



FOR LEASE

1980 S. River Road

WEST SACRAMENTO, CA 95691



Industrial Flex Office Spaces - Furnished

TOTAL Modular Offices: $\pm 14,600$ SF

COMBINED Lease Rate: \$16,000/
Month + Utilities

4 YEAR Minimum Lease Term

ZONED WF overlay M2 zoning

POTENTIAL USES R&D / Lab Space,
Engineering / Consulting Firms

EXISTING low voltage wiring
(computer network cabling)

RECOMMENDED vendor for low voltage wiring (computer network cabling) is called Ultra Link. They have long history and vast experience with the property. They can be reached at (530) 887-2370.

IF TENANT is going to bring in an internet carrier, tenant is responsible for extending the circuit from MPOE to the suite.

JEFF POST, SIOR

916.758.3208

jeff.post@kidder.com

LIC N° 01264304

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**Kidder
Mathews**

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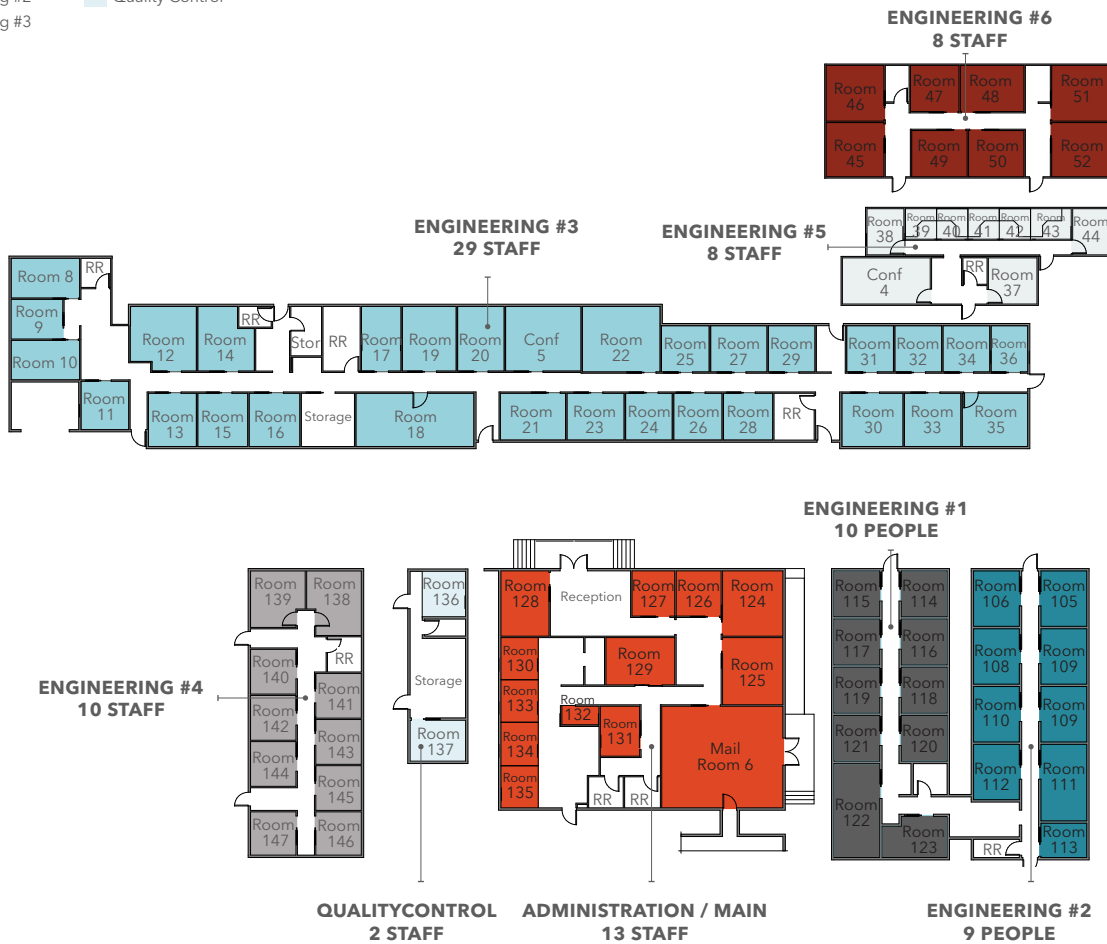
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Floor Plan

DEPARTMENT LEGEND

Administration/ Main	Engineering #4
Engineering #1	Engineering #5
Engineering #2	Quality Control
Engineering #3	



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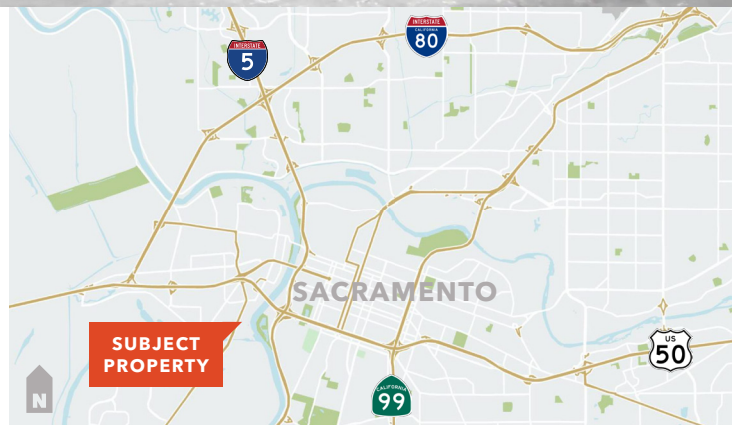
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CURRENT AVAILABLE LEASE SUMMARY:

Lease Rate	\$1.15 PSF + \$500/Mo Minimum Utilities/Janitorial
Office Buildings Six (6) Available	±1,440 - 14,600 SF Total Four (4) ±1,440 SF Mod. Bldgs One (1) ±5,000 SF Office Bldg One (1) ±3,840 SF Mod. Bldg
Plus At \$500 Per Month (Per Office Trailer)	Existing Furnished Twice Weekly Janitorial Service



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