



- **Available: 1,120 SF Industrial Space**
~608 SF Bonus Mezzanine

- APN: 069-0031-010
- Zoning: MP
- 12x12 Roll Up Door
- Nicely Landscaped
- Assigned Parking
- 17,000 + Cars Per Day Pass By
- Modern Common Area Restrooms

- **Lease Rate: \$1.15/SF + Bonus Mezzanine**

- Modified Gross Lease - Water & Sewer Included
- Tenant Pays - Electric, Gas, Phone & Trash

FOR LEASE

INDUSTRIAL SPACE

Ian A. Forner
916.996.4809
IForner@thevollmancompany.com
Cal DRE# 01967116

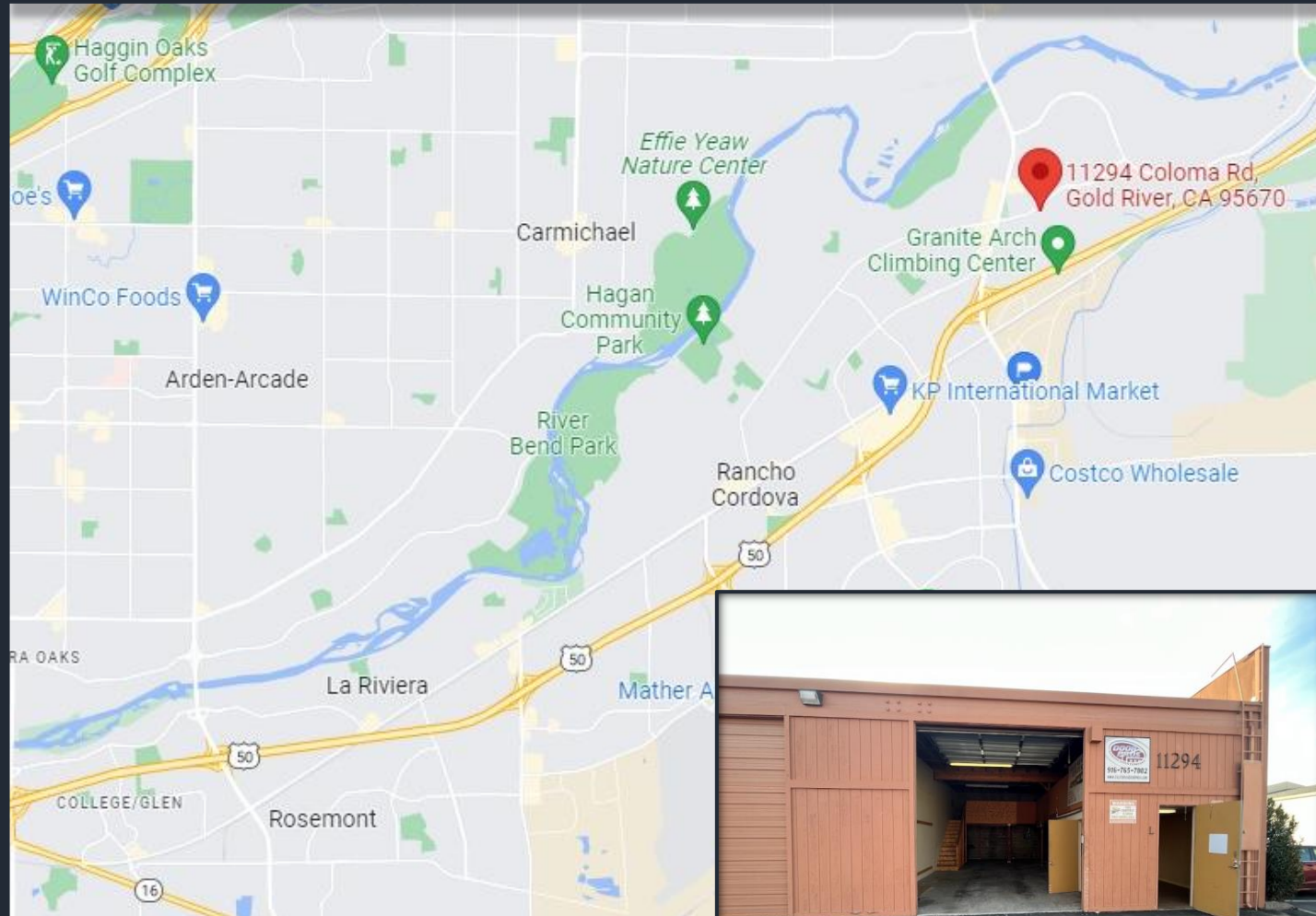
John Gelonek
916.531.0435
JGelonek@thevollmancompany.com
Cal DRE# 02122163

The
VOLLMAN
COMPANY

11500 Sunrise Gold Circle, Suite E
Rancho Cordova, CA 95742
Office | 916.929.2000
Cal DRE# 02091276
www.thevollmancompany.com



11294 Coloma Road Ste. L, Gold River, CA 95670



The
VOLLMAN
COMPANY

Ian A. Forner
916.996.4809
IForner@thevollmancompany.com
Cal DRE# 01967116

John Gelonek
916.531.0435
JGelonek@thevollmancompany.com
Cal DRE# 02122163