



AVAILABLE FOR LEASE

600 Broadway Suite C

Sacramento, CA 95818

±5,800 SF

Office
+
Warehouse

±2000

±3800

CONFIGURATION

Fully
Conditioned(HVAC)

OFFICE & WAREHOUSE

Roll-Up Door

Grade-Level

Ample Parking

ON-SITE

SCHEDULE A SHOWING

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Broadway Corridor Industrial Flex

A ±5,800 SF industrial flex suite on Broadway in central Sacramento, combining a finished front office and reception with an open warehouse. The warehouse has a grade-level roll-up door, sealed concrete floor and bright overhead lighting; the office side is built out with private offices, a reception lobby and restrooms. On-site parking serves staff and visitors, and building signage faces Broadway.

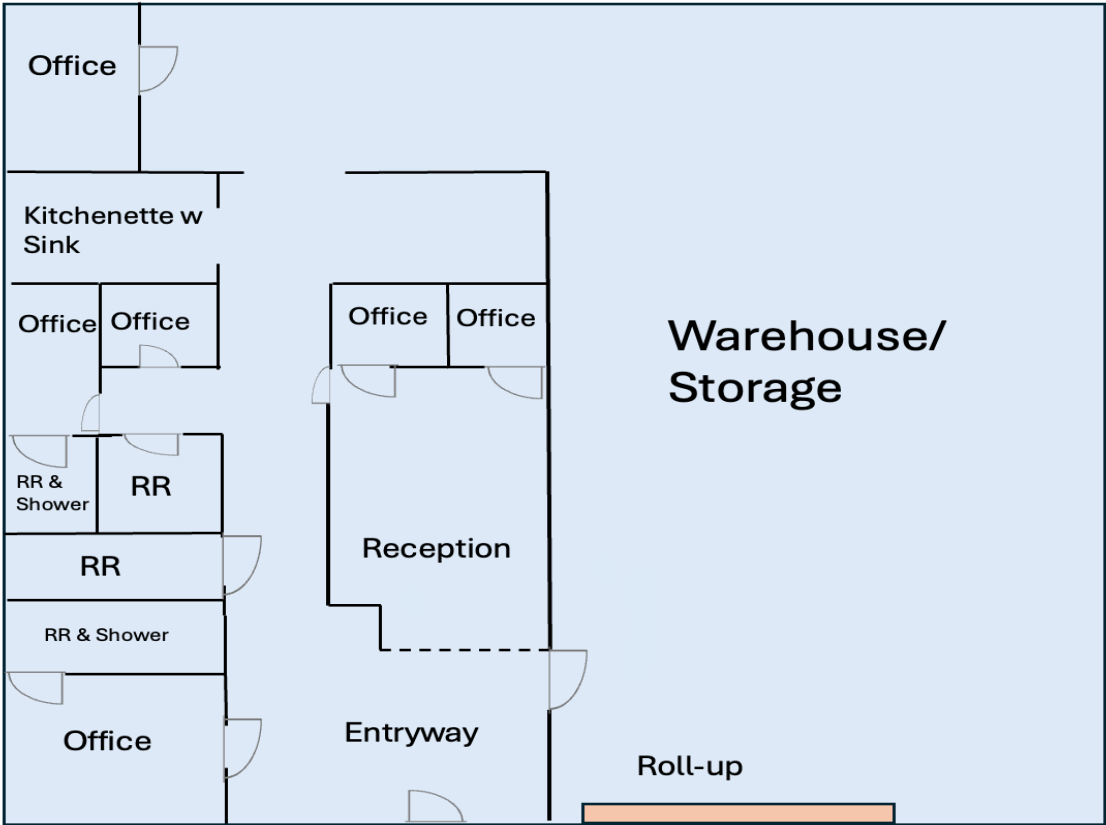
- ✓ Office and warehouse under one roof
- ✓ Grade-level roll-up door
- ✓ Finished reception and private offices
- ✓ On-site parking
- ✓ Building signage on Broadway

PROPERTY SPECIFICATIONS

Suite Size	±5,800 SF
Configuration	Office + Warehouse
Loading	1 Grade-Level Roll-Up
Warehouse Ceiling	12'
Restrooms	4 Private
Parking	On-Site
Signage	Front Building
Frontage	Broadway
Use	Industrial / Flex
Lease Rate	\$1.35 + NNN

ILLUSTRATED FLOOR PLAN

±5,800 SF · NOT TO SCALE

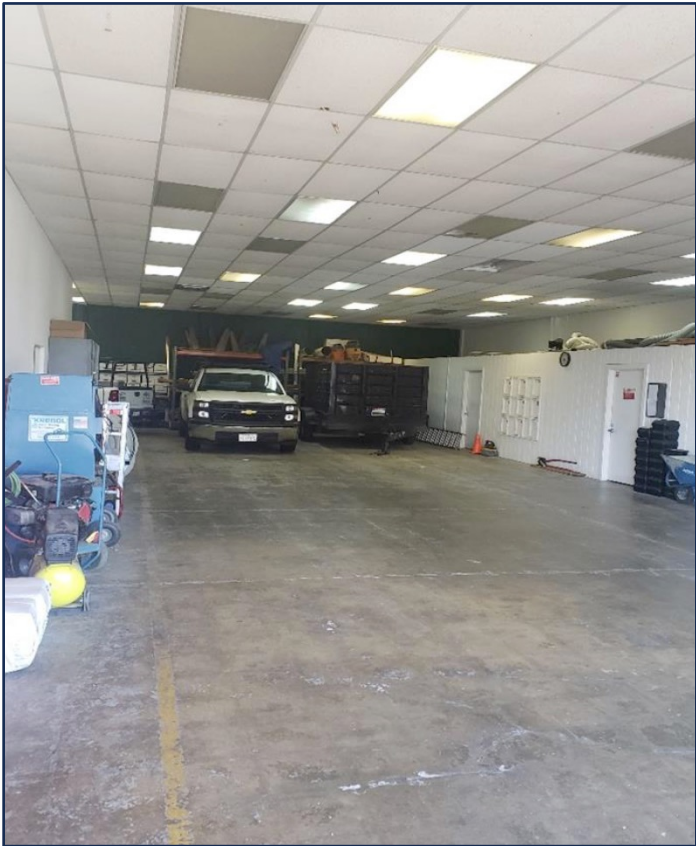


Everything the space offers



Finished Front Office

A built-out reception lobby with private offices off a central hall, wood-look flooring and a full-height signage wall — ready for staff and walk-in customers on day one.



Open Warehouse & Loading

Clear-span warehouse with 12' ceilings, sealed concrete floor, bright overhead lighting and a grade-level roll-up door — room to park fleet vehicles indoors, rack inventory or run light assembly.

ALSO INCLUDED

Private Offices	Reception Lobby	Four Private Restrooms	Grade-Level Roll-Up
Sealed Concrete Floor	On-Site Parking	Front Building Signage	Two Showers

On Broadway



Broadway Corridor

A busy central-city commercial corridor with steady all-day traffic, surrounded by established residential neighborhoods.

Freeway & Downtown Access

Direct access to Highway 50 / Business 80, with downtown Sacramento and the Capitol a short drive north.

Established Retail Neighbors

Near Target, Selland's and The Kitchen on Broadway — anchors that keep the corridor active through the day and evening.

Central to the Region

A central base for crews and deliveries reaching Land Park, Curtis Park, Oak Park, West Sacramento and the airport corridor.

NEIGHBORHOOD & ACCESS

Hwy 50 DIRECT ACCESS	Downtown Walking Distance	Broadway SIGNALIZED FRONTAGE	Light Rail NEARBY CORRIDOR
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