

3951 PERFORMANCE DR
SACRAMENTO, CA
FOR LEASE
3,689 RSF OFFICE SUITE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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

FEATURES:

- Excellent access to I-80 at Norwood Ave
- Most suites have roll-up doors
- Zoning: M-1S, Light Industrial
- Building signage available
- No load factor
- Abundant parking

LEASE RATE:

Suite C*: 3,689 RSF \$4,390.00 (\$1.19 PSF, Gross)

CAM charges of \$0.30 PSF. *Available with 30 days' notice.

**PROPERTY DETAILS:**

Attractive, renovated business park building with abundant parking and well maintained landscaping. Competitive lease rates.

Outstanding freeway access and only two minutes to I-80 at Norwood Ave. Surrounded by strong mix of Industrial, Retail, and Residential properties.

Allowable Uses:

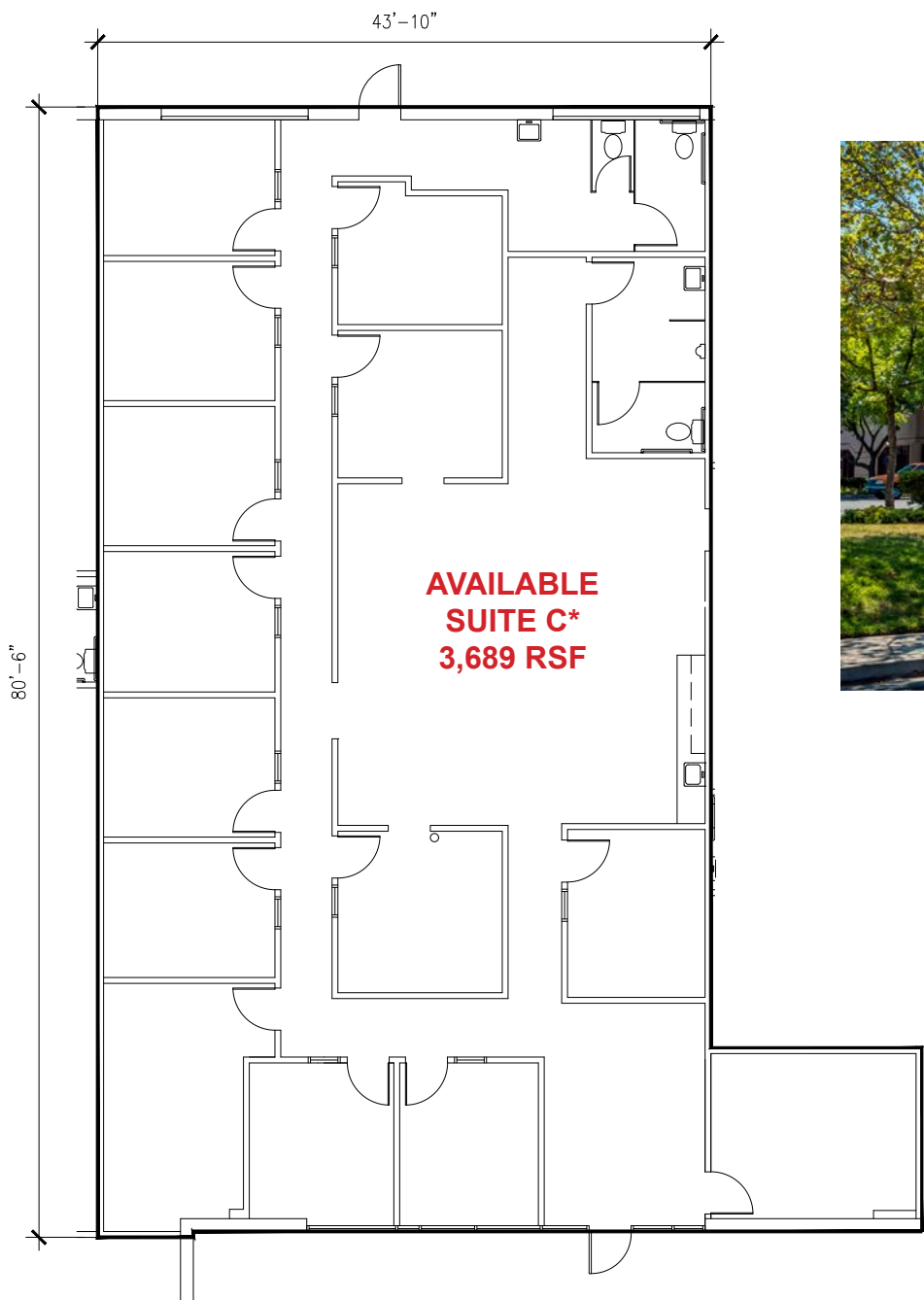
- Fitness Studio
- School/Education
- Child Care Center
- Community Care Center
- Assembly – Cultural, Religious, Social Centers
- Clinic
- Office
- Retail Store
- Wholesale Store
- Laboratory
- Research
- Distribution
- Veterinary
- Firearms Sales/Gun Range
- Cannabis Manufacturing and/or Dispensary

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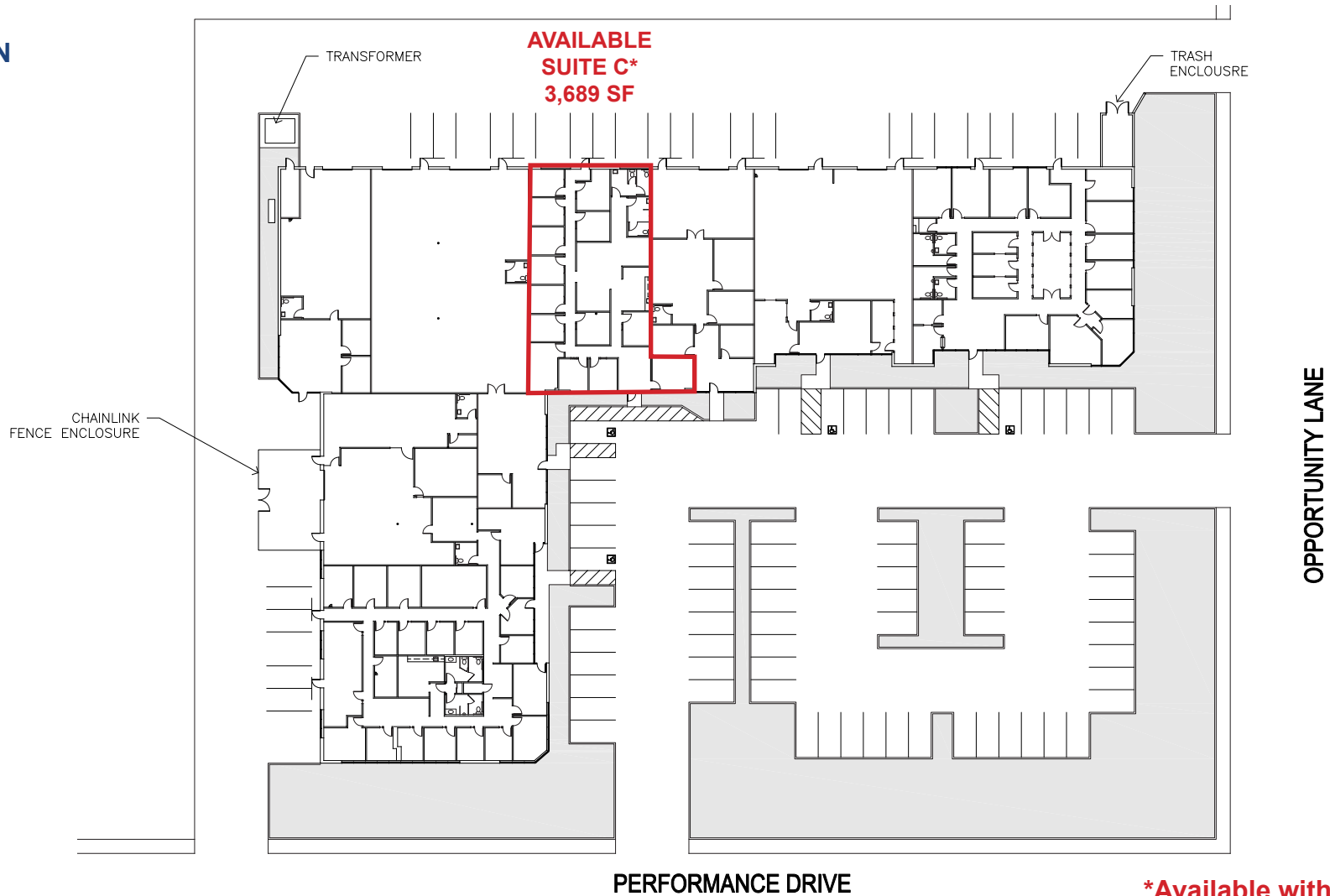


Suite	SF	Lease Rate	Monthly Rent
C*	3,689	\$1.19 PSF	\$4,390.00, Gross
CAM charges of \$0.30 PSF. *Available with 30 days' notice.			

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SITE PLAN



***Available with 30 days' notice.**

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