

TECH CENTER 50
9323 TECH CENTER DR
SACRAMENTO, CA

7,000 SF - 19,376 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

9323

9323

200 AVAILABLE

AVAILABLE

REMODEL COMPLETE

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

PROPERTY DETAILS:

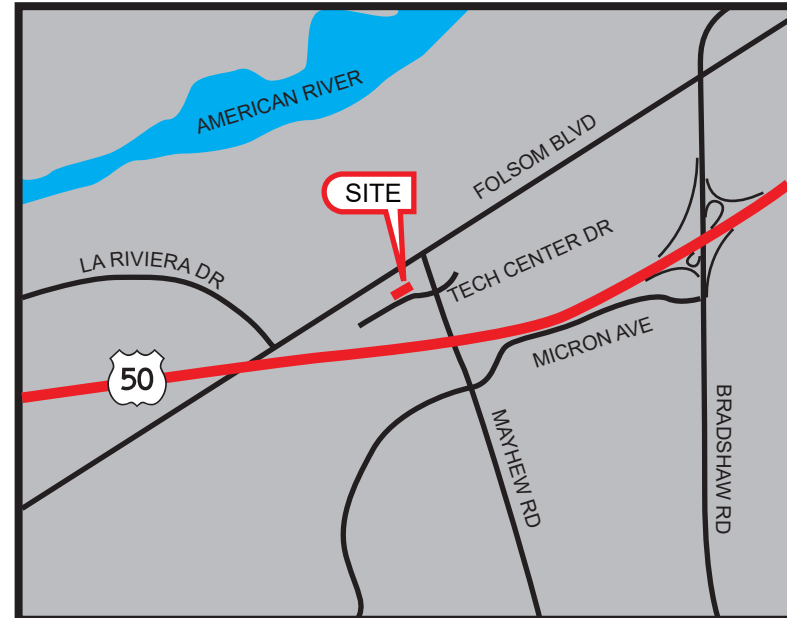
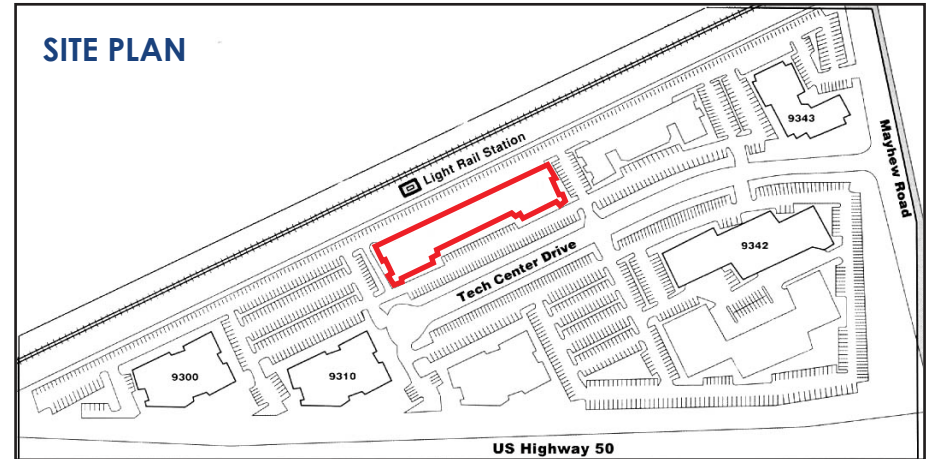
Attractive, remodeled property which is ideal for an education or potentially church use. Up to 10 classrooms, auditorium and extra capacity restrooms

FEATURES:

- Easy access to Highway 50
- Bradshaw exit via Watt Ave
- Served by Tiber Light Rail Station
- Ample Parking
- 4:1,000 SF
- Fiber Available
- Private entrance with in-suite restrooms
- No load factor

LEASE RATES:

\$1.20 - \$1.30 PSF/MO, Modified Gross

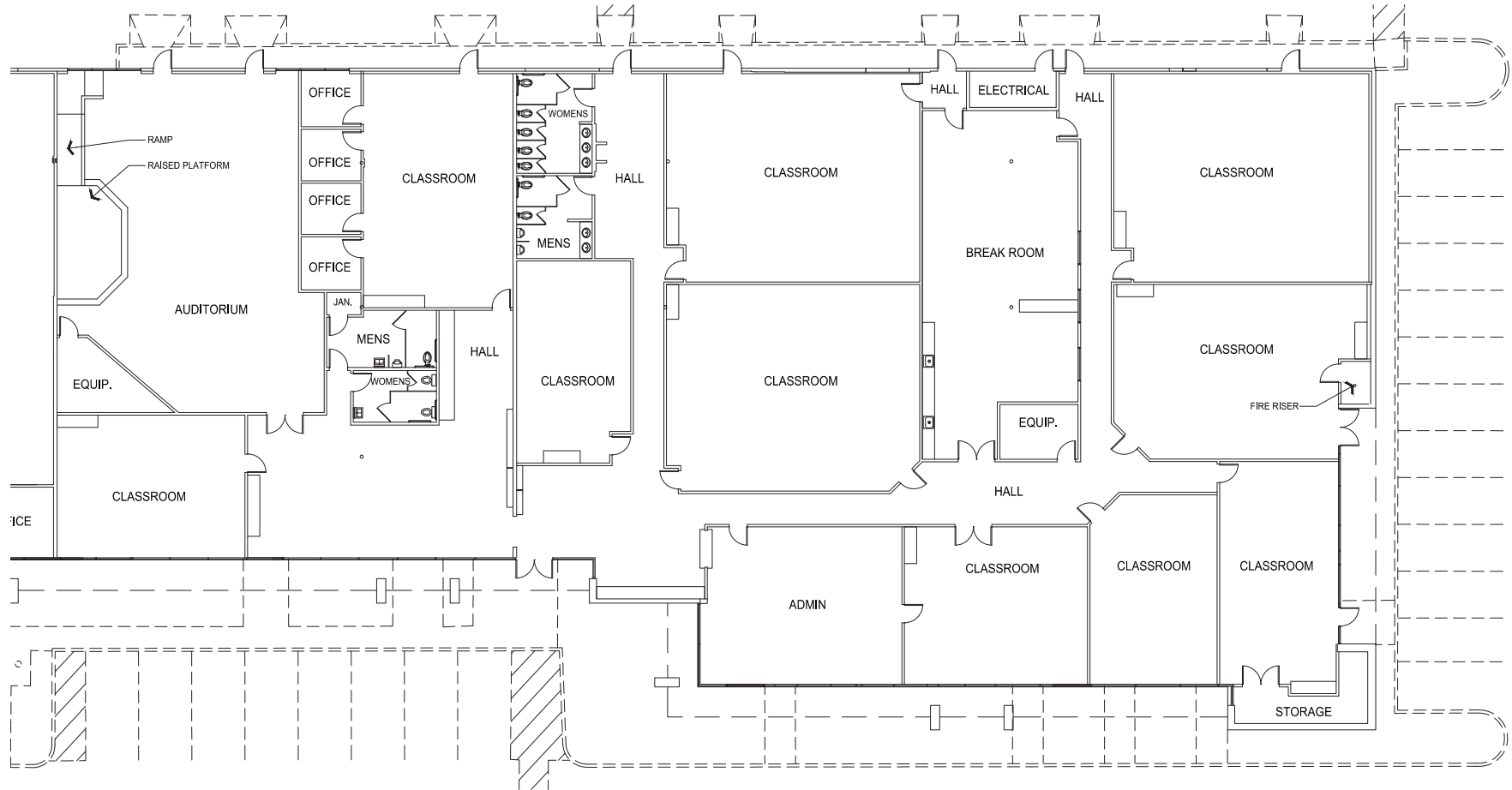


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FLOOR PLAN



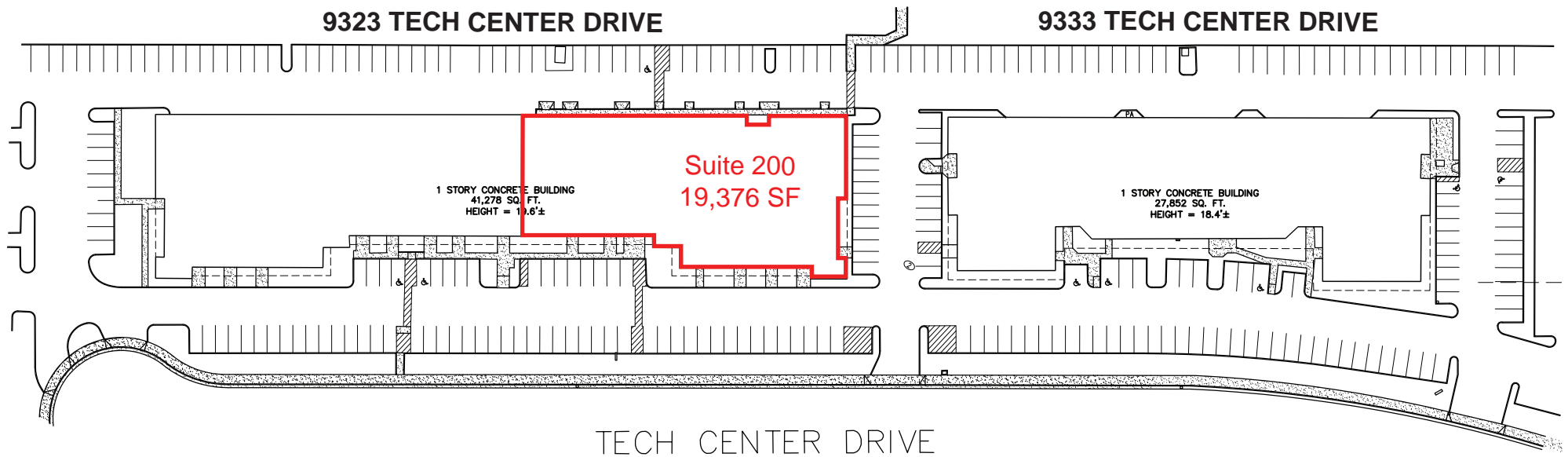
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

SITE PLAN



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