## **Industrial Space For Lease** 3504 51st Avenue, Sacramento, CA



3,750 SF Total: Approx. 900 sf Office Included / 2,500 sf Warehouse Included Optional 17,000 sf of concrete and paved yard space

M-1 zoning, Sacramento County

2 -12' x 16' grade level doors

400 amps, 3 phase power

Wash rack with steam cleaner

Lube storage area / Water oil separator

Two 5,000 gallon diesel tank above-ground fueling system (Option)

Great freeway access to Highway 99

Price: \$3,500/month - Industrial Gross



\*\* Optional Yard Space: \$4,000/month - See Site Plan

## **POSSIBLE OPTION TO PURCHASE - Call for Details**





Lu Ann Henderson - 916-798-8559

Vice President
DRE # 01912126
Lhenderson@thevollmancompany.com
www.hendersoncre.com

## **Industrial Space For Lease** 3504 51st Avenue, Sacramento, CA







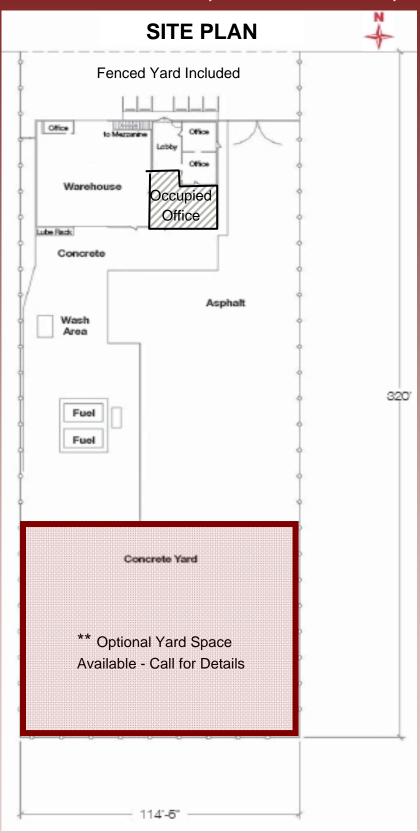




Lu Ann Henderson - 916-798-8559

Vice President
DRE # 01912126
Lhenderson@thevollmancompany.com
www.hendersoncre.com

## Industrial Space For Lease 3504 51st Avenue, Sacramento, CA



Lu Ann Henderson | (916) 798-8559 | Lhenderson@thevollmancompany.com Top Commercial Producer 2016 / 2017 - The Vollman Company