maclaughlin and co

Industrial Space For Lease

1045 Triangle Ct. Suite D, West Sacramento, CA 95605

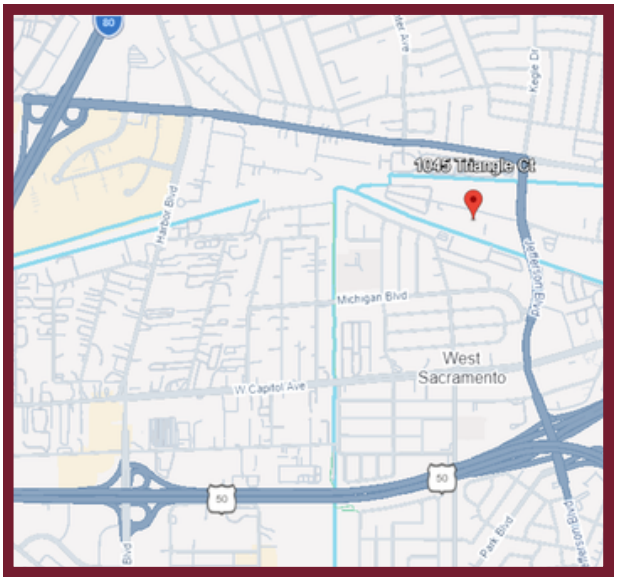


±1,250 Sq. Ft. Available
Includes 108 Sq. Ft. of Office Space

Asking Rent: $0.80/NNN

We are pleased to offer the following space:

- → Excellent West Sacramento Location
- → One (1) 12'x14' Grade Level Door
- → 20' Clear Height
- → Sprinklered Building
- → One (1) Restroom
- → 100 Amps - 120/208V 3 Phase

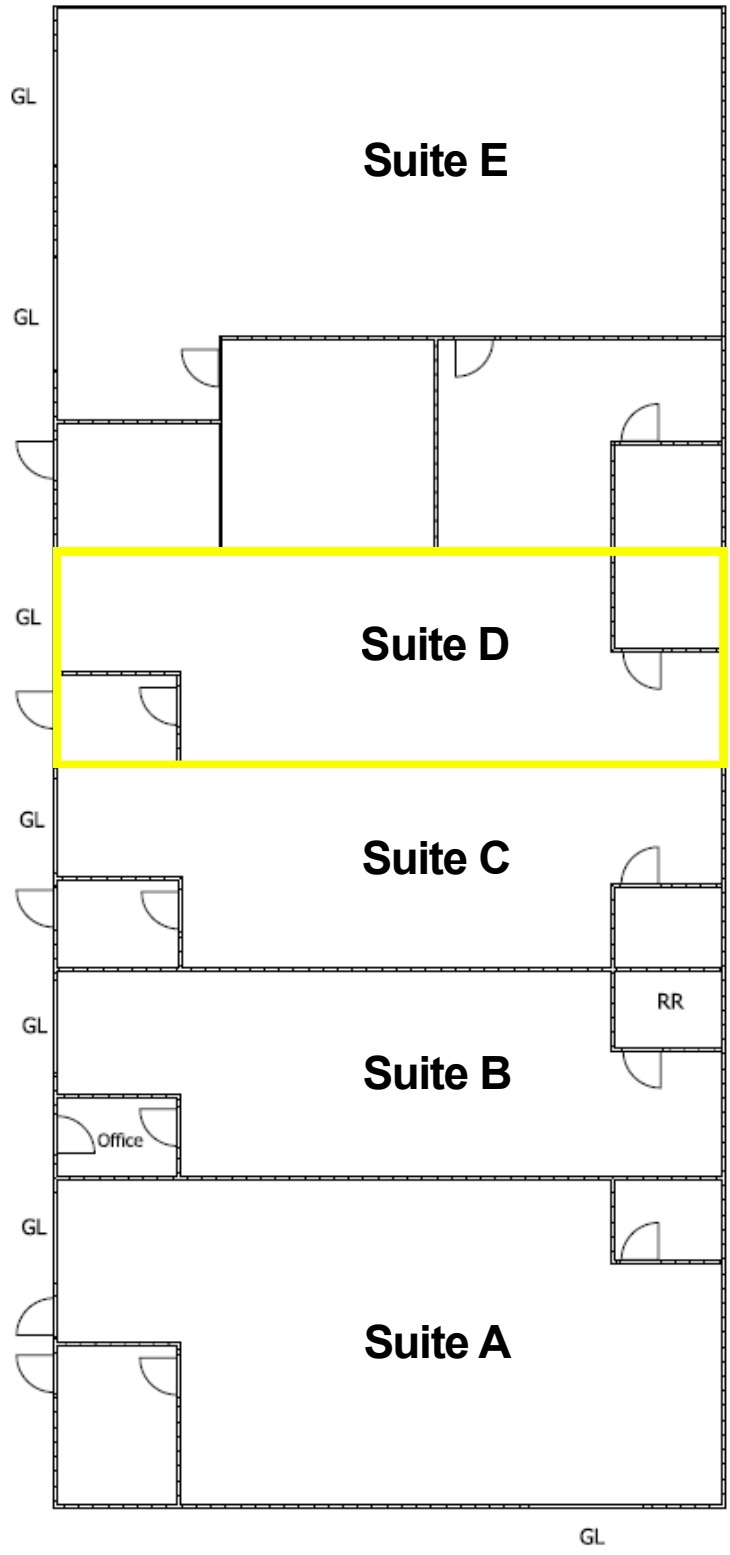


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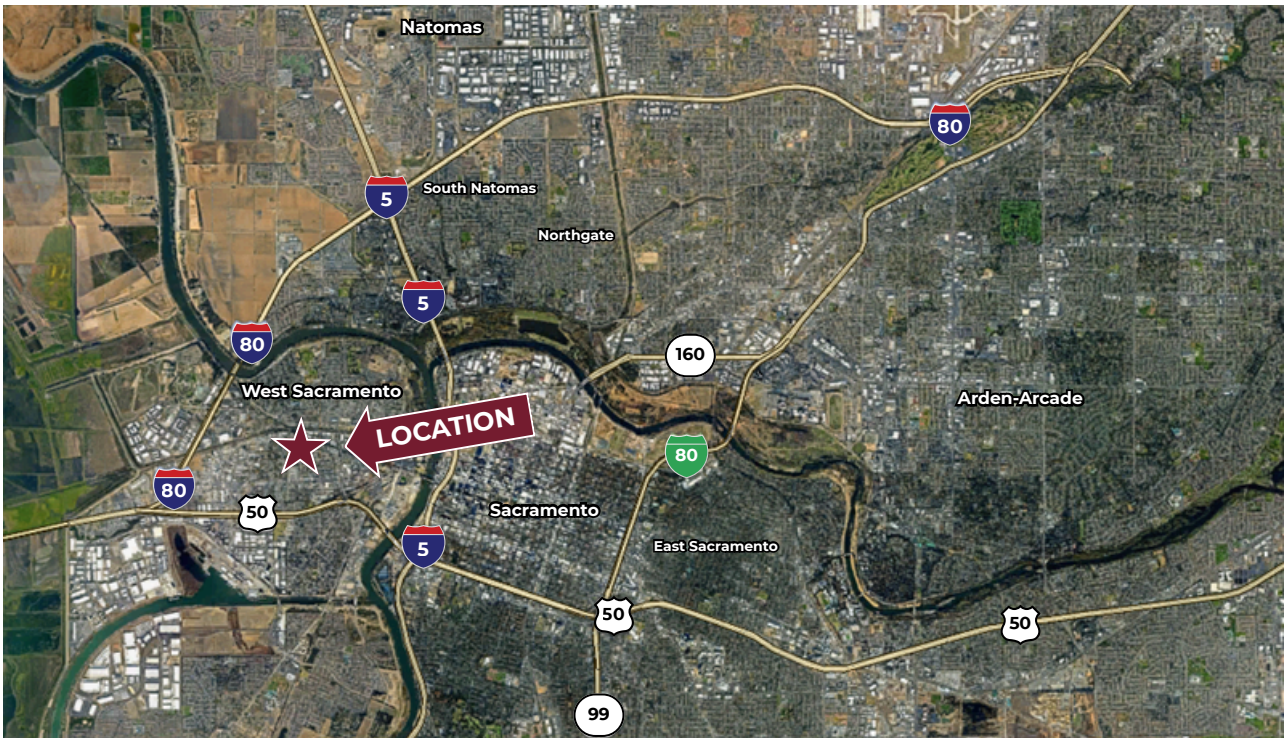
The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information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

Site/Floor Plan



Aerial View


Sacramento Ave.
Triangle Ct.
Jefferson Blvd.


Natomas
South Natomas
Northgate
West Sacramento
LOCATION
Arden-Arcade
Sacramento
East Sacramento
5
80
160
50
99