

# INDUSTRIAL / FLEX SPACE FOR LEASE

## 4103 Northgate Blvd., Sacramento, CA 95834

### Features:

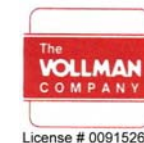
- Gross Building Area: 44,000 sq. ft.
- APN 237-0420-018
- 3.08 acres zoned MP
- 1,000 amps - 277/480 volt 3 phase 4 wire electrical
- 14' x 12' truck door
- 18' - 20' clear height
- Parking Ratio: 3.2/1,000sf
  
- \$5,850/month (\$0.65psf) + NNN
- NNN - \$0.18psf, (\$1,620/month)
  
- Northgate Blvd. Frontage & Signage
- Sure West fiber optic to building



### Availability:

9,000 sq. ft.

Currently configured as an open office or tech assembly area with five offices/ classrooms, conference room, kitchen-break room and small warehouse.

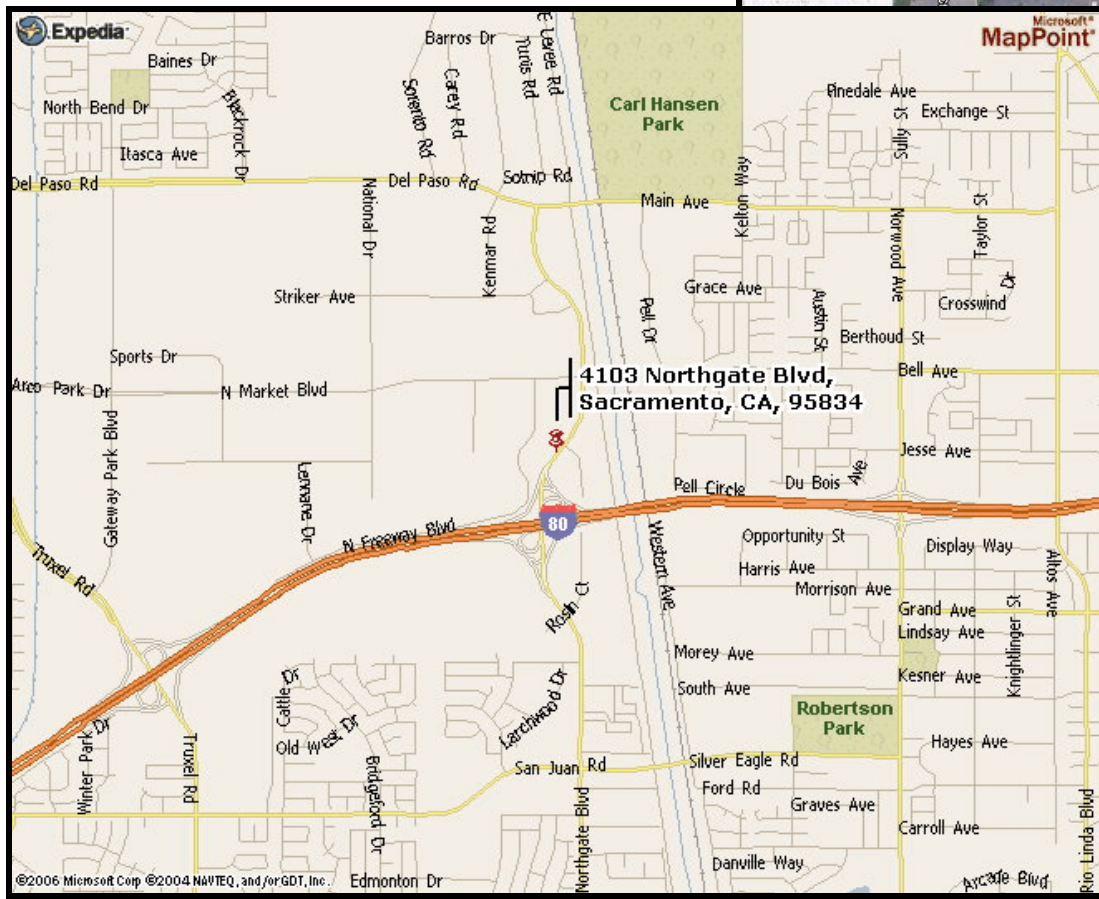


**THE VOLLMAN COMPANY, INC.**  
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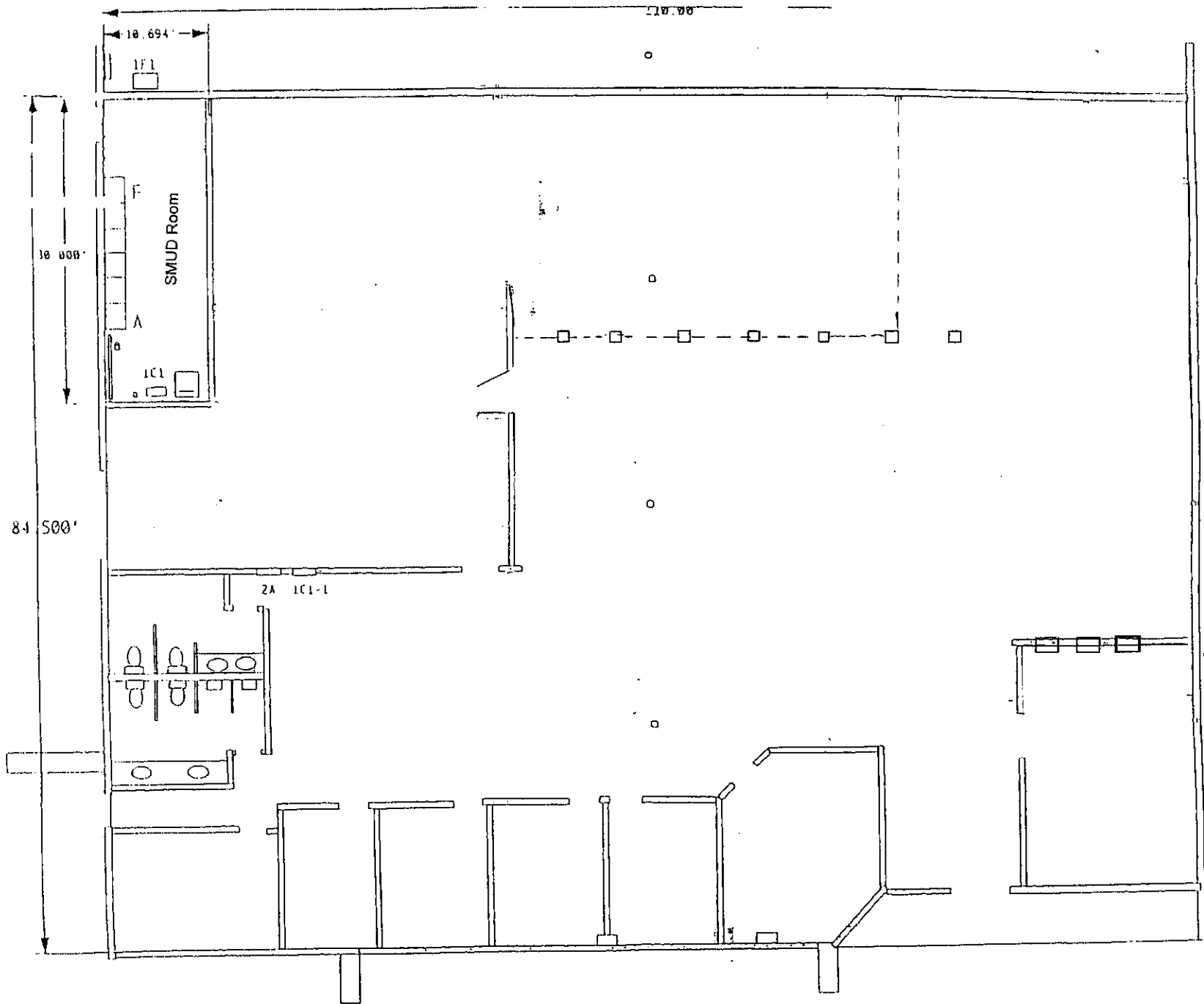
### **For Additional Information, Contact:**

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THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE



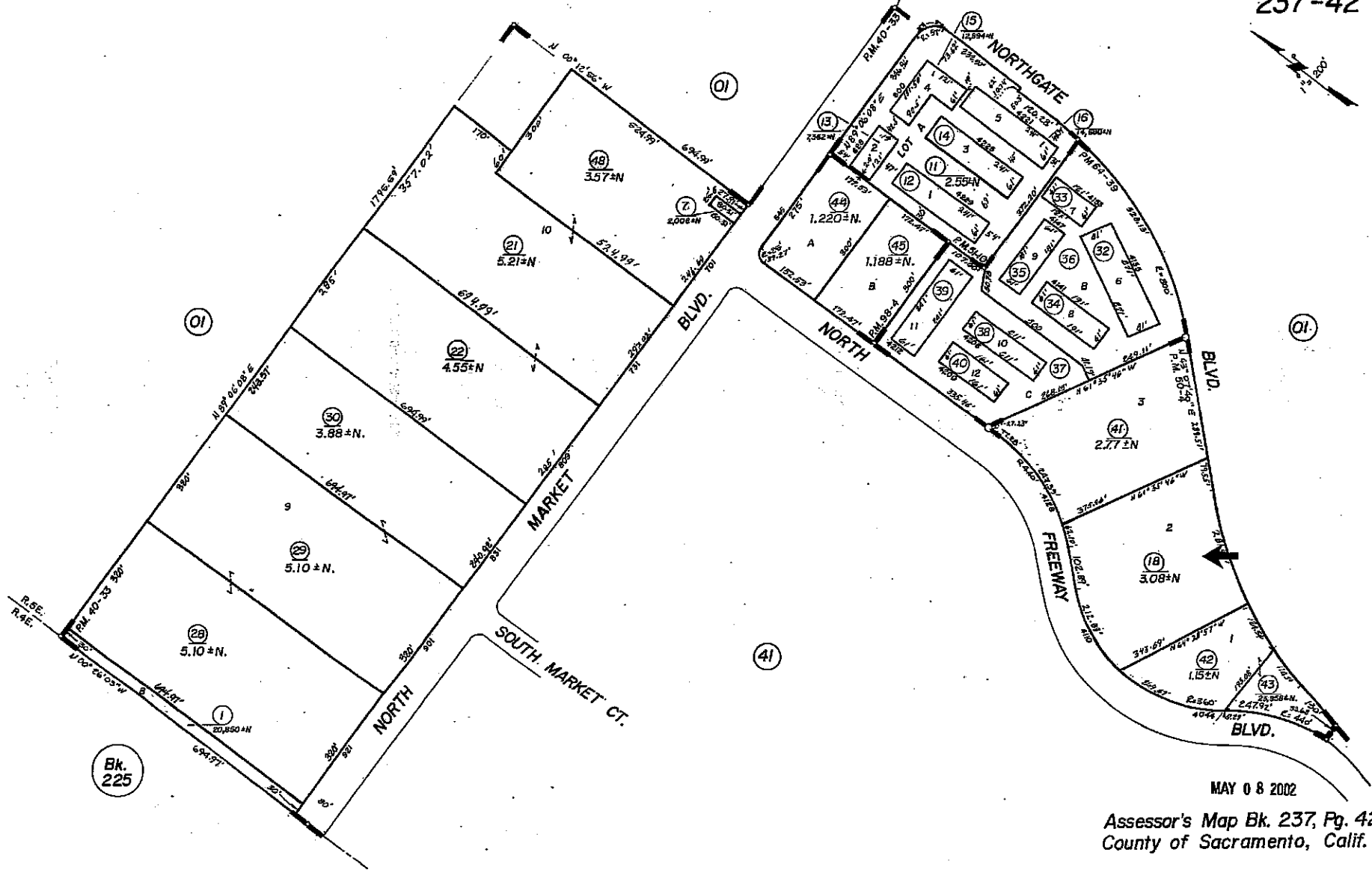




4103 Northgate Blvd.

POR. SEC. 7, T.9N., R.5E., M.D.B.&M.

237-42



Bk. 225

MAY 08 2002

Assessor's Map Bk. 237, Pg. 42  
County of Sacramento, Calif.