



±10 Acre Surplus Yard + Office (50%) & Shop Facility

2000 S. RIVER RD, WEST SACRAMENTO, CA 95691

FOR SUBLEASE



**Kidder
Mathews**

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PROPERTY OVERVIEW

AVAILABLE January 1, 2026

±9.5 ACRE total yard facility

±20,472 SF total including:

±2,132 SF office building

±4,340 SF metal (two bay) shop building with overhang

±14,000 SF metal warehouse/storage

FOUR (4) grade level doors - 12'x14'

CLOSE proximity to all major freeways (1-5, I-80, & Hwy 50)

Smaller ±7 AC section also available

City Business License requested before occupancy

Existing ECCO Equipment (± 3 AC) sublease can be cancelled

SUBLEASE SUMMARY

Sublease Rate	±7 AC: \$39,000/mo
	±10 AC: \$47,534/mo. NNN EXP @ \$0.42/PSF
Sublease Term	Through 7/31/2027
	Option - 3 yr 7/31/2030 (\$50,428-\$53,580)
Total SF	±20,472 SF
Total AC	±10 AC
Zoning Use	Light Industrial / WF overlay Office and Parking

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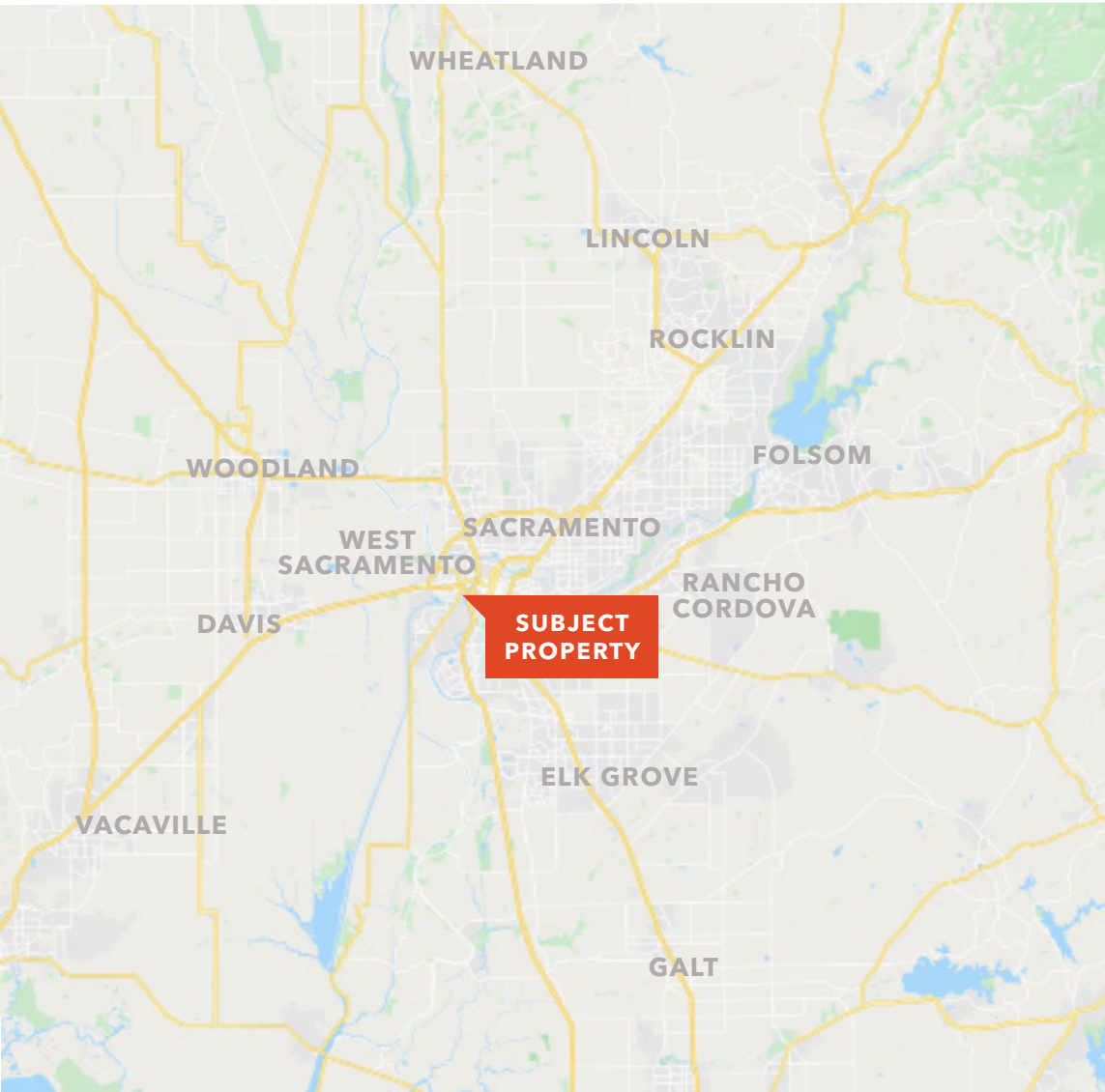
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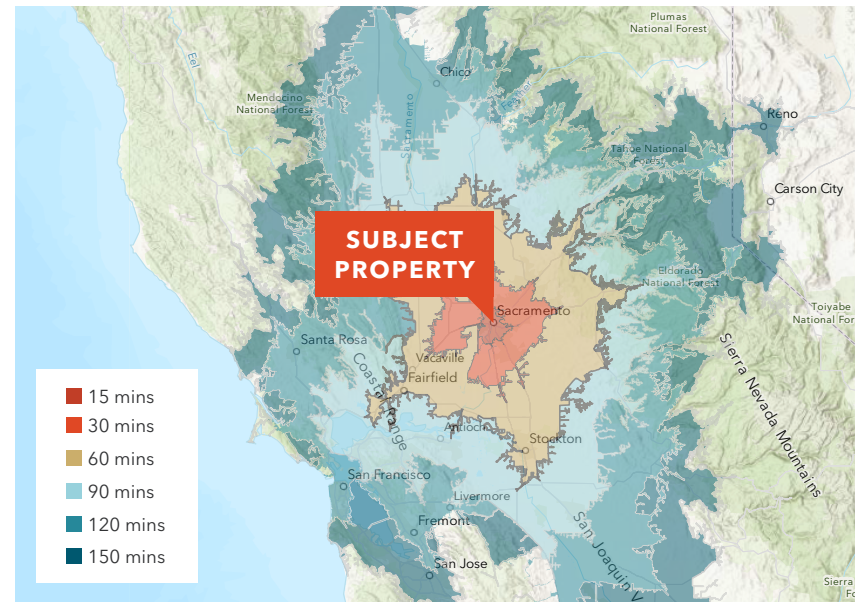
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DRIVE TIMES

Sacramento	±10 Miles	Approx 15 mins
Woodland	±16 Miles	Approx 20 mins
Stockton	±53 Miles	Approx 1 hr
Oakland	±88 Miles	Approx 1 hr 25 mins
San Francisco	±91 Miles	Approx 1 hr 35 mins
Red Bluff	±122 Miles	Approx 2 hr
Reno	±138 Miles	Approx 2 hr 30 mins



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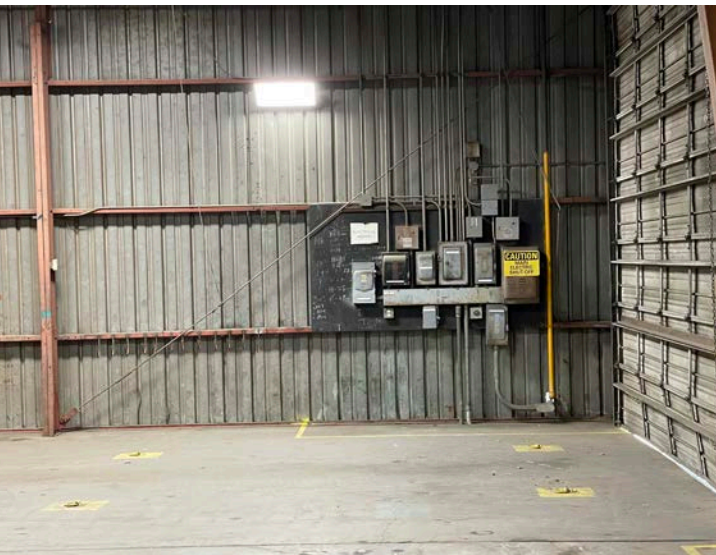
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