

## AVAILABLE FOR LEASE

32,125 Sq. Ft. Industrial Building  
3804 Feather River Blvd. Olivehurst, CA



- Nicely finished office & ADA accessible Restrooms.
- Sprinklered, 20x18 ft. roll-ups, fenced yard, outdoor/indoor lighting.
- Office has two restrooms, reception, sales area, conference rm., office etc.
- Clear height – 20 ft. +/-, 220V power available, Fire Sprinklers throughout.
- Thirty minutes to Sacramento Intl. Airport and Downtown Sacramento.
- Ample truck parking in back of facility.
- Truck shop facilities provided including: minor repair work, oil changes, steam cleaning etc. at favorable rates.
- Asking Base Rent: \$0.30 psf/mo Industrial Gross.

Please Contact:

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**DISCLAIMER:** The information contained in this offering was provided from sources deemed to be reliable however Broker makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.

COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT

