

**8145 SIGNAL COURT  
SACRAMENTO, CA**

**FOR LEASE**

**4,354 - 11,910 SF WAREHOUSE AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.



**FOR MORE INFORMATION CONTACT:**

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**916.779.1000**

ETHAN CONRAD PROPERTIES, INC.

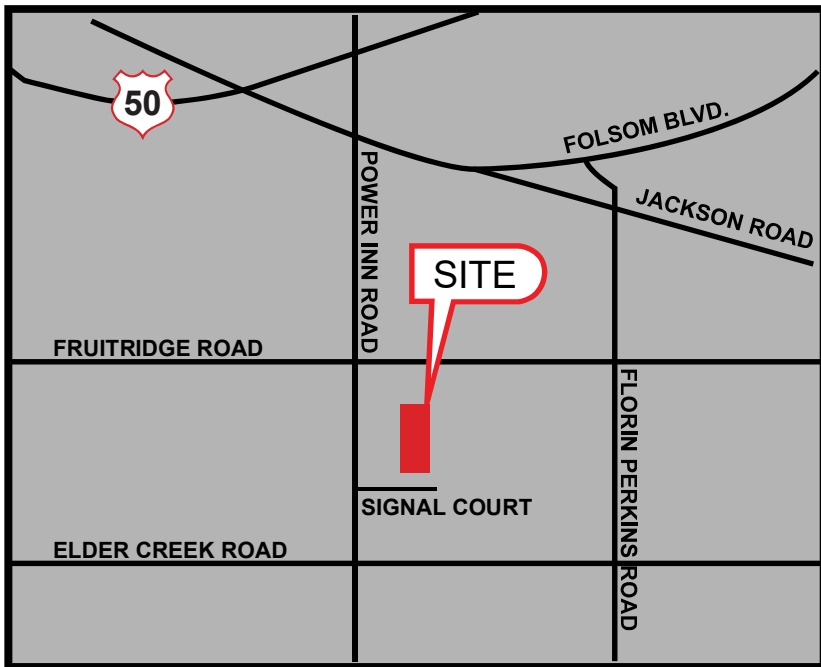
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

[www.ethanconradprop.com](http://www.ethanconradprop.com)



**FEATURES:**

- 15'-16' Clear height
- 12'x14' Roll-up doors
- 200 amps
- 120/208V, 3-phase power
- Conveniently located off Power Inn Rd
- Zoned for automotive use
- Secured, outdoor, parking available



**PROPERTY DETAILS:**

Well maintained property conveniently located in the South Sacramento industrial submarket. Large, front fenced, paved yard allows for circulation and parking. Building is fully sprinklered.

**LEASE RATES:**

	SF	Rate	Monthly Rent
<b>Suite M*</b> Office	240	\$1.30	\$ 312
Warehouse	4,114	\$0.88	\$3,620
<b>Total</b>	4,354	\$0.90	\$3,932

	SF	Rate	Monthly Rent
<b>Suite G*</b> Office	635	\$1.30	\$ 826
Warehouse	6,921	\$0.81	\$5,606
<b>Total</b>	7,556	\$0.85	\$6,423

NNN costs are approximately \$0.12 PSF.

\*Available 05/01/23.

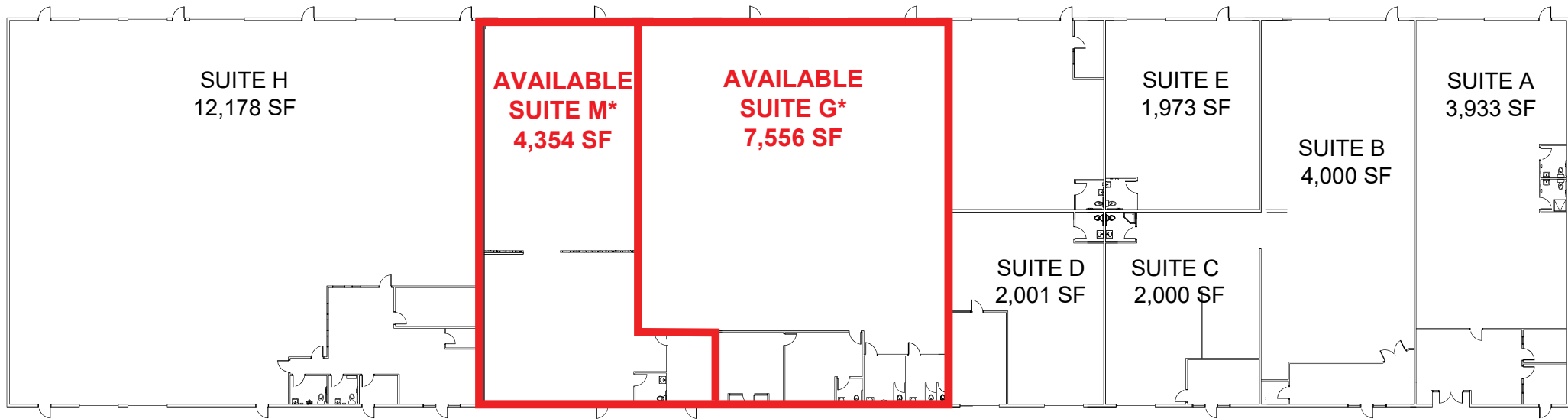
Suites M and G can be combined for 11,910 SF.

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SITE PLAN



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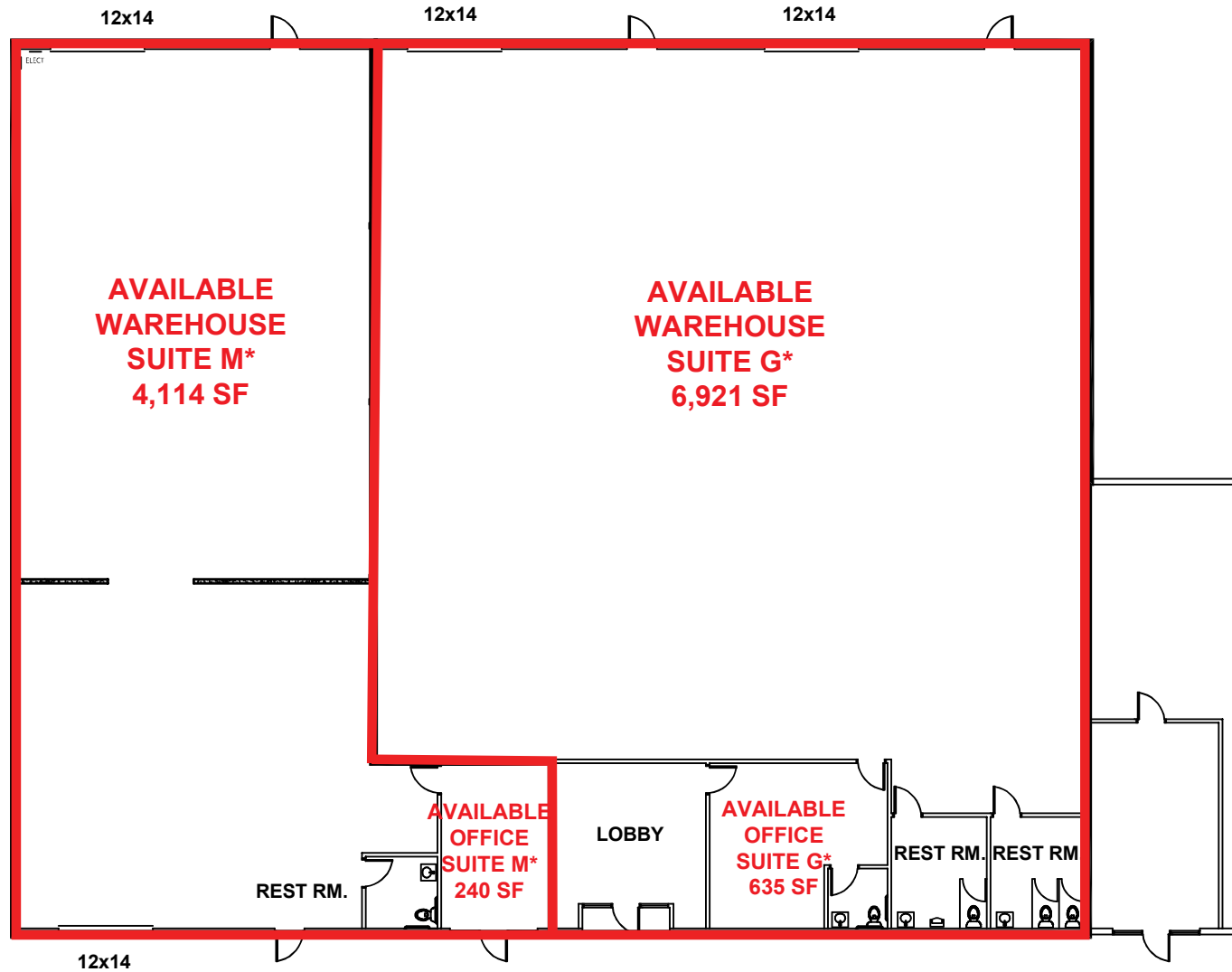
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

FLOOR PLAN  
SUITE M+G



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FLOOR PLAN  
SUITE G



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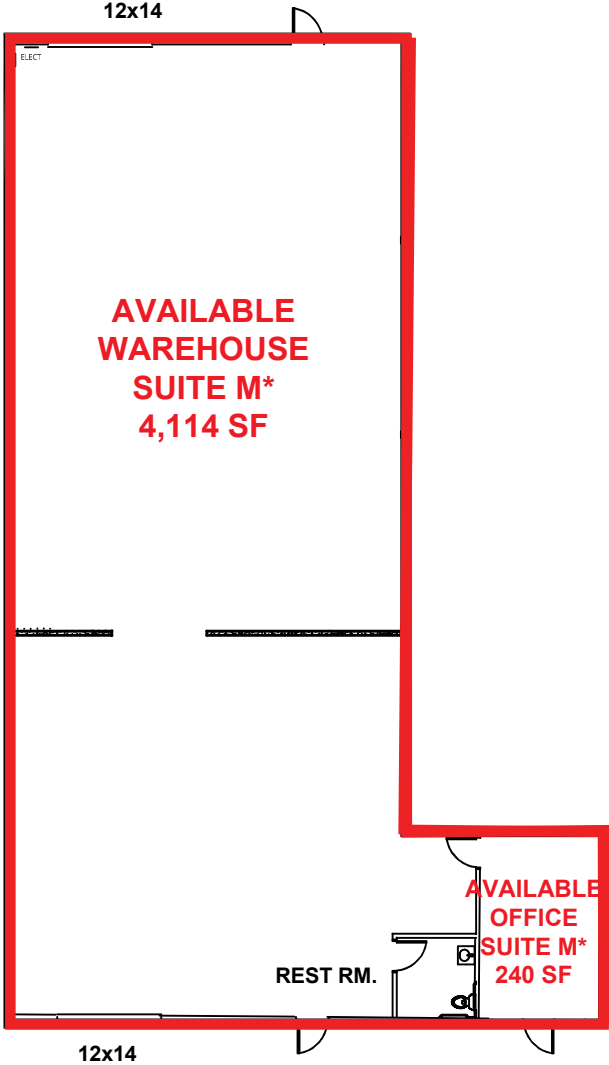
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FLOOR PLAN  
SUITE M



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