

**2534-2568 INDUSTRIAL BLVD
WEST SACRAMENTO, CA**

FOR LEASE

4,216 SF WAREHOUSE SUITE

ETHAN CONRAD
PROPERTIES INC.

INDUSTRIAL BLVD.
BUSINESS ZONE
2568
800 - 414-0000 - Sacramento
1010 - Grubbs Inc.
1110 - Grubbs Inc.
1210 - Grubbs Inc.
1310 - Grubbs Inc.
1410 - Grubbs Inc.
2544
checcoengineering
2534
1010 - Grubbs Inc.
1110 - Grubbs Inc.
1210 - Grubbs Inc.
1310 - Grubbs Inc.
1410 - Grubbs Inc.

FOR MORE INFORMATION CONTACT:

Todd Newburn

DRE: #01226238

tnewburn@ethanconradprop.com

Ethan Conrad

DRE: #01298662

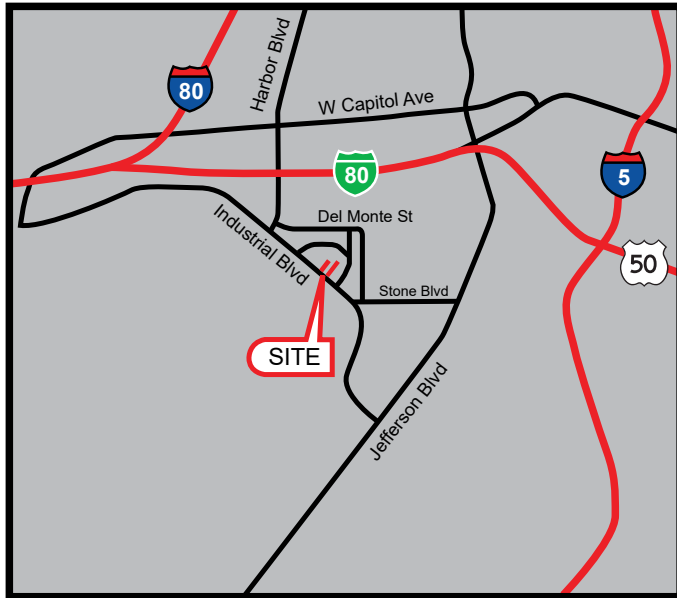
ethan@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- 4,216 SF Warehouse suite with reception area and 10' x 12' roll-up door
- Great location near I-5 and the Port of West Sacramento
- Zoning: M-1, Light Industrial
- Close proximity to Hwy 80 and Hwy 50

**PROPERTY DETAILS:**

Attractive, well-located industrial property located in West Sacramento's Industrial Blvd area.

This building is surrounded by mature landscaping and has convenient access to Hwy 50 at Harbor Blvd, minutes from I-80. Adjacent to the Port of West Sacramento.

The port is one of California's few inland deep-water ports, with direct marine access to the Bay via the Sacramento Deep Water Ship Channel. It also connects to major freight corridors including Interstate 5, Interstate 80, Highway 50, Union Pacific, and BNSF rail lines.

West Sacramento is consistently marketed as one of the lower-cost major metro areas in California for industrial and manufacturing operations.

LEASE RATE:**2534 Industrial Blvd:**

Suite 100: 4,216 SF \$4,005.00 (\$0.95 PSF, NNN)

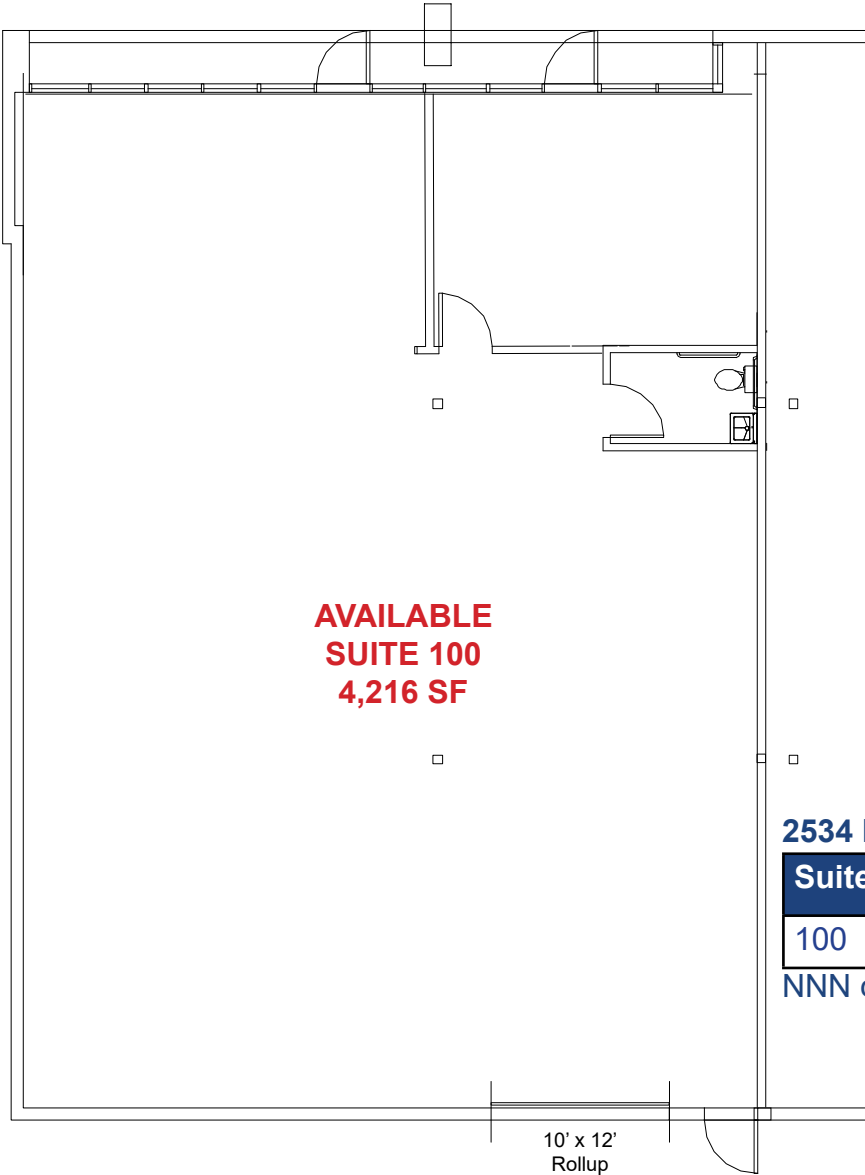
NNN costs are approximately \$0.21 PSF.

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FLOOR PLAN



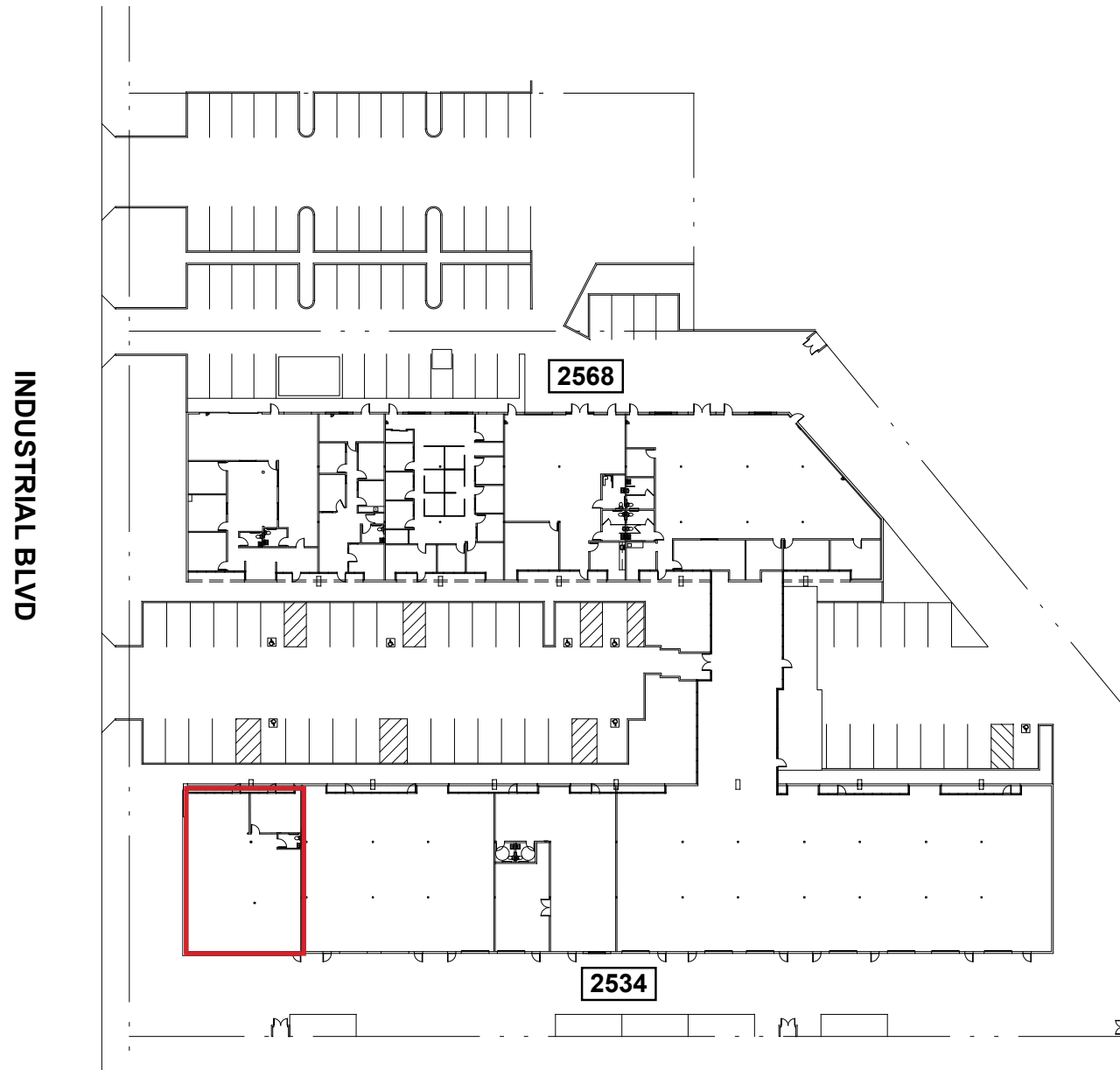
2534 INDUSTRIAL BLVD

Suite	SF	Lease Rate	Monthly Rent
100	4,216	\$0.95, PSF	\$4,005.00

NNN costs are approximately \$0.21 PSF.

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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