

**FOR LEASE INDUSTRIAL
WITH YARD**

**3611 51st Ave
Sacramento 95823**

One 960 SF Office Module

- Land Approximately 18,500 SF - 0.42 acre
- Zoning M-1
- Close to HWY 99
- Fenced Yard
- Yard Will Be Vacant Upon Tenancy
- Possible Free Rent Allowance for TI's
- Minimum Five-Year Lease Term/Option
- Possibilities of Yard Expansion in the Future But No Guarantees
- \$4,500.00 Month

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MUCH MORE!**

**EASY ACCESS TO
HWY 99 OFF
47TH AVE AND
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- RETAIL
- OFFICE
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- SPECIAL USE

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