

NORTHWOOD COMMERCE CENTRE

8176 ELDER CREEK RD
SACRAMENTO, CA

FOR SALE OR LEASE
10,000 SF OFFICE/WAREHOUSE
CONDO W/ YARD

ETHAN CONRAD
PROPERTIES INC.

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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FEATURES:

- 10,000 SF warehouse space with 700 SF of office with HVAC and restroom
- Approximately 2,000 SF fenced and paved yard
- 24' clear height, sprinklered
- One (1) 12'x14' roll-up door
- Access for large trucks and trailers, unloading storage containers
- Zoned M2-S (Heavy Industrial)



PROPERTY DETAILS:

Northwood Commerce Centre is an industrial park with excellent visibility and access along Elder Creek Rd.

The Centre offers industrial zoned units, which are ideal for sales, service, manufacturing or distribution.

The property has excellent exposure on Elder Creek Road, just off the heavily traveled Power Inn Road. Proximity to both Highway 99 and Highway 50 makes navigating the Sacramento and outlying areas easy.

LEASE RATES:

8176 Elder Creek Rd:

Office:	700 SF	\$ 700.00 (\$1.10 PSF, NNN)
Warehouse:	9,300 SF	\$8,430.00 (\$0.91 PSF, NNN)
Yard:	2,000 SF	\$ 300.00 (\$0.15 PSF, NNN)
Total:	10,000 SF	\$9,500.00 (\$0.95 PSF, NNN)

NNN costs are approximately \$0.13 PSF.

PURCHASE PRICE:

\$1,590,000.00 (159.00 PSF)

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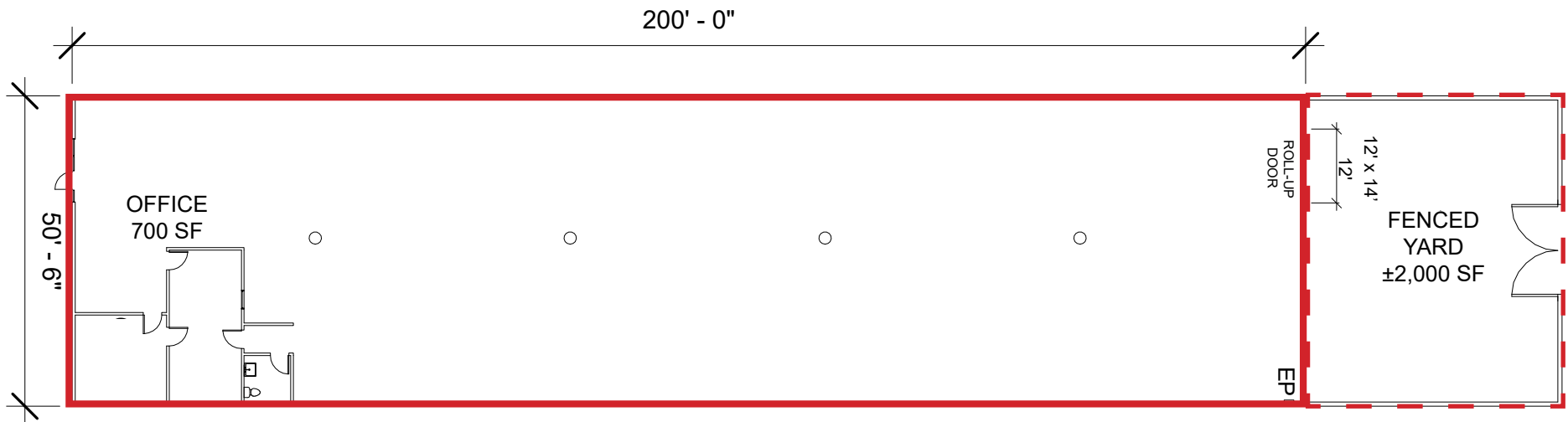
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

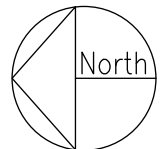
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FLOOR PLAN
8176 ELDER CREEK RD



Suite 120*	SF	Lease Rate	Monthly Rent
Office	700	\$1.10 PSF	\$ 770.00, NNN
Warehouse	9,300	\$0.91 PSF	\$8,430.00, NNN
Yard	2,000	\$0.15 PSF	\$ 300.00, NNN
Total	10,000	\$0.95 PSF	\$9,500.00, NNN
NNN costs are approximately \$0.13 PSF.			



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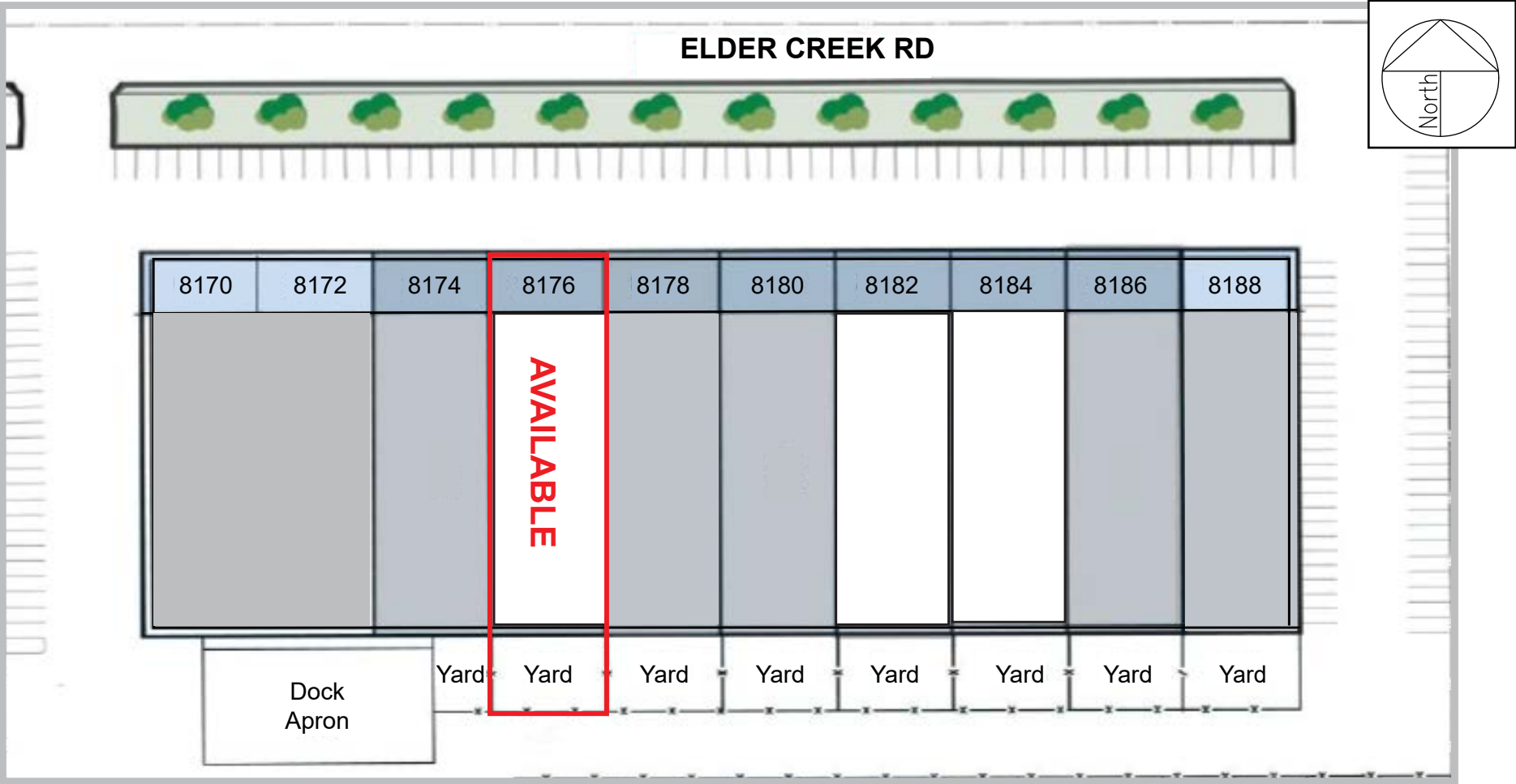
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SITE PLAN



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