

Industrial | For Sublease

4044-4046 Wayside Ln., Suite A-D

Carmichael, CA 95608

50% BASE RENT AVAILABLE THROUGH DECEMBER 31, 2025!



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Industrial Unit Available

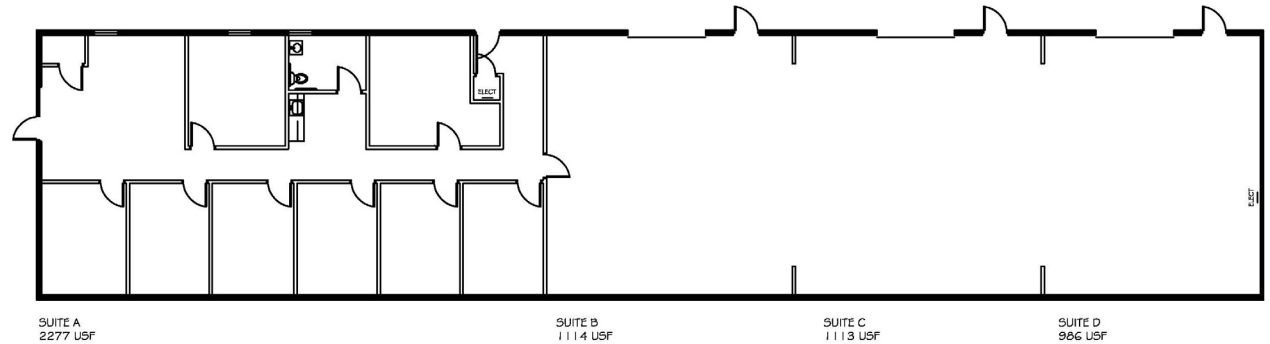
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Property Information

RATE: \$0.89 PSF/MONTH, NNN

- Total Area: ±5,490 Square Feet
- Office Area: ±2,277 Square Feet
- Warehouse Area: ±3,213 Square Feet
- Clear Height: ±14'-16'
- Grade Level Doors: Three (±12'x14')
- Gated Complex
- GC Zoning per Sacramento County
- Immediate Access to I-80



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

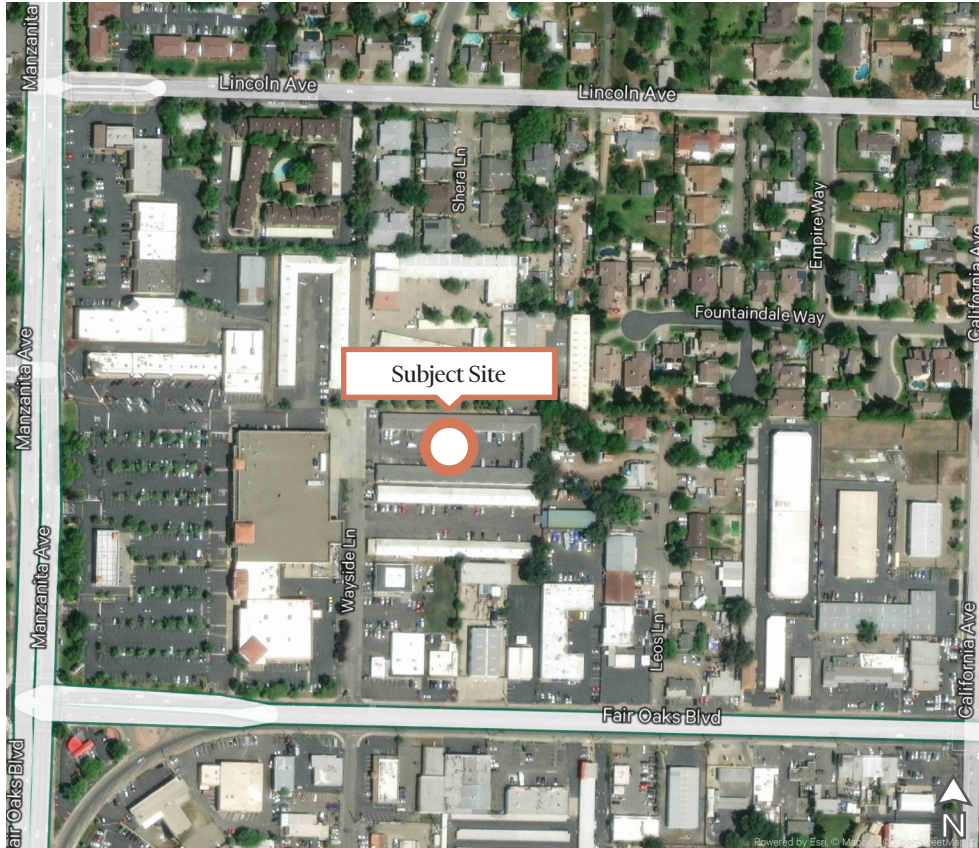
CBRE

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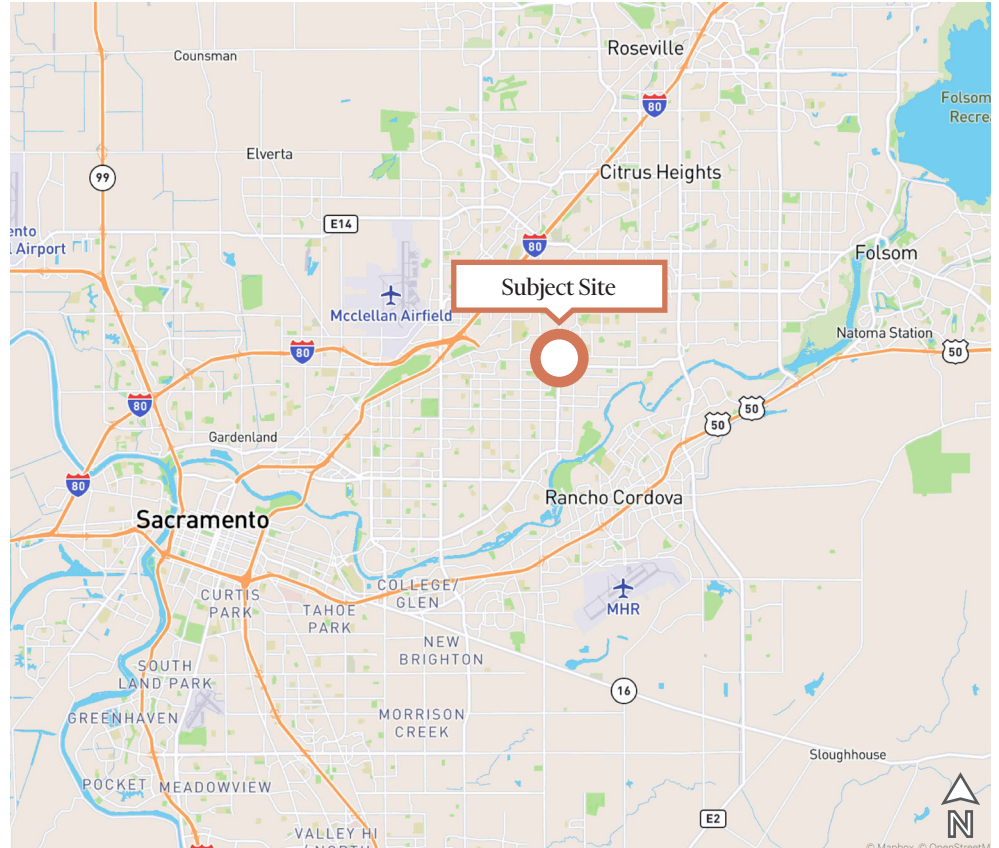
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Aerial Map



MAPS NOT TO SCALE

Area Map



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