

**Under Construction**

For Lease | 9730 Kent Street, Elk Grove, CA

**±4,000 to ±8,000 SF Industrial Warehouse**

**Tommy Ponder, SIOR**

Executive Vice President  
+1 916 563 3005  
tommy.ponder@colliers.com  
CA Lic. 01431506

**George Vrame**

Vice President  
+ 1 916 563 3041  
george.vrame@colliers.com  
CA Lic. 02028936

**Emily Breece**

Associate  
+ 1 916 563 3091  
emily.breece@colliers.com  
CA Lic. 02147323

**Colliers**

# Available Suite Details



±4,000 - 8,000 SF Available



Office to Suit



Skylights



Sprinklered



36 Parking Stalls



Fenced/Gated Perimeter



Zoned MP Industrial Park



4 GL Doors  
12'x14' (Drive-Through)



±21'  
Clear Height



800 amps  
208v

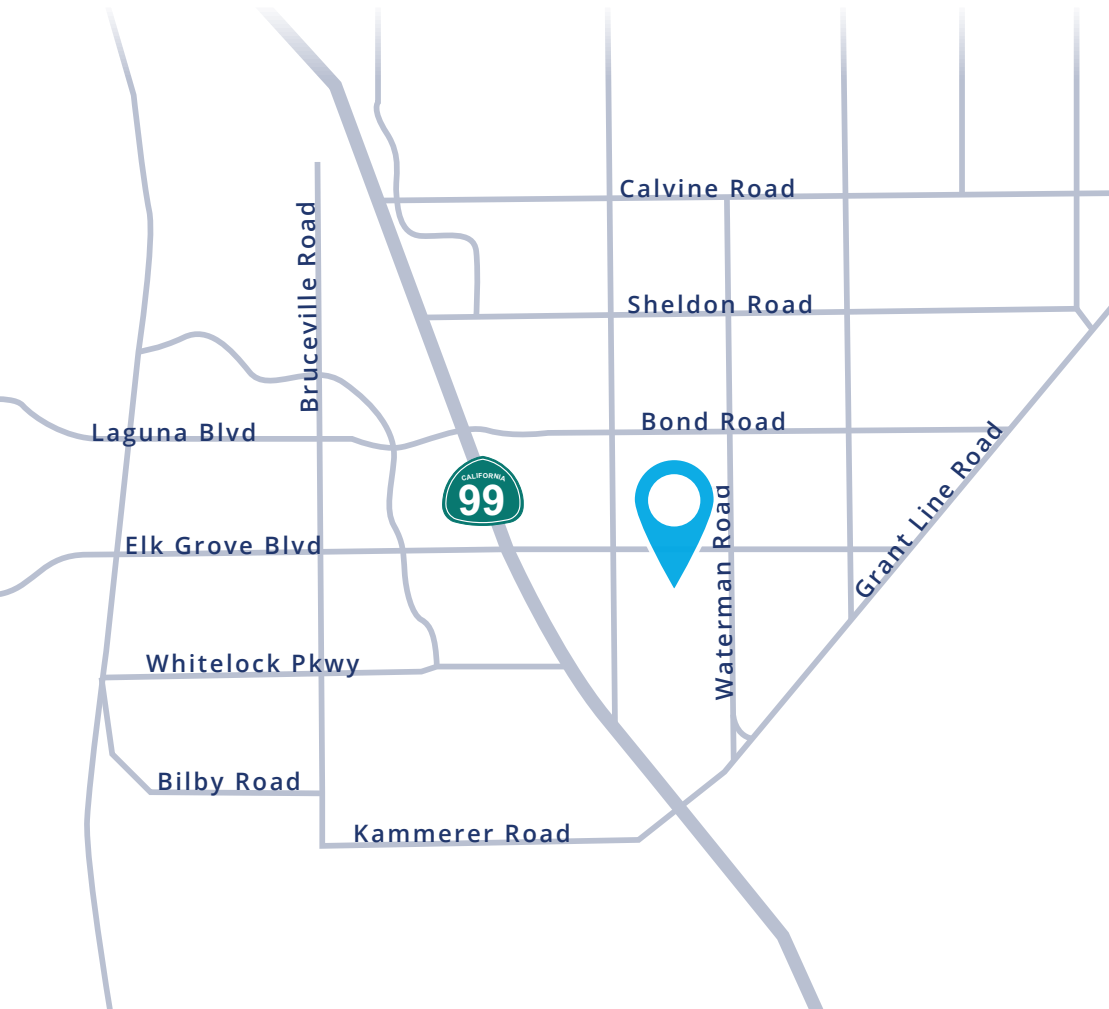


# Location Overview



- |   |                             |    |   |
|---|-----------------------------|----|---|
| 1 | Mi Rancho                   | 7  | Saia LTL Freight                              |
| 2 | World Energy Elk Grove      | 8  | Holt of California Rentals                    |
| 3 | Mondelez Int. Nabisco Foods | 9  | Elk Grove Power Sports, Inc.                  |
| 4 | Napa Auto Parts             | 10 | Sky River Casino <a href="#">view website</a> |
| 5 | International Paper         | 11 | Kubota Tractor Corporation                    |
| 6 | DSR4 Amazon                 |    |   |

# Elk Grove Overview



	1 Mile	3 Miles	5 Miles
Households	5,273	23,994	66,274
Average Household Income	\$133,137	\$143,574	\$132,376
Population	16,605	77,861	219,026
Civilian Employed	95%	95%	95%
Civilian Unemployed	4.6%	5.3%	5.2%
White Collar	68.8%	67.8%	66.3%
Blue Collar	15.9%	16.3%	16.1%
Other Services	15.3%	15.9%	17.6%
Transportation/Material Moving	3.2%	6.2%	7.1%
Production	4.7%	4.3%	3.5%

# Proximity & Accessibility

City	Distance (miles)
San Francisco, CA	101
Reno, NV	145
Los Angeles, CA	374
San Diego, CA	493
Las Vegas, NV	549
Boise, ID	566
Portland, OR	595
Salt Lake City, UT	662
Phoenix, AZ	745
Seattle, WA	768
Denver, CO	1,179
<b>Port</b>	
Port of West Sacramento	19
Port of Oakland	96
Port of San Francisco	101

