9835 Goethe Road

SACRAMENTO, CA



Exclusively listed by:



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The Highway 50 Corridor is held in high esteem for these primary reasons:

- Efficient, Affordable Product Type
- Seismic Stability & Flood Safety
- Reliable Power & Communications Infrastructure
- Proximity to Affordable & Executive Housing

Property features

- ±20,000 to ±54,276 SF Available
- Lease Rate: \$1.45/SF, Full Service
- 213 Parking Spaces Plus Available Street Parking
- Signage Available

- Fiber in Building
- MP Zoning
- 277/480 Volt, 3-Phase, 4 Wire 2500 Amp Service
- Uses Include: Call Center, Back Office Admin, Healthcare, Data Center







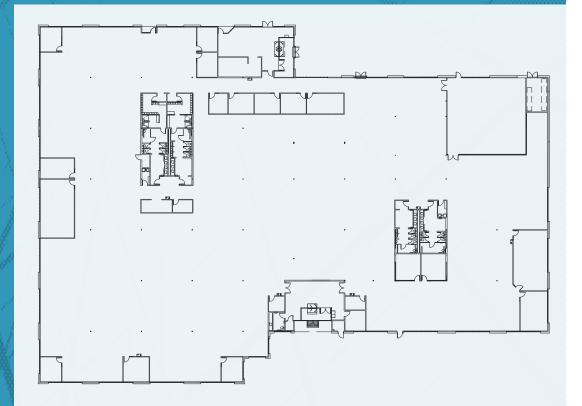




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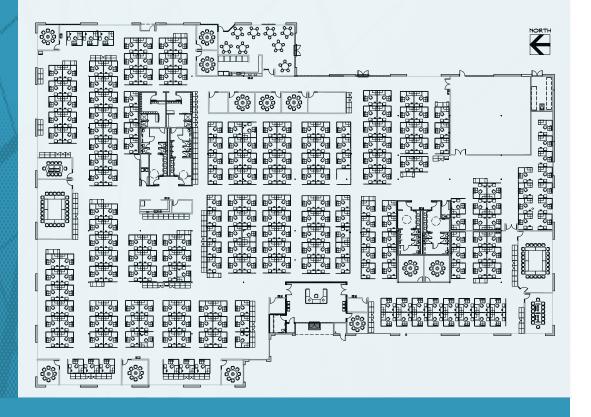
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Existing Built Floor Plan



Furniture Floor Plan

(as shown - 263 cubes)





Amenities map and location

- 1 AT&T Wireless
- 2 State of CA Department of Corrections
- 3 Count of Sacramento
- 4 Built-to-Suit Parcel 8.4 Acres
- 5 Immuno Concepts
- 6 National Guard Headquarters

- 7 DealerTrack
- 8 Matheson Trucking
- 8 State of CA EDD
- 10 State of CA Department of Corrections
- 11 Schools Insurance Authority (SIA)
- 12 State of CA Department of Corrections

professional office space FOR LEASE

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