

# 9736 KENT STREET

±1.14 AC  
FOR LEASE

OPTIONAL  
YARD ±1.3 AC

KENT ST

ELK GROVE, CA

## *±5,000 SF Metal Building with Surplus Yard For Lease*

±1.14 AC industrial land & fenced yard with  
Class C building

14'-16' height, ±5,000 SF metal building built in 1990

4 grade-level doors 12'H x 12'W

200a electrical power, single phase, to be verified

±800 SF office & 2-restroom space

Zoned: MP (Industrial/Office Park low to medium  
intensity uses), City of Elk Grove

Asking Lease @ \$7,750/mo + utilities & NNN fees

Optional: Lease adjacent fenced yard ±1.3 AC @  
\$4,000/mo separately, or \$2,000/mo with 9,736 Kent St

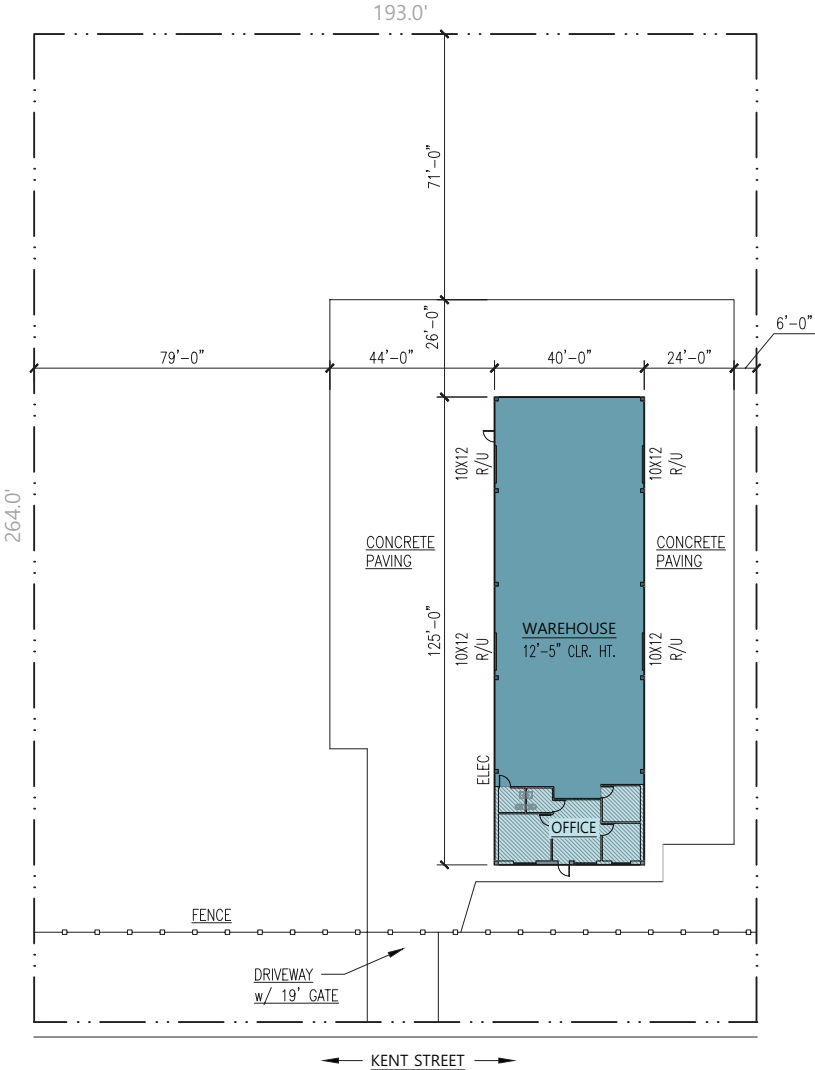
Upcoming new exterior and office interior painting  
and new office commercial flooring, new roof, new  
HVAC system, and yard weed abatement

JEFF POST, SIOR  
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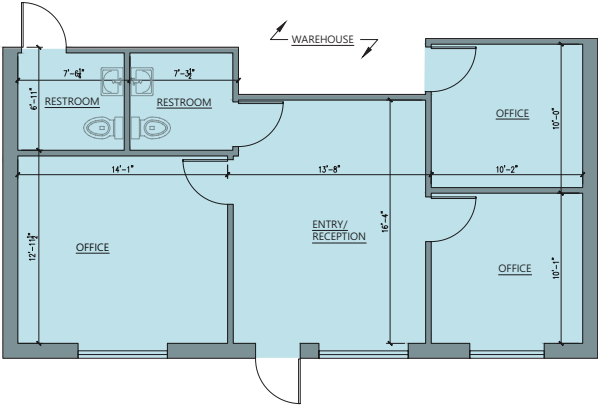
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SITE / FLOOR PLANS



OFFICE



***±5,000 SF***

TOTAL SF AVAILABLE

***±4,200 SF***

WAREHOUSE SF

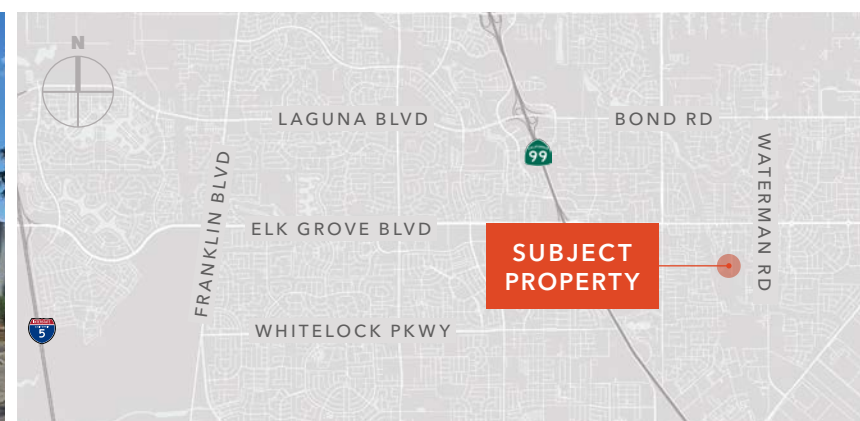
***±800 SF***

OFFICE SF

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#### INDUSTRIAL-OFFICE PARK (MP) ZONING

The industrial-office park district is intended to provide well-designed and integrated development that supports a range of clean, light industrial or high-technology office and manufacturing uses and may include research, retail, service, and storage components or other supportive uses, such as dry cleaners, day care centers, restaurants or medical clinics. The MP designation is intended for low to medium intensity uses located along freeways, thoroughfares, arterials, or collectors or near existing/planned public transit stops. The emphasis in this district is on development in a business park setting on sites adjacent to other industrial, commercial, or office uses or near higher density residential development. Development should be pedestrian-friendly with connections between and among different uses; however, it should also accommodate automobiles. Development in this district should take advantage of existing or planned public transit opportunities.



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