



maclaughlin and **co**

Industrial Space For Lease

5401-5451 Warehouse Way Sacramento, CA

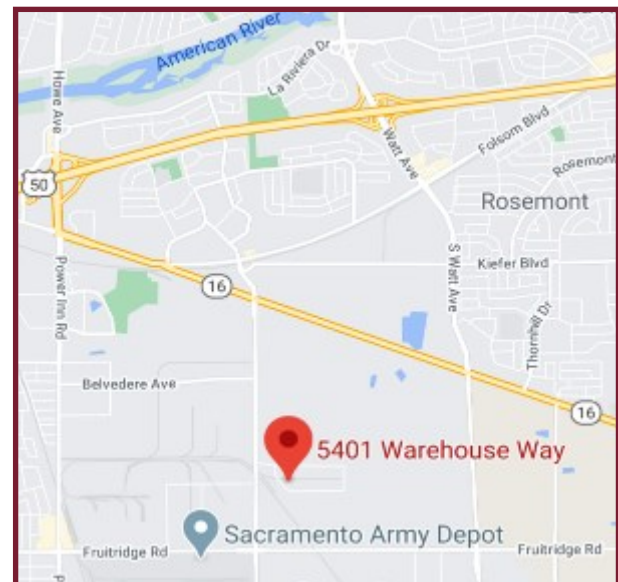


+/- 970 - 1,475sf Available

Asking Rate \$0.95/NNN

We are pleased to offer the following space:

- Located off 23rd Avenue and Florin-Perkins Road, just South of Folsom Boulevard
- 10 x 12' Grade Level Doors
- Available Power: 100 Amps, 120/208 V
- 14-16' Clear Height
- Turnkey Ready units
- New Exterior LED Lighting
- Skylights
- Insulated Warehouse
- Private Office / Private restroom
- Monitored Fire Sprinkler Systems

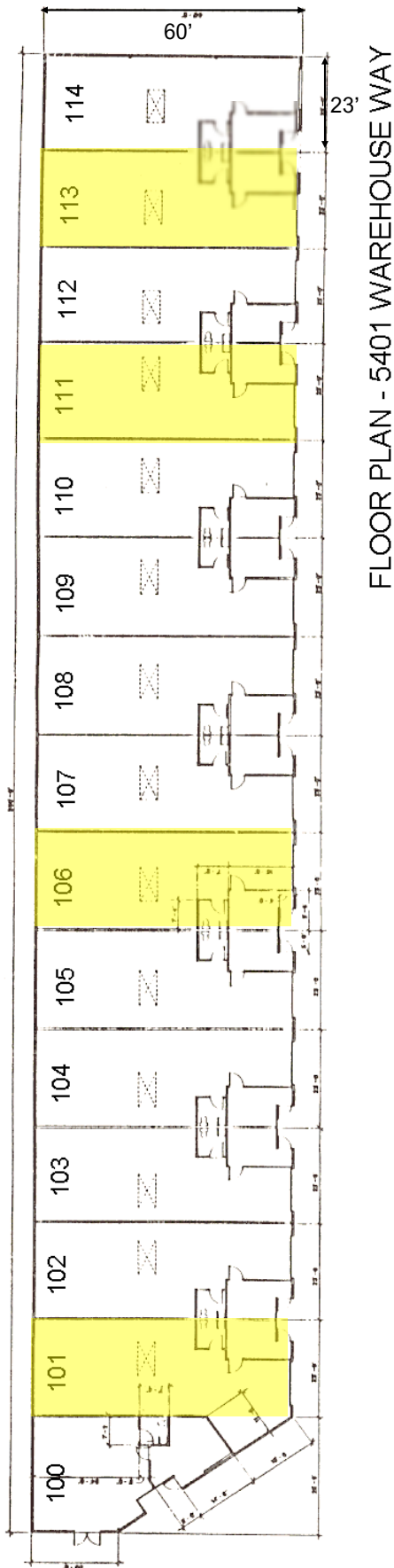


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The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.



Address	Suite	Size Available	Notes
5451	100	970 SF	Available November 1, 2025
5451	104	1,120 SF	Available
5401	106	1,380 SF	Available
5401	111	1,380 SF	Available
5401	113	1,380 SF	Available
5451	109	1,400 SF	Available
5401	101	1,475 SF	Available

Aerial

