



PDF
THE PAUL D FRANK Team



expCOMMERCIAL

GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™

9880-9882 Waterman Road
Elk Grove, CA 95624



FOR LEASE

+/- 2,300 - 3,450 SF
of Industrial / Flex Space

\$1.10NNN - \$1.25NNN

Property Highlights

- Great Exposure Fronting Waterman Blvd in Heart of sought after Industrial Submarket of Elk Grove
- Conveniently Located Near Hwy 99
- Monument and Building Signage Available
- Zoning: MP (City of Elk Grove)

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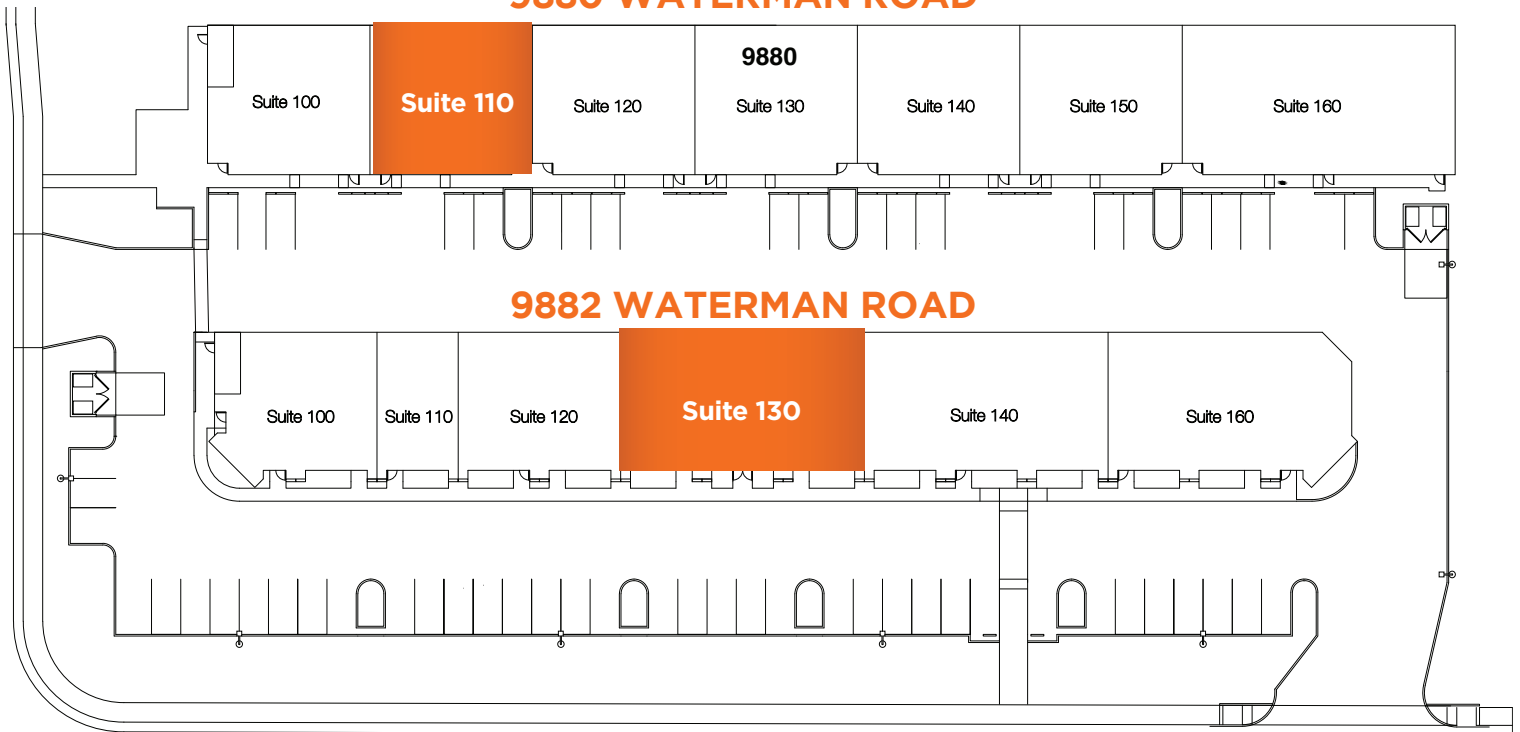
GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™

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Elk Grove, CA 95624**

Site Plan

9880 WATERMAN ROAD

9882 WATERMAN ROAD



For More Information

Jon Bias

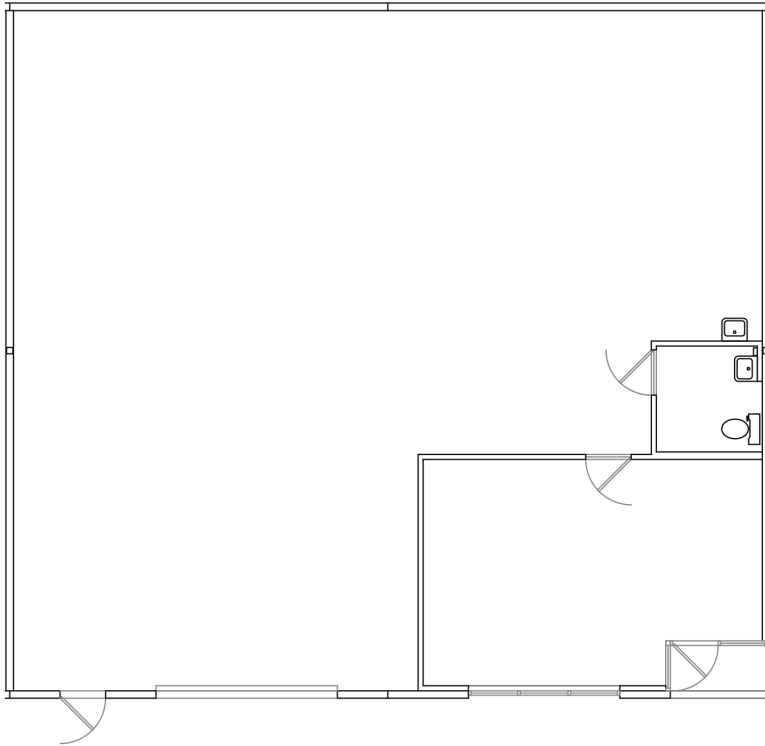
916-508-9556 mobile

Jon@pdf-usa.com

CalDRE #01998325

Suite Highlights

9880 WATERMAN ROAD, SUITE 110

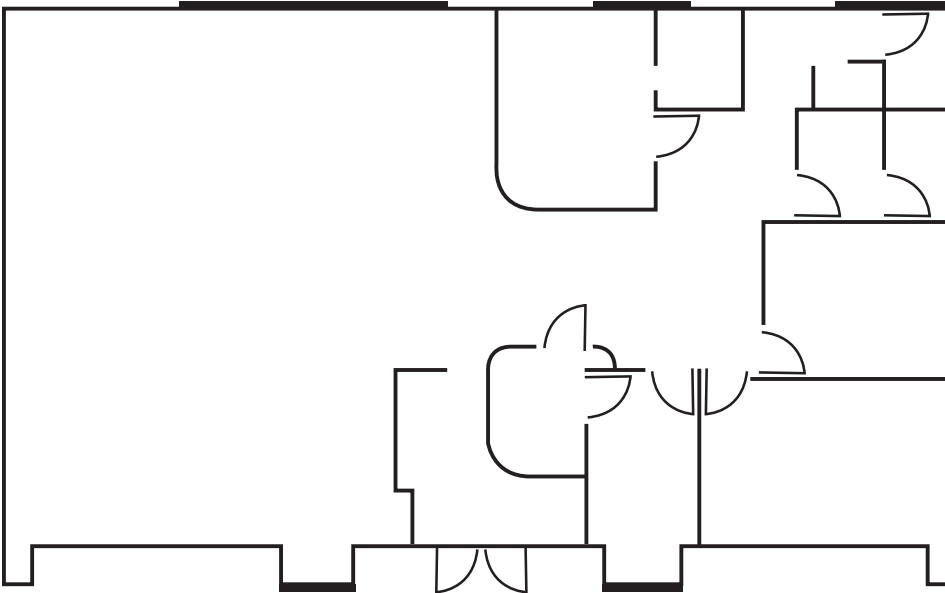


- +/- 2,300 Square Foot Industrial/Flex Space
- Asking Rents - \$1.10NNN
- In-Line Suite
- One (1) GL Door
- +/- 342 SF of Conditioned Single Office Space
- +/- 1,958 SF of Warehouse
- Private Restroom
- Monument Signage Available
- Zoning: MP
- Available 08/01/26



Suite Highlights

9882 WATERMAN ROAD, SUITE 130



- +/- 3,450 Square Foot Industrial/Flex Space
- Asking Rents - \$1.25NNN
- In-Line Suite
- One (1) GL Door
- Conditioned Space
- Private Restroom
- Monument and Building Signage Available
- Zoning: MP
- Great Exposure on Waterman
- Available 06/01/26





Surrounding Area Map



Nearby Businesses

- L&S Motorworks
- Loyal Automotive
- Feist Cabinets & Wood works
- The Smog Spot
- Elk Grove Bank Services
- Galaxy Dance Arts
- Pereira Auto Body Repairs
- Superfloors Ltd.
- Hanford Sand and Gravel
- Nutrishare
- Exit Strategy Games
- West Coast Car Audio & Tint
- S&N Motorsport
- Accurate Fumigation
- Absolute Auto Care

