



PROPERTY HIGHLIGHTS

- Total Size: $\pm 10,000$ SF
- Production/Warehouse: $\pm 7,500$ SF
- Office Space: $\pm 2,500$ SF
- Cold Room with cooling unit (dimensions 15' x 9.5')
- Fenced Yard
- Parking: 20 free surface spaces
- Zoning: M1 (Sacramento County)
- Sprinklers: Yes
- Two functional roll-up doors and two sealed roll up doors
- Power: 400 A
- Two A/C & Heating systems for production area
- Two A/C & Heating systems for office area
- Lease Rate: **\$0.80/SF; NNN**

LOCATION OVERVIEW

Production space is food service approved by County of Sacramento and State Department of Health. Located on Beatty Drive with easy access to Highway 16 via Harlin Drive.

FOR LEASE INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS
9255 Beatty Dr.



FOR LEASE INDUSTRIAL PROPERTY

LOCATION MAPS

9255 Beatty Dr.

