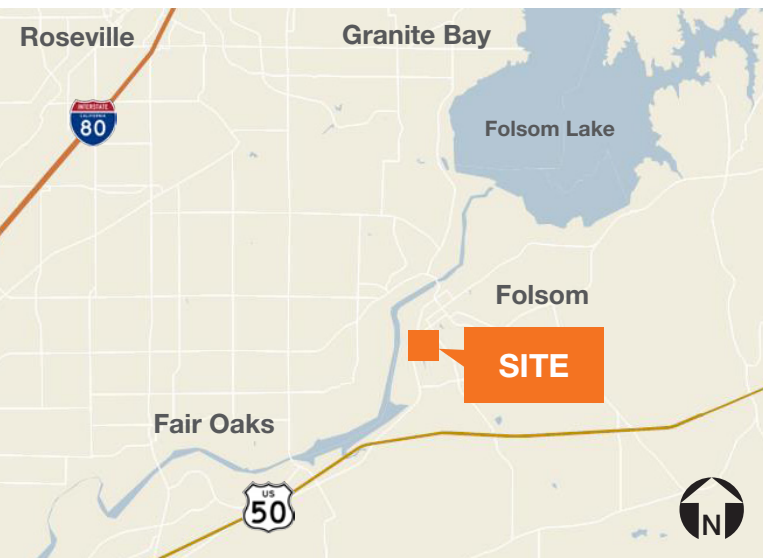


**FOR LEASE**

**±27,600 SF AVAILABLE**  
625 Coolidge Drive, Suite 120, Folsom, CA



**LEASE RATE: \$1.80 + ELECTRIC & JANITORIAL**

±103,943 SF Class B Flex Building

Year built: 1996

Drive-in: one 10'w x 12'h

25' clear height

Zoning: M-1 SP

Parking: 4.72/1,000 SF

Power: 2,000a/277-480v 3p 4w Heavy

Immediate access to Hwy 50 at Folsom Blvd

Excellent access to Light Rail

Nearby restaurants, hotels & retail

**CONTACT**

**Jon R. Walker, Partner, SVP**  
916.751.3631  
jwalker@kiddermathews.com  
Lic #01204666



# FOR LEASE

# 625 Coolidge Drive, Suite 120

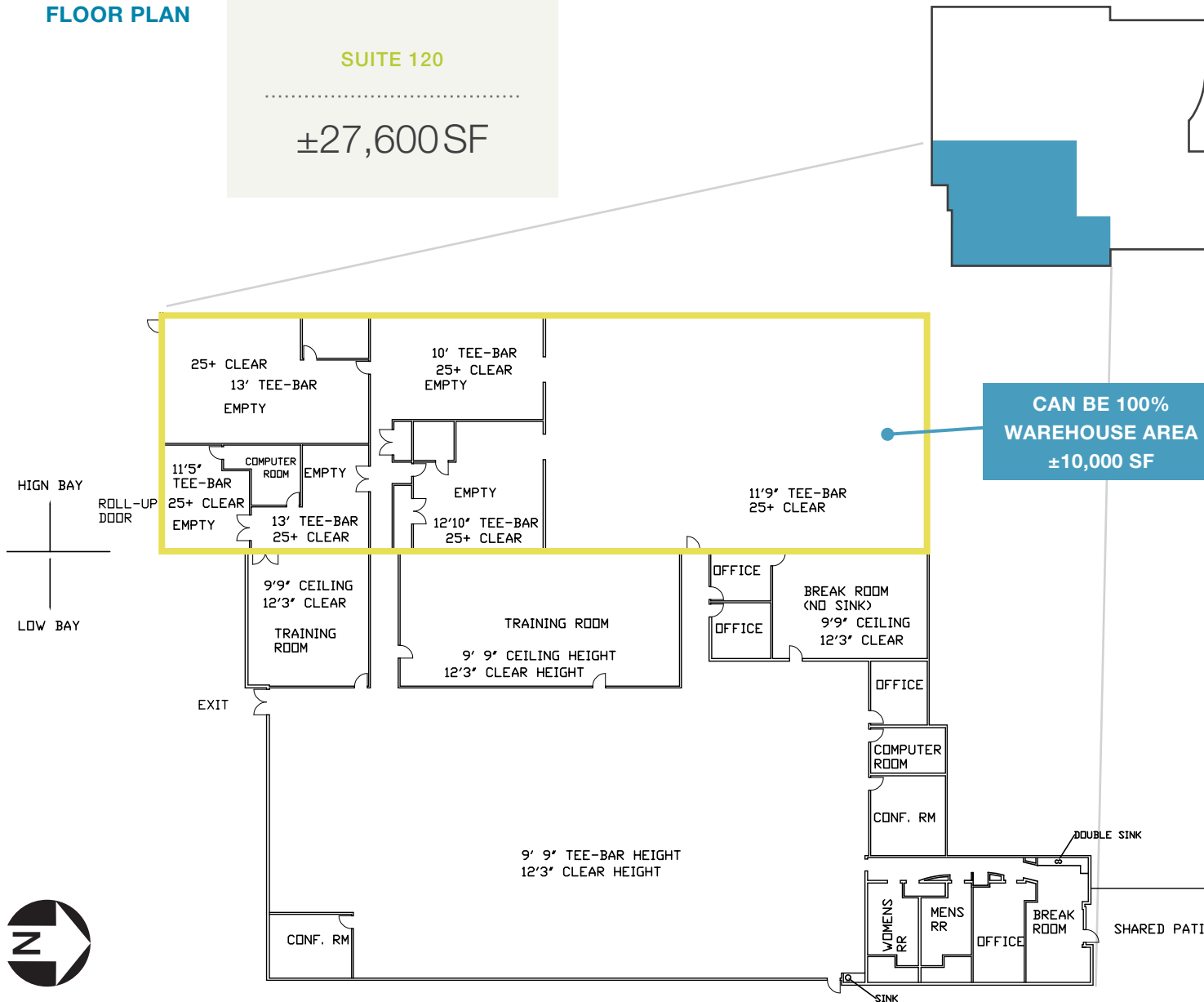
## FLOOR PLAN

SUITE 120

±27,600 SF

## CONTACT

Jon R. Walker, Partner, SVP  
916.751.3631  
jwalker@kiddermathews.com  
Lic #01204666



CAN BE 100%  
WAREHOUSE AREA  
±10,000 SF





# FOR LEASE

# 625 Coolidge Drive, Suite 120

## SITE AERIAL



## CONTACT

**Jon R. Walker, Partner, SVP**  
916.751.3631  
jwalker@kiddermathews.com  
Lic #01204666

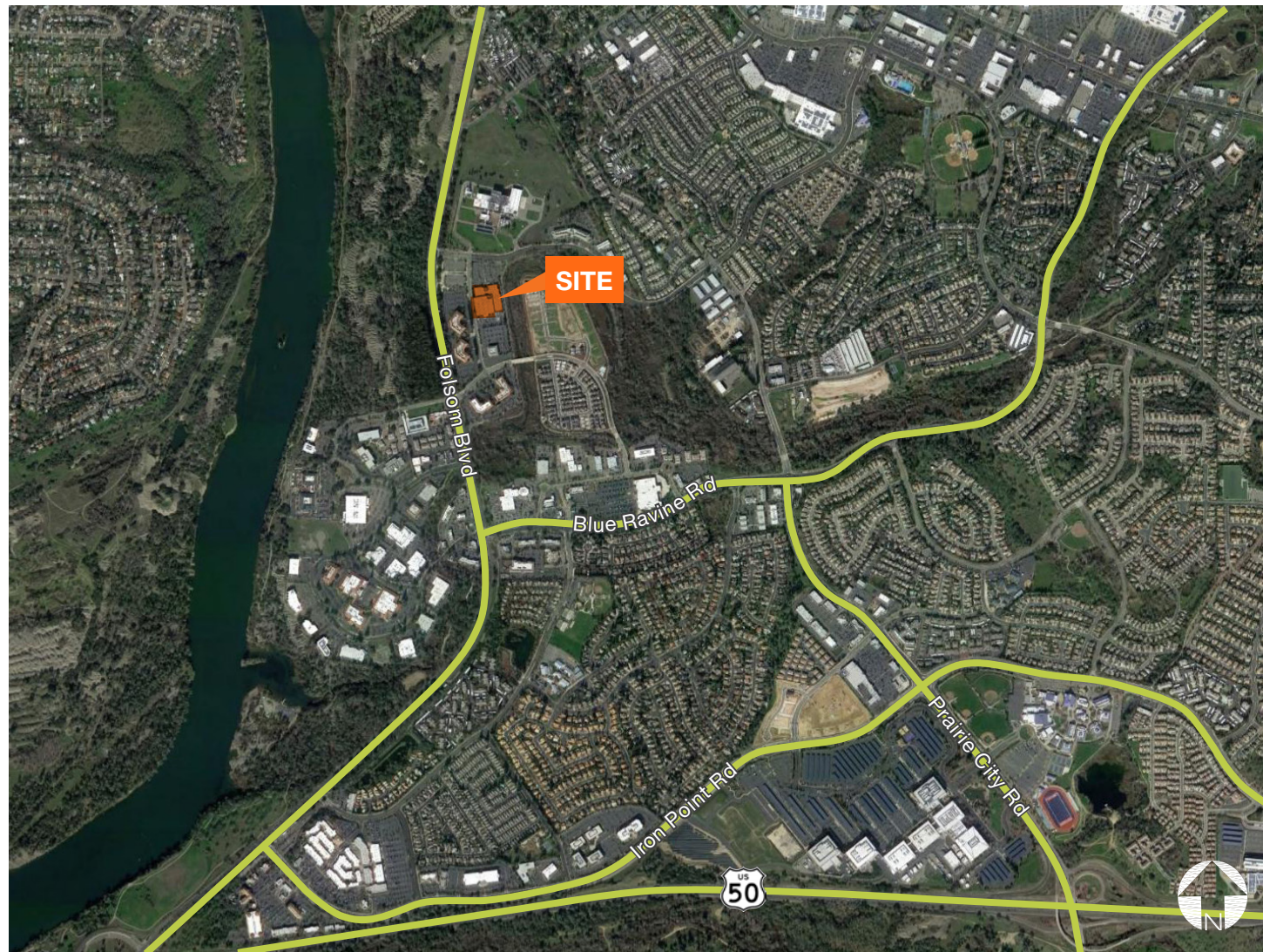




# FOR LEASE

# 625 Coolidge Drive, Suite 120

## LOCATION AERIAL



## CONTACT

**Jon R. Walker, Partner, SVP**  
916.751.3631  
jwalker@kiddermathews.com  
Lic #01204666

