

**TECH CENTER 50**  
**9333 TECH CENTER DR**  
**SACRAMENTO, CA**  
FOR LEASE  
4,027 SF AVAILABLE  
FLEX/INDUSTRIAL/OFFICE

**ETHAN CONRAD**  
PROPERTIES INC.

**REMODEL COMPLETE**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

**Todd Newburn**  
DRE: #01226238  
tnewburn@ethanconradprop.com

**Sandy Rodriguez**  
DRE: #01249030  
sarodriguez@ethanconradprop.com

**Matt DeTorres**  
DRE: #02445601  
mdetorres@ethanconradprop.com

**916.779.1000**

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

## FEATURES:

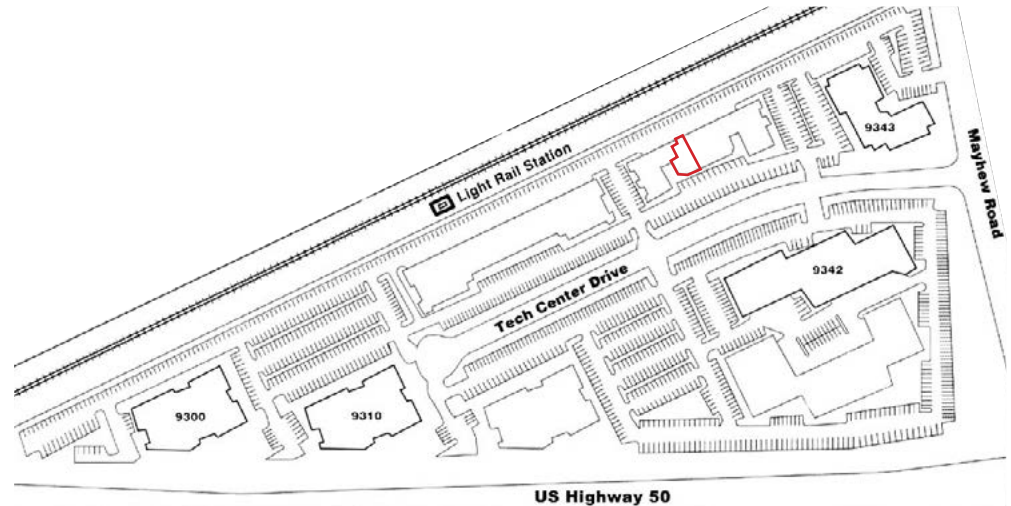
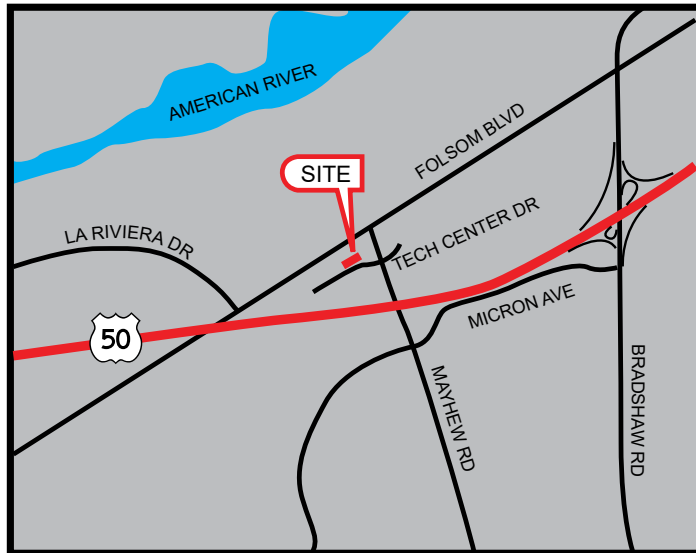
- Open office layout with potential for up to 75% warehouse
- Private entrances, 3 private offices, in-suite restrooms with 2 ADA single stalls
- Suite 250: 200 amps, 120/208v
- 16'-18' clear height
- 12' ceilings throughout
- Potential for 10'x12' roll-up door
- 4:1,000 SF parking ratio, ample parking
- Fiber available

## PROPERTY DETAILS:

The property is well-located off Hwy 50 in a nice office park setting with mature landscaping and abundant parking.

## LEASE RATES:

Suite 250: 4,027 SF \$1.25 PSF, MG \$5,034.00/Mo



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.

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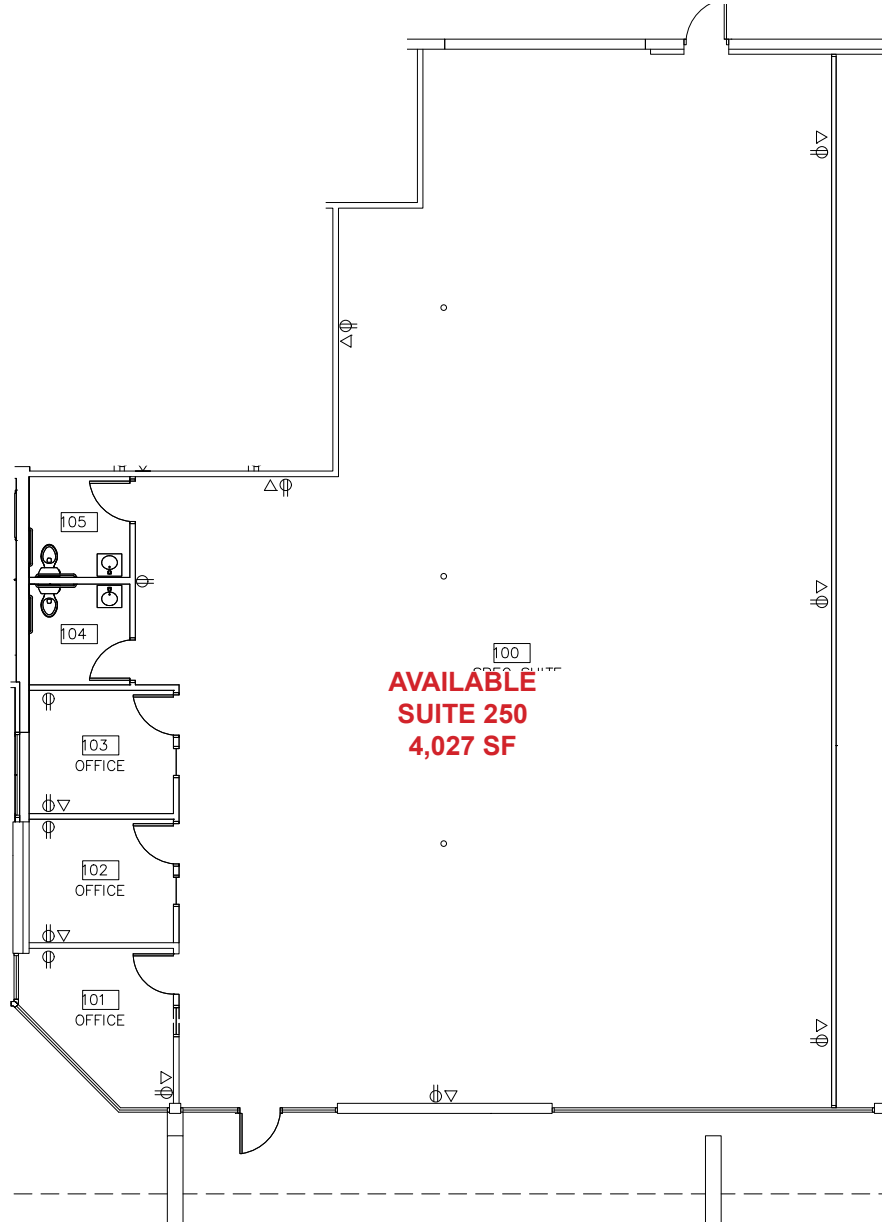
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FOR LEASE

TECH CENTER 50  
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EXISTING  
FLOOR PLAN



FEATURES:

- Great open layout
- Good window line in front
- Two (2) ADA restrooms
- Three (3) private offices with room for more

[VIEW VIRTUAL TOUR](#)

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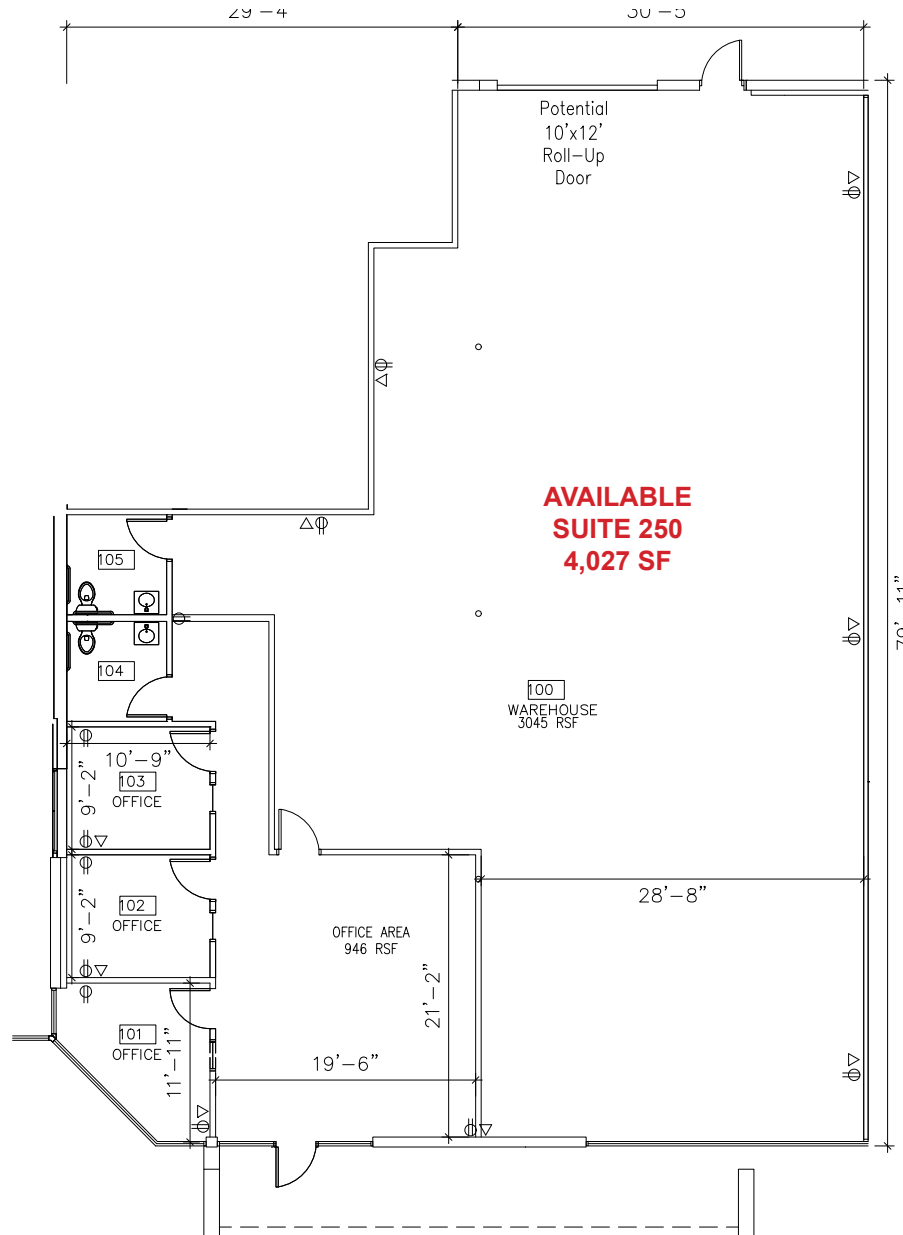
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FOR LEASE

POTENTIAL  
FLOOR PLAN



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FEATURES:

- 946 SF office
- 3,045 SF warehouse, can be conditioned
- One (1) 10'x12' roll-up door

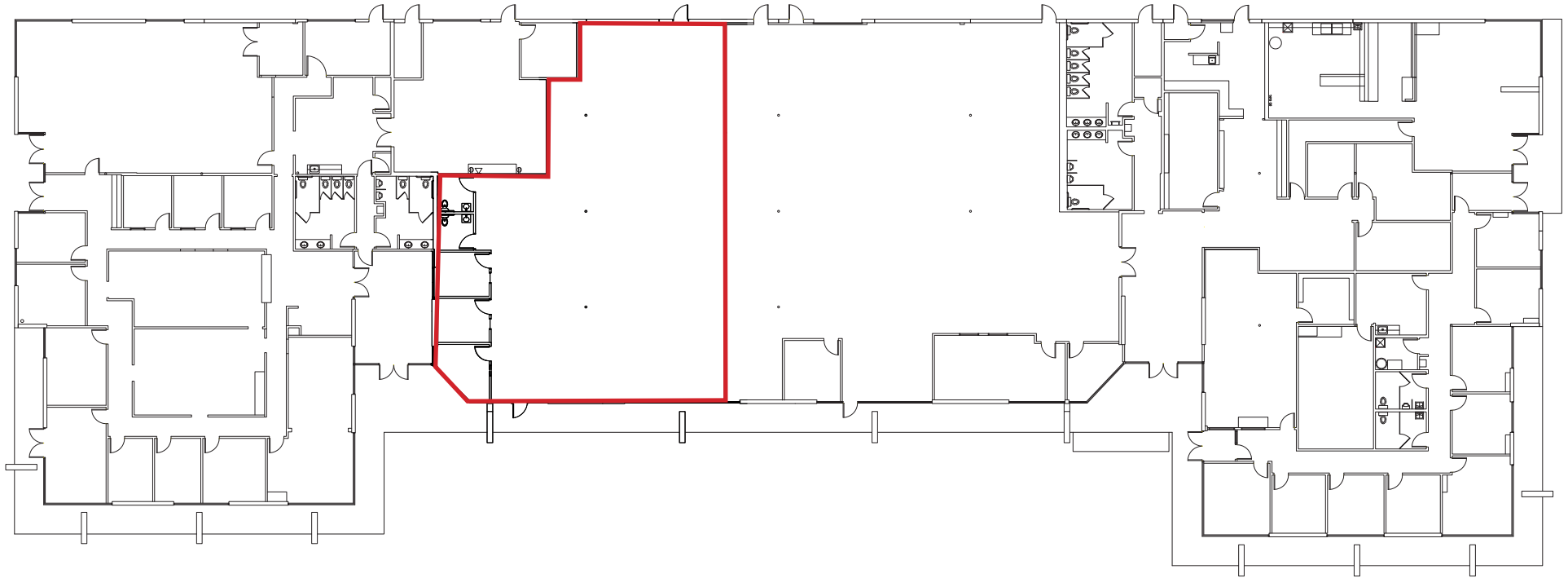
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**SITE PLAN**



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Sacramento County Zoning  
Industrial MP - List of Allowed Uses

Permitted Uses:

- |                                            |                                             |                                         |                                |
|--------------------------------------------|---------------------------------------------|-----------------------------------------|--------------------------------|
| • Office Use General                       | • Warehousing                               | • Adult Day Care Center                 | • Child Day Care Center        |
| • Laboratory - Medical, Dental, or Optical | • Laboratory - Manufacturing and Processing | • Church or Other Religious Institution | • Veterinarian Animal Hospital |
| • General Repair Services                  | • General Financial Institution             | • Ambulance Service                     |                                |

Conditional Use Permit:

- |                                                |                                       |                                        |                                                  |
|------------------------------------------------|---------------------------------------|----------------------------------------|--------------------------------------------------|
| • College, University                          | • School                              | • Business Services, General           | • General Retail Sales                           |
| • Light Assembly, Manufacturing and Processing | • General Recreation Facility, Indoor | • Animal Grooming, Short Term Boarding | • Government and Local Agency Buildings and Uses |

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