

4865 PASADENA AVE, UNITS 3 & 4, UNIT 9

SACRAMENTO, CA



±1,600 SF - ±3,500 SF Industrial Space For Lease, All or Part
Lease Rate \$1.00/SF + NNN

100 Amp electrical service panel, each unit

LED lighting

Secured rear yard / parking area (Units 3 & 4)

14'-15' clear height, 16' max ceiling height

PG&E gas to building

Zoned GL County of Sacramento

Fully sprinklered - (calculated system)

Secured parking

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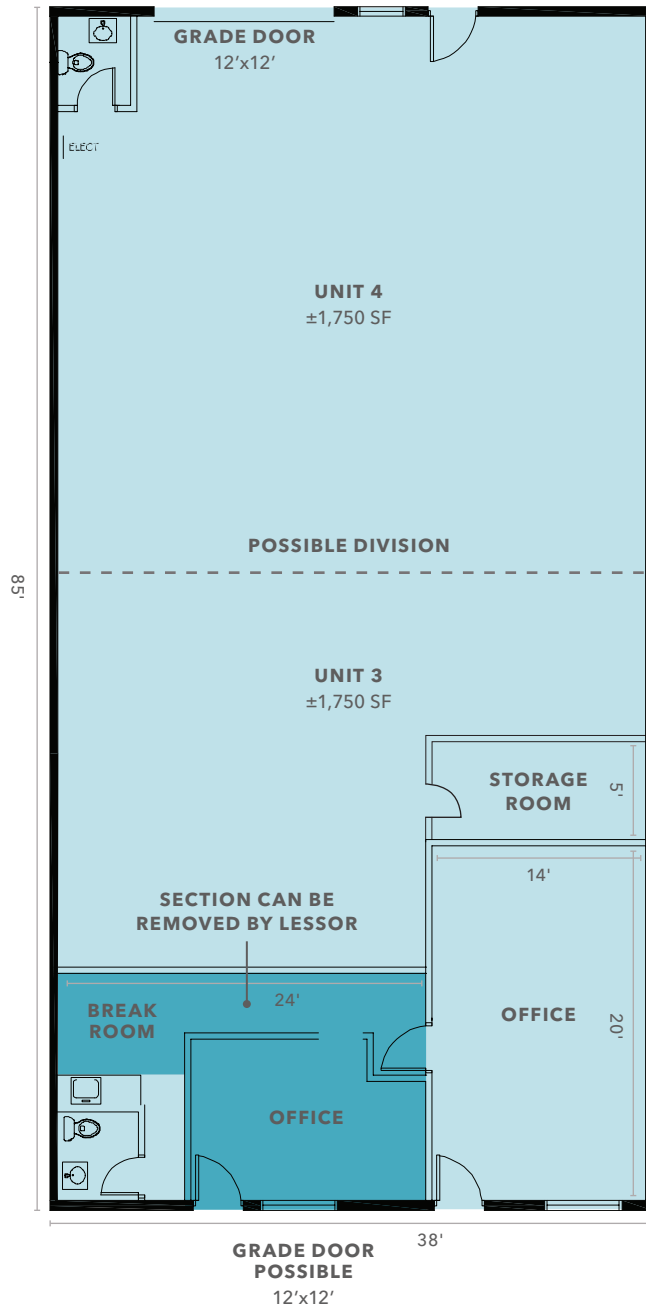
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UNITS 3 & 4

REAR ACCESS / SECURED YARD



PASADENA AVE

±1,750 - ±3,500 SF

AVAILABLE

\$1.00 PSF+NNN

LEASE RATE (SF/MO)

FEATURES

- ±550 SF existing office with restroom (can be removed per plan)
- 200 Amp 120/208 volt 3 Phase electrical service (to be verified by Lessee)
- LED lighting
- (1) 12'x12' grade level roll-up door, additional can be added
- PG&E gas to building
- Zoned GL County of Sacramento
- Secured yard / parking to rear
- Parking per code at front of premises

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UNITS 3 & 4 PHOTOS



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UNIT 9

±1,600 SF

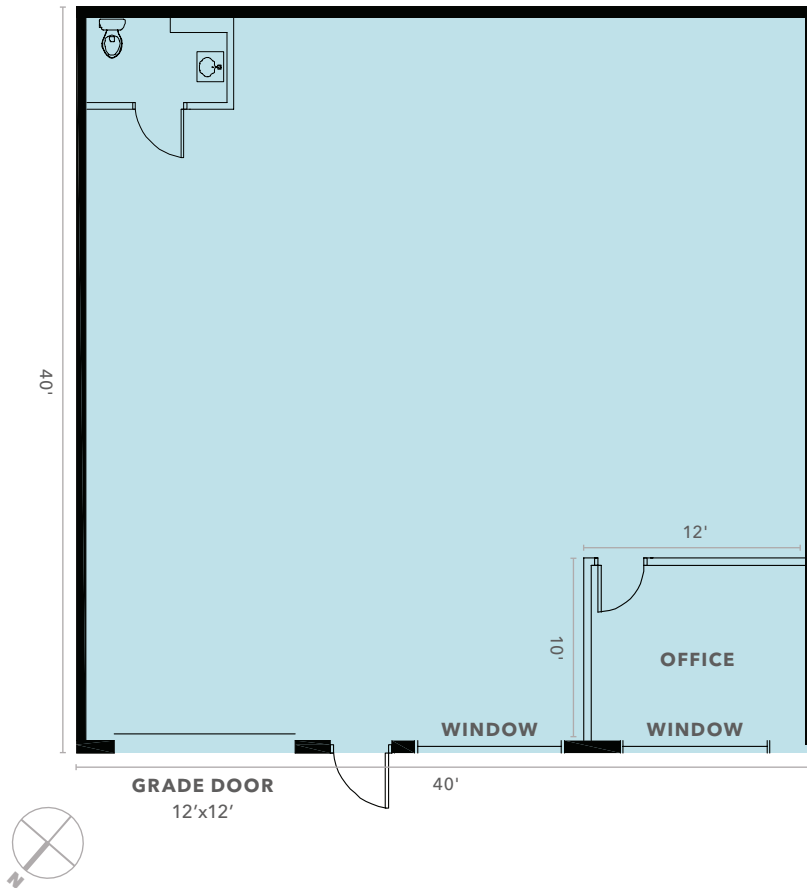
AVAILABLE

\$1.00 PSF+NNN

LEASE RATE (SF/MO)

FEATURES

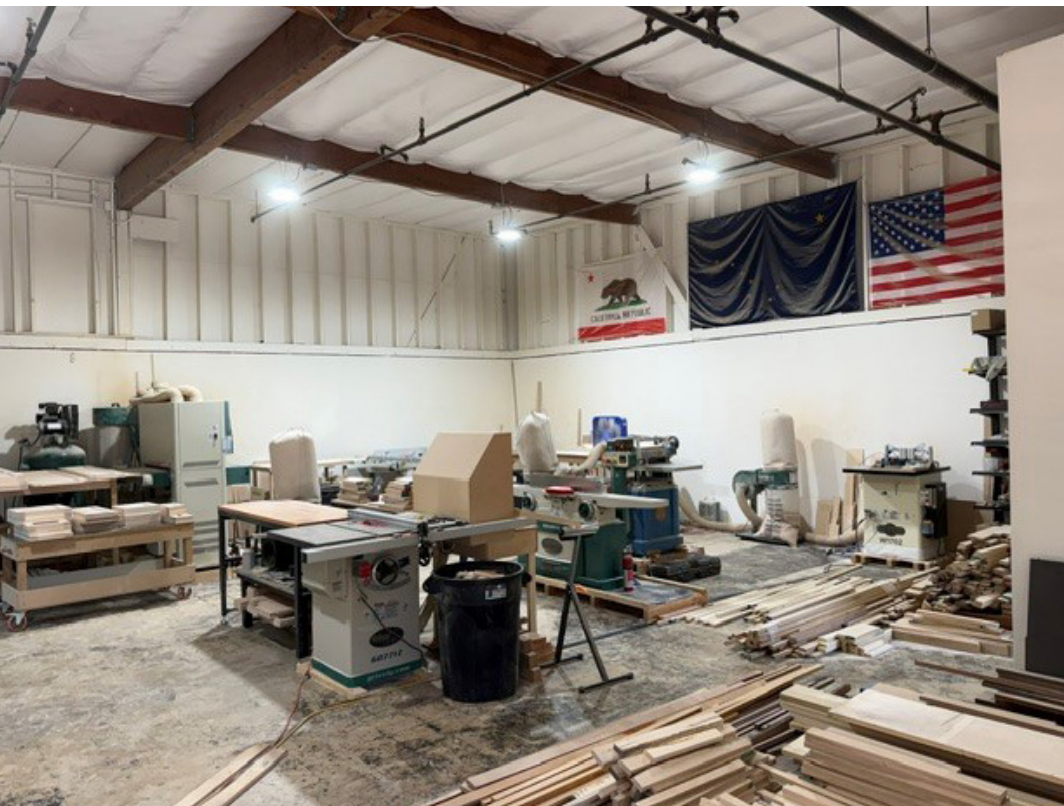
- ±120 SF existing office
- 100 Amp 120/208 volt 3 Phase electrical service (to be verified by Lessee)
- New LED lighting
- Insulated roof
- 1 working restroom
- PG&E gas to building (not distributed to suite)
- Parking per code at front of premises
- (1) 12'x12' grade level roll-up door



PASADENA AVE

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UNIT 9 PHOTOS

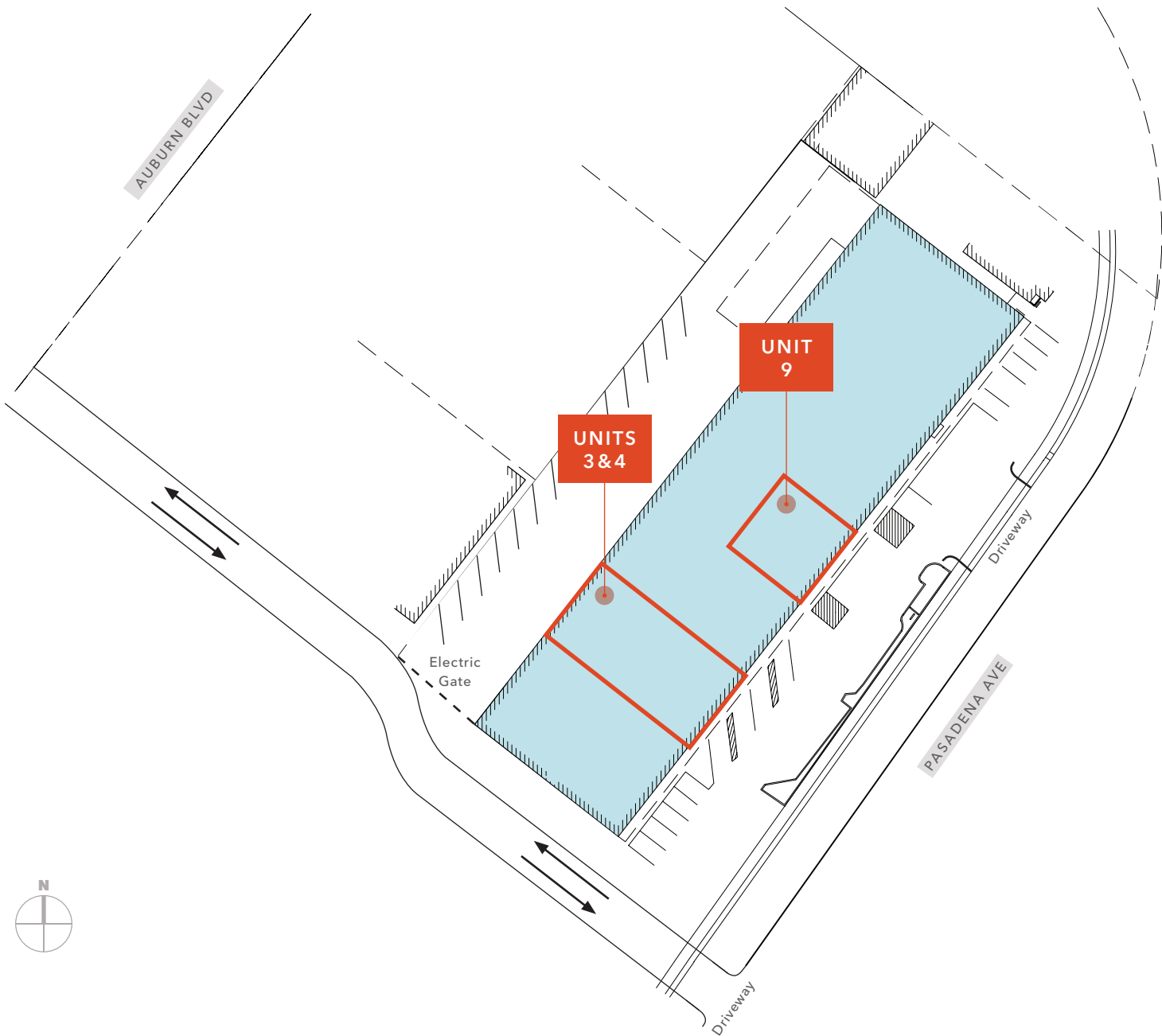


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SITE PLAN



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LOCATION AERIAL

