

# 4865 PASADENA AVE, UNITS 3 & 4

SACRAMENTO, CA



*±1,743 SF - ±3,487 SF Industrial Space with Office For Lease, All or Part*

±550 SF office with restroom and break room (can be removed)

100 Amp electrical service panel, each unit

LED lighting

(1) 12'x12' grade level roll-up door with (1) Additional 12'x12' grade level roll-up door possible

Secured rear yard / parking area

14' clear height

PG&E gas to building

Zoned GL County of Sacramento

Fully sprinklered

**BILL NIETHAMMER**

916.751.3639

bill.niethammer@kidder.com

LIC N° 00925770

**JACK NIETHAMMER**

916.607.6101

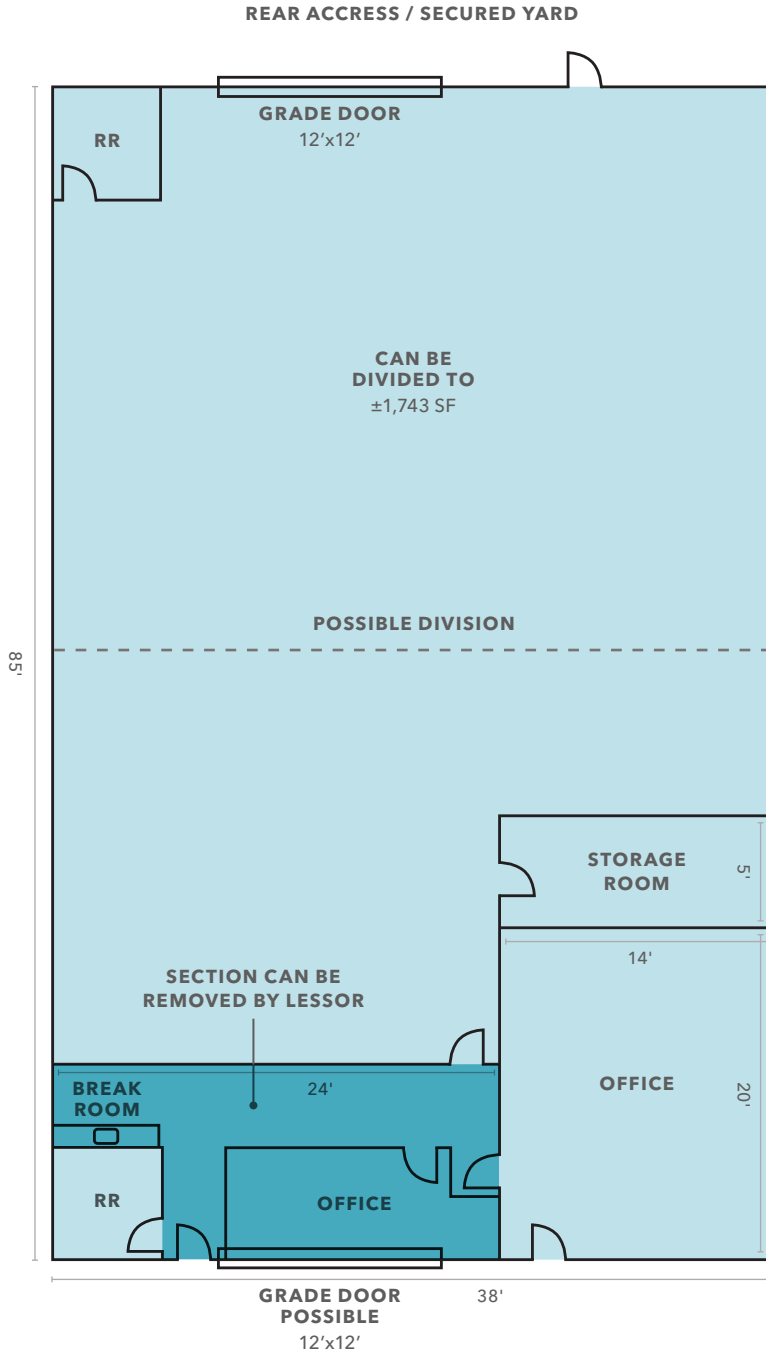
jack.niethammer@kidder.com

LIC N° 02205255

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**km** Kidder  
Mathews



**±1,743 - ±3,487 SF**

AVAILABLE

**\$1.00 PSF+NNN**

LEASE RATE (SF/MO)

**NOW**

AVAILABLE

PASADENA AVE

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