

2534-2568 INDUSTRIAL BLVD
WEST SACRAMENTO, CA
FOR LEASE
1,472 SF OFFICE SUITE

ETHAN CONRAD
PROPERTIES INC.

INDUSTRIAL BLVD.
BUSINESS ZONE
2568
800 - 414-0000 - Sacramento
1010 - Grubbs Inc.
1110 - Grubbs Inc.
1210 - Grubbs Inc.
1310 - Grubbs Inc.
1410 - Grubbs Inc.
2544
checcoengineering
2534
1010 - Adair Company
1110 - Biker Boy Brewing Co.
1210 - Grant Production
1310 - Spotlight Design

FOR MORE INFORMATION CONTACT:

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916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

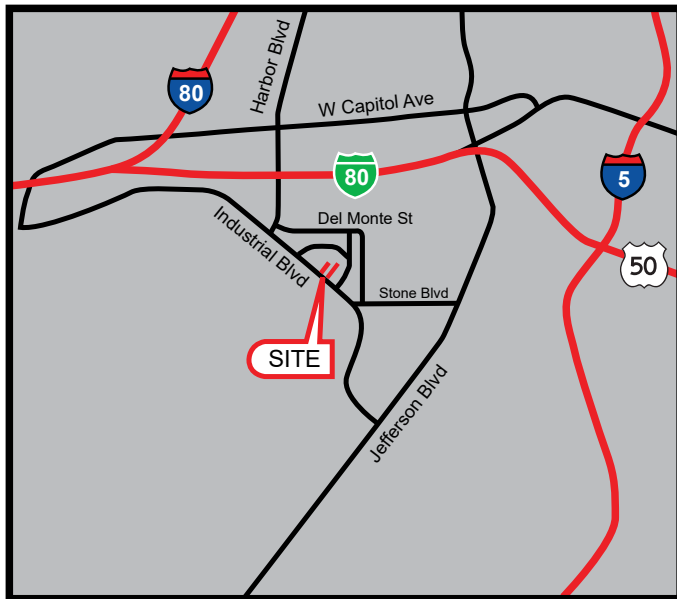
FEATURES:

- 1,472 SF office suite with three (3) private offices, lobby, break room, and conference room
- Great location near I-5 and the Port of West Sacramento
- Zoning: M-1, Light Industrial

PROPERTY DETAILS:

Attractive, well-located industrial property located near the corner of Industrial Blvd and Terminal Street. Quiet business park setting conveniently located near all three major metro highways.

Minutes from Capital City Freeway via Harbor Blvd.

**LEASE RATE:****2538 Industrial Blvd:**

Suite 105: 1,472 SF \$1,899.00 (\$1.29 PSF, NNN)

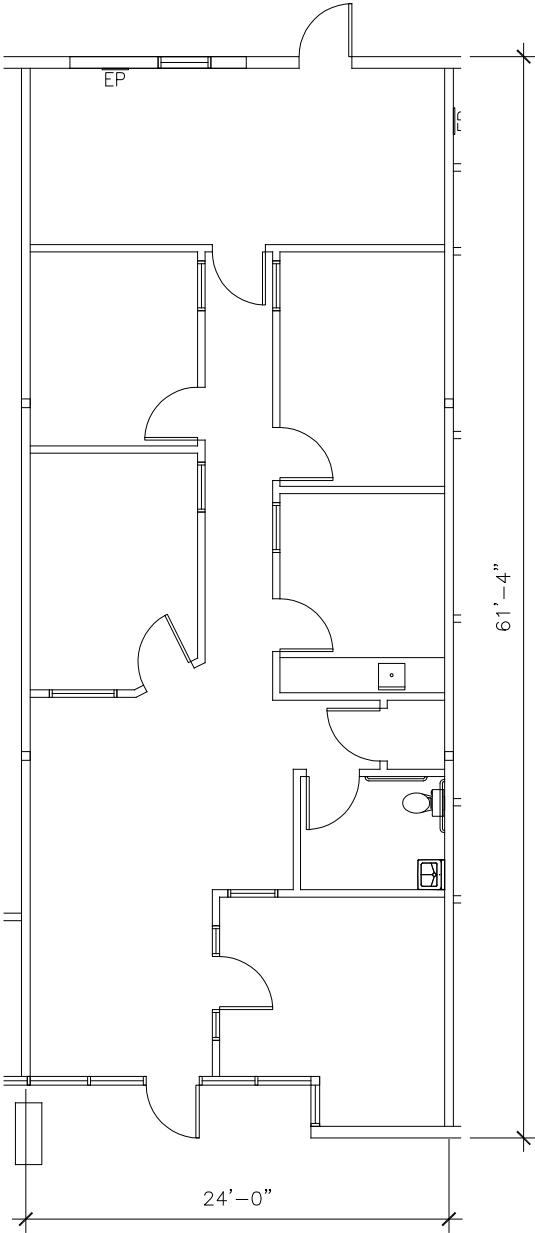
NNN costs are approximately \$0.24 PSF.

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FLOOR PLAN

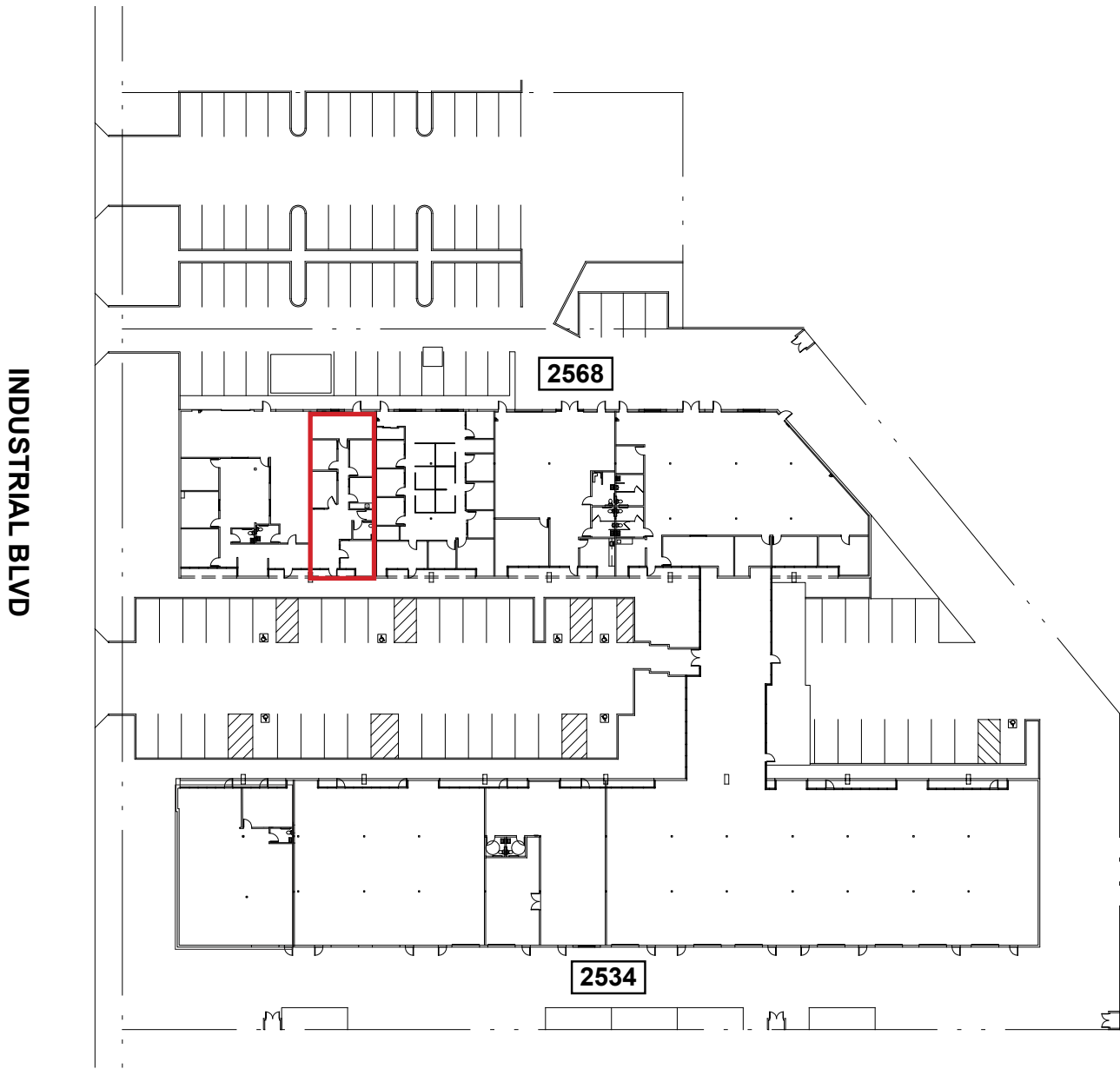


2568 Industrial Blvd

Suite 105	SF	Lease Rate	Monthly Rent
Office	1,472	\$1.29 PSF	\$1,899.00, NNN
NNN costs are approximately \$0.24 PSF.			

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SITE PLAN



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