

FOR SALE OR LEASE

32,000 SF OF OFFICE/WAREHOUSE BUILDING



2655 LAND AVENUE SACRAMENTO, CA

FEATURES:

- Attractive, functional office buildout
- 2,545 SF of Office
- Fully Sprinklered
- 600 Amps of 110/208V Power
- 10 (12 ft. x 14 ft.) Grade Level Doors
- 18 ft. - 20 ft. Clear Height
- 20 ft. x 50 ft. Column Spacing (typical)
- Existing cabinet shop improvements and dust collection system, as well as occupancy designation

COMMENTS:

Well located warehouse space within professional three building complex. Good access to Hwy 160 and Business 80. Cannabis CUP possible.

LEASE RATE:

Rent: \$15,040.00 (\$0.47 PSF, NNN)
NNN charges are approx. \$0.10 PSF

PURCHASE PRICE:

\$2,464,000.00 (\$77.00 PSF)

FOR MORE INFORMATION CONTACT:

Ethan Conrad

Lic: 01039494

ethan@ethanconradprop.com

ETHAN CONRAD
PROPERTIES INC.

(916) 779-1000

1300 National Drive, Suite 100

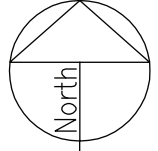
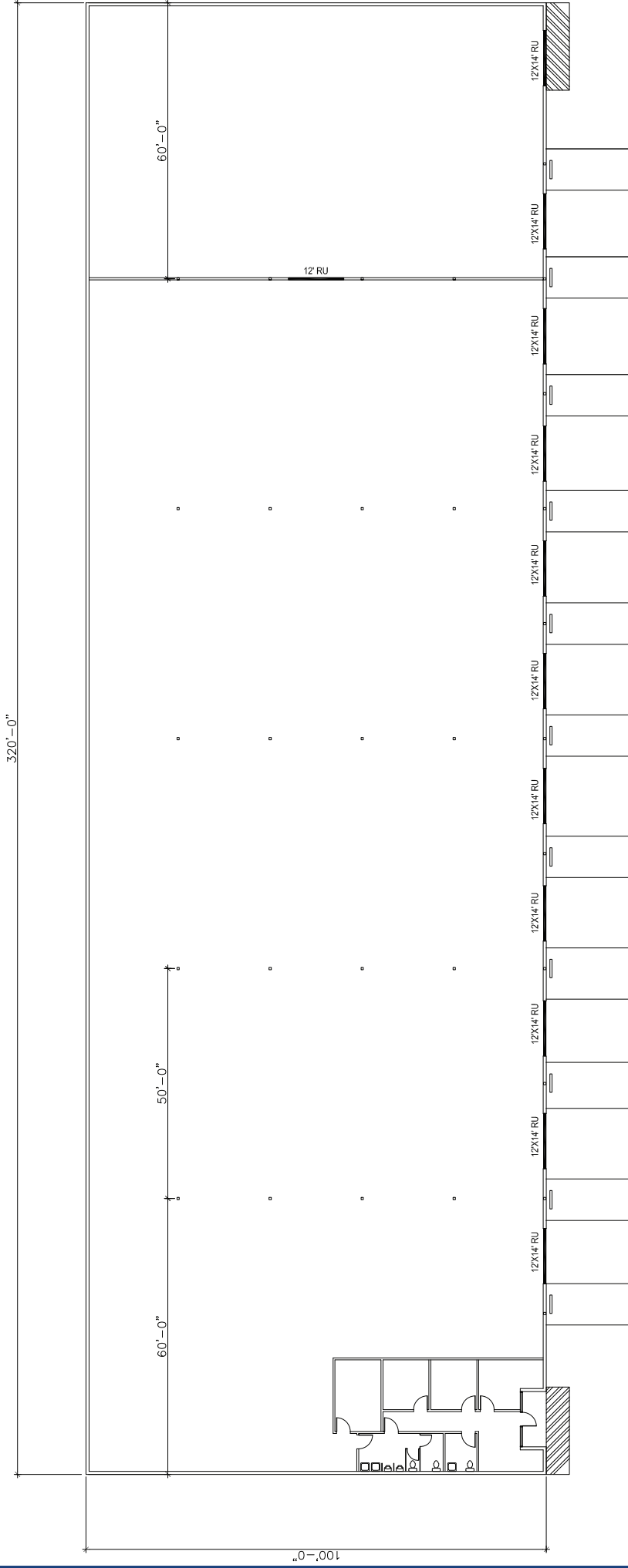
Sacramento, CA 95834

Fax: (916) 779-1200

www.ethanconradprop.com



2655 LAND AVENUE, SACRAMENTO, CA



ETHAN CONRAD PROPERTIES
2655 LAND AVENUE, SACRAMENTO CA

2655 LAND AVENUE, SACRAMENTO, CA

