

**4350 RALEY BLVD
SACRAMENTO, CA**

**FOR LEASE
11,530 SF OFFICE/WAREHOUSE
SUITE**

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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FEATURES:

- Size: 11,530 SF warehouse suite with 1,013 SF office
- Loading: Rear loading area with four (4) 12' x 14' grade-level roll-up doors for efficient logistics and deliveries
- Power: Equipped with 200 amps, 277/480V electrical service to support a variety of industrial operations
- Clear Height: Generous 18'–22' clear height, accommodating racking, manufacturing, or storage needs
- Warehouse: Insulated warehouse ceiling and fully sprinklered for safety and climate control (HVAC)
- Security: Fully gated site with keypad-secured entries for four building association, providing peace of mind
- Signage: Prominent building signage on Raley Blvd, maximizing brand exposure and visibility



PROPERTY DETAILS:

Highly visible, secure industrial warehouse with immediate freeway access.

This 11,530 SF warehouse suite offers excellent visibility along Raley Blvd, one of the area’s key thoroughfares, and provides immediate access to Interstate 80 at Raley Blvd—ensuring seamless connectivity for regional and interstate distribution.

Strategically positioned within a well-maintained, fully fenced and gated business park, the property offers a secure environment with keypad-controlled entry, ideal for businesses prioritizing safety and operational efficiency.

Mitra EV chargers on-site.

LEASE RATE:

Suite 300: 11,530 RSF \$10,262.00.00 (\$0.89 PSF, NNN)

NNN costs are approximately \$0.11 PSF.

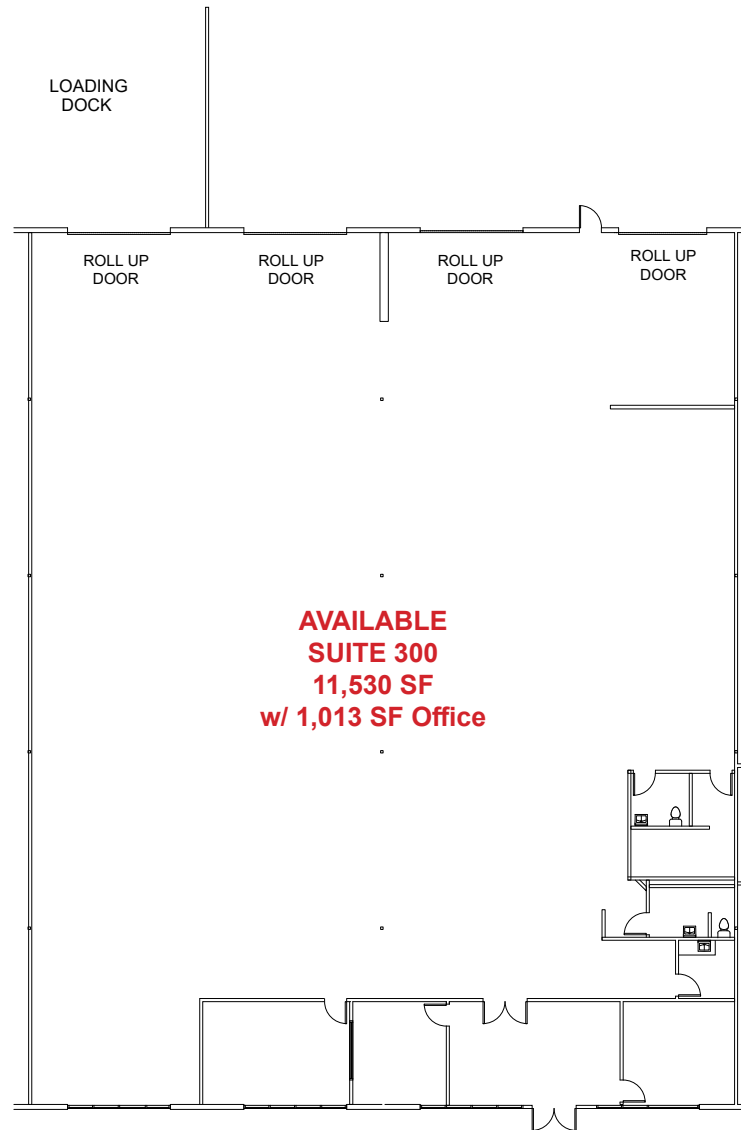
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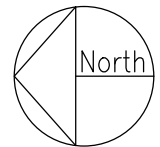
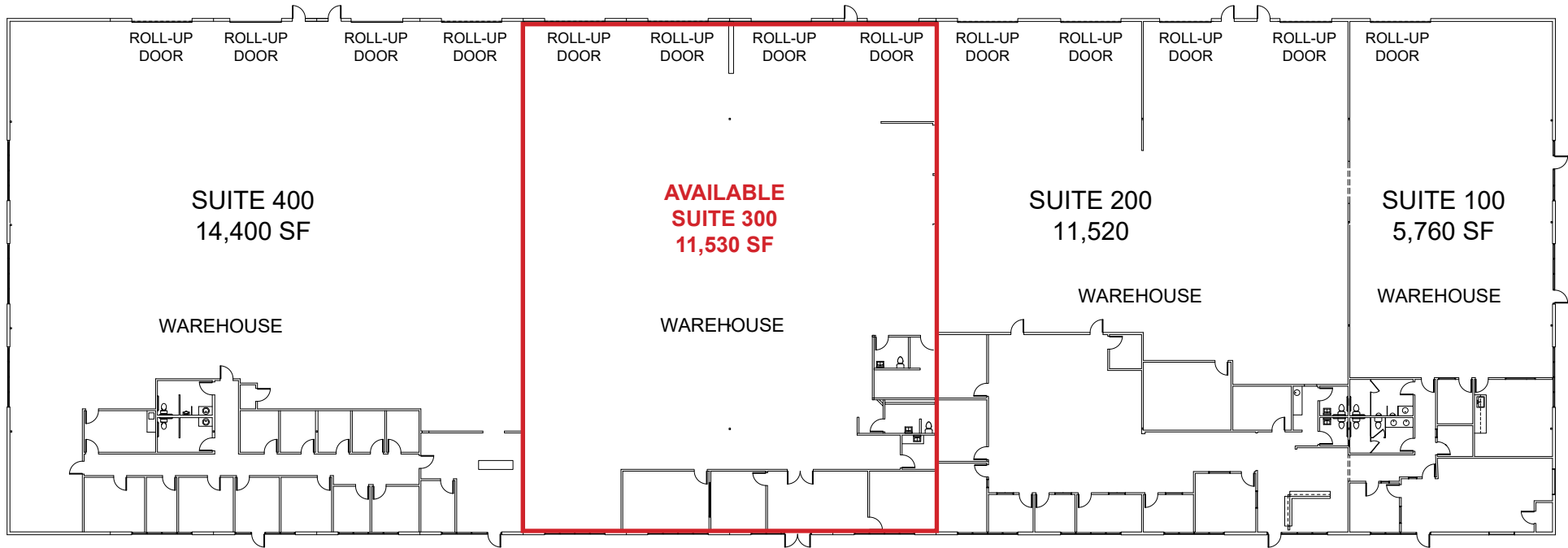
FLOOR PLAN



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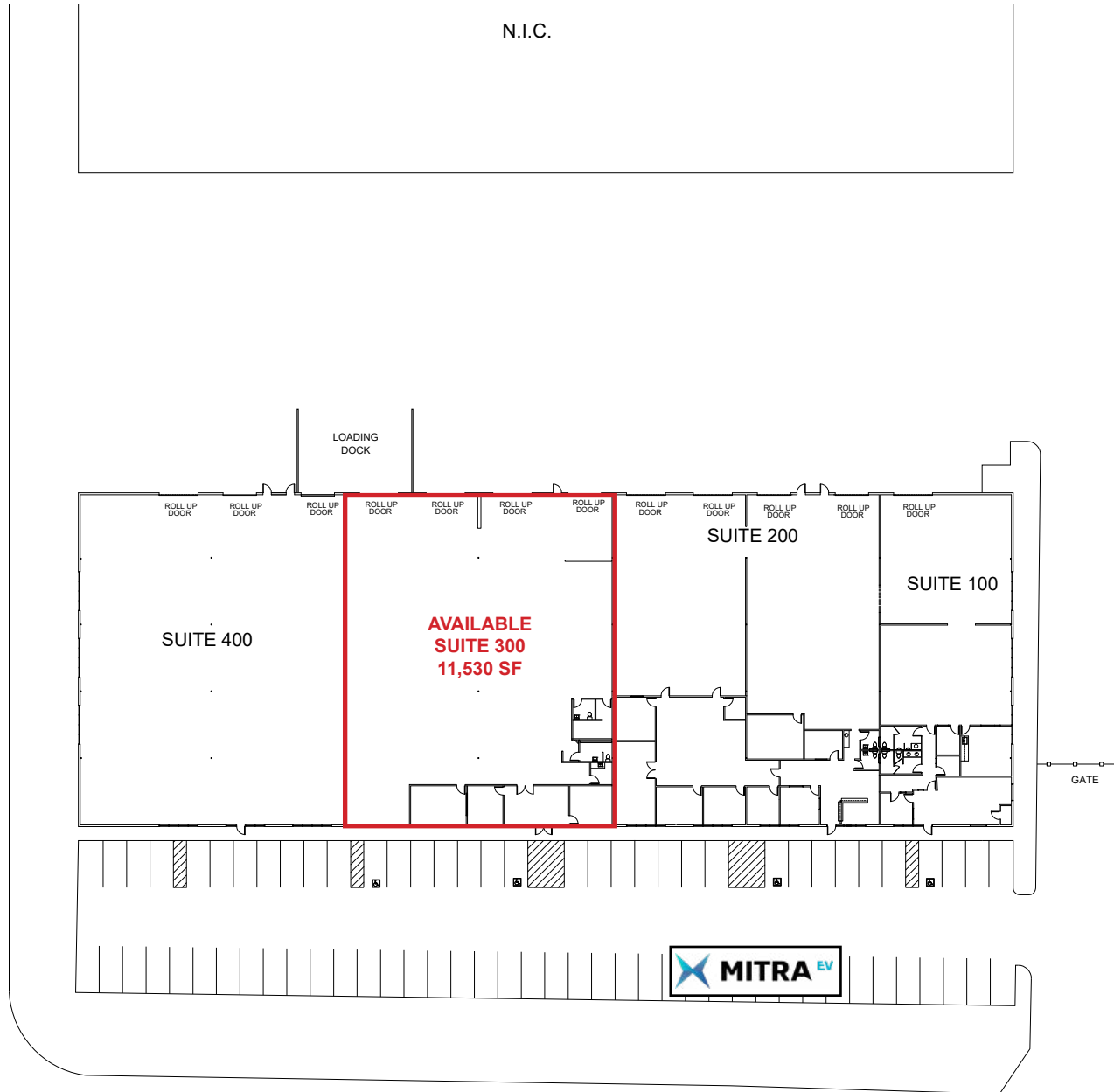
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SITE PLAN



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