

INDUSTRIAL SPACE FOR LEASE



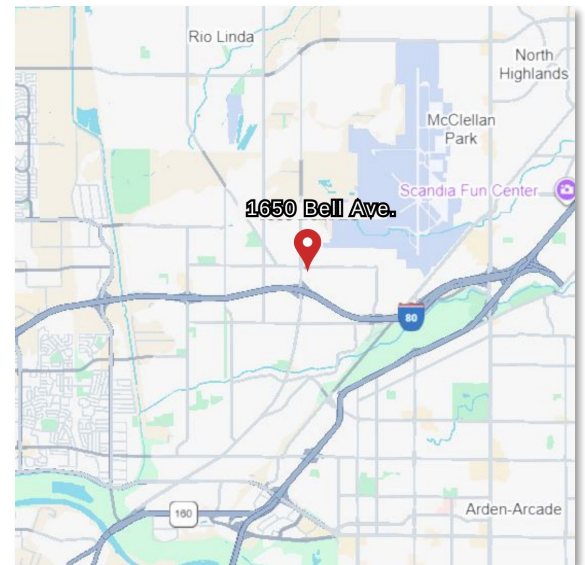
**ASKING
RATE
\$0.70/NNN**

**1650 BELL AVE. SUITE 100
SACRAMENTO, CA 95838**

**9,216 SQ. FT. AVAILABLE
INCLUDES 1,036 SQ. FT OFFICE**

PROPERTY HIGHLIGHTS

- Easy Access to I-80
- Sprinklered Building
- One (1) Grade Level Door, Two (2) Dock High Doors
- 18' Clear Height
- 2 Restrooms
- 200 Amps - 240/480V - *Tenant to verify*
- Security Gate/Fencing
- **Available April 1, 2026**



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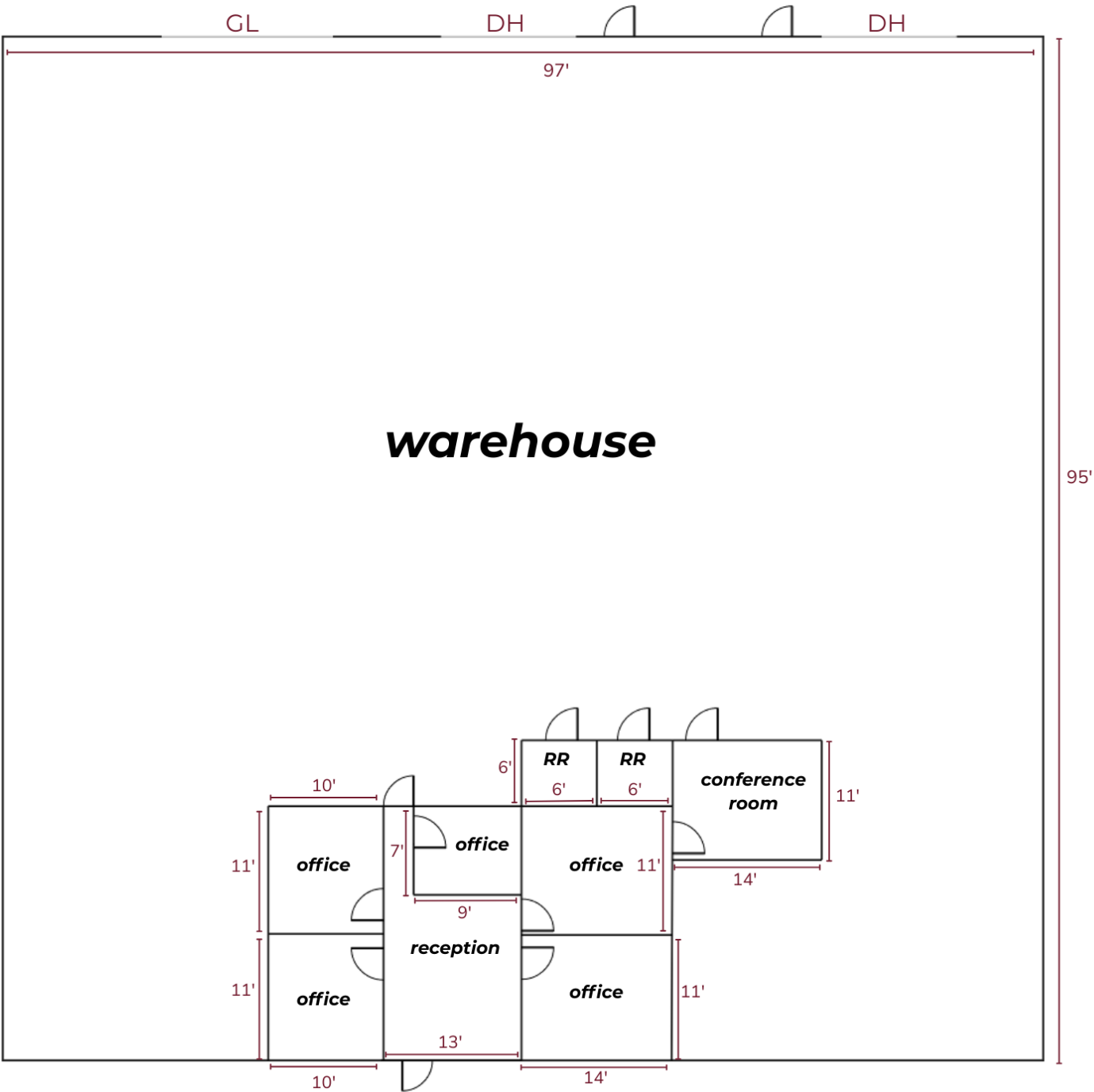
LIC # 02034249

1401 Shore Street, West Sacramento, CA 95691

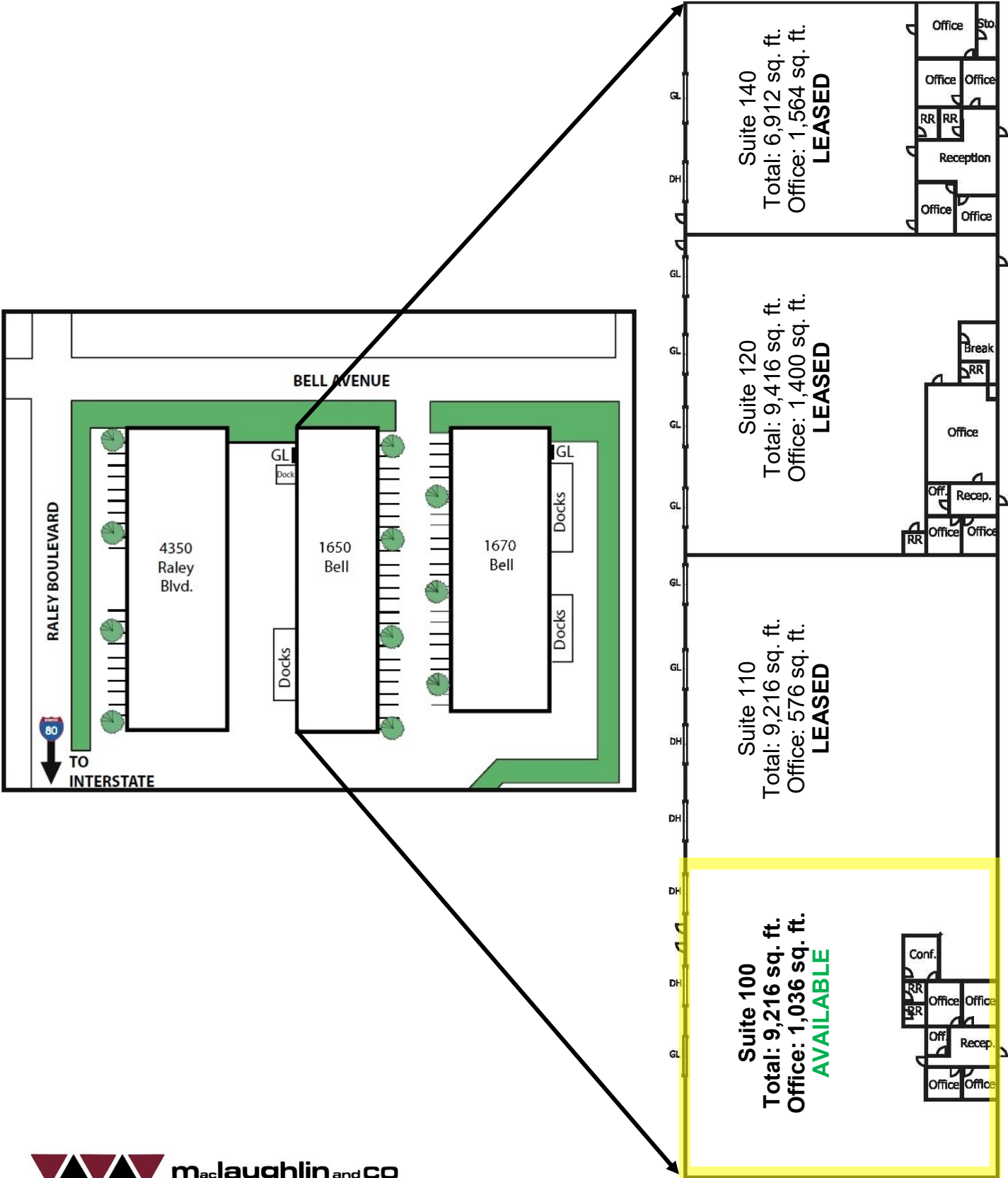
www.macco.org

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.

FLOOR PLAN



PROPERTY LAYOUT



1650 BELL AVE. SUITE 100

