



**Parker
Stevenson**

4030 Truxel Road
Suite D
Sacramento, CA 95384
www.parkerstevenson.com

BROKERAGE CORP.

**First Year Rent Only
\$2,000/month (M.G.)*
5% Commission to
Procuring Broker***



North Natomas: Two +/-6,000sf Flex Spaces for Lease

- Office w/ brand new carpet, paint, ceiling grid, and interior doors
- M1—Light Industrial zoning
- Conditioned & sprinklered warehouse
- One rear roll-up door in each suite
- Easy access to I-80 and I-5.
- One shared in-ground loading dock

2009 Demographics

| | <u>1 Mile</u> | <u>3 Miles</u> | <u>5Miles</u> |
|---------------------------|---------------|----------------|---------------|
| Population: | 6470 | 111,410 | 228,387 |
| Avg. Household Income: | \$60,436 | \$62,990 | \$64,917 |

For more information,
please contact:

*Promotion available for leases of at least a
three year term signed by Dec. 31, 2011

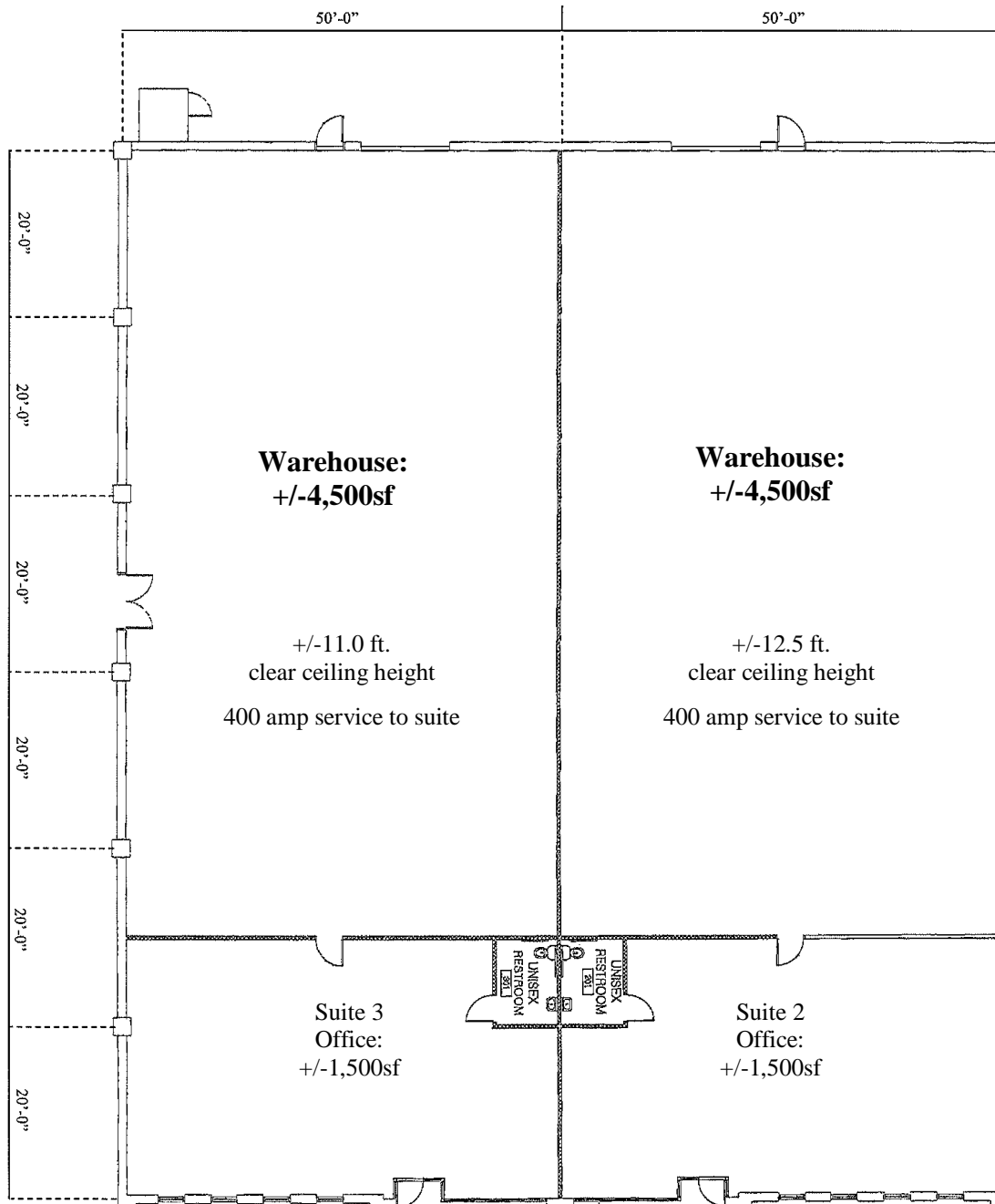
Mindee Menigoz

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Floor plan



Floor plan not to scale



**Parker
Stevenson**

**4111 North Freeway Blvd.
Sacramento, CA 95834**

Natomas Site Highlights



Interior Pictures



The information provided herein has been given to us by sources we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before lease or purchase.

For more information, please contact:
Mindee Menigoz at 916-928-3800