

**TECH CENTER 50**  
**9323 TECH CENTER DR**  
**SACRAMENTO, CA**

**FOR LEASE**  
**6,063 SF OFFICE/FLEX/**  
**WAREHOUSE**

**ETHAN CONRAD**  
PROPERTIES INC.

**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

**FEATURES:**

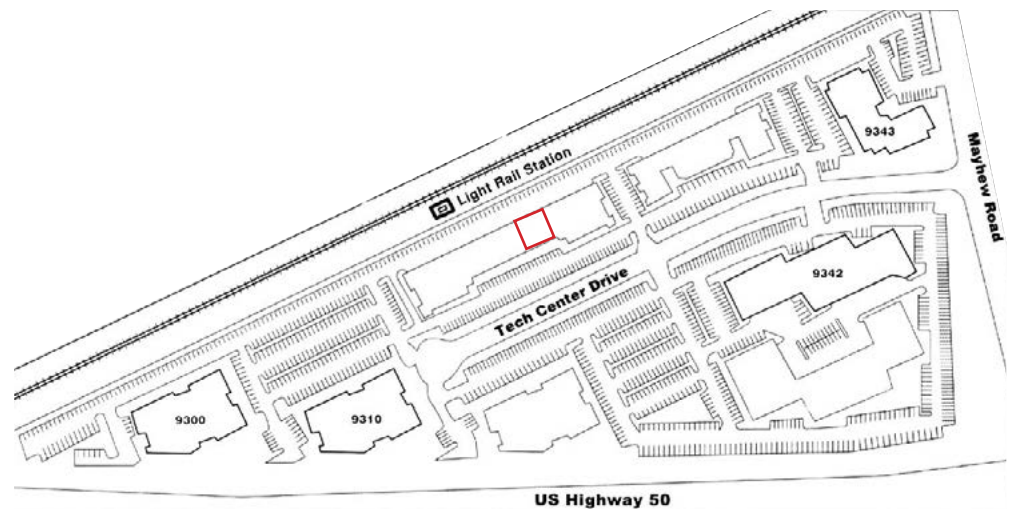
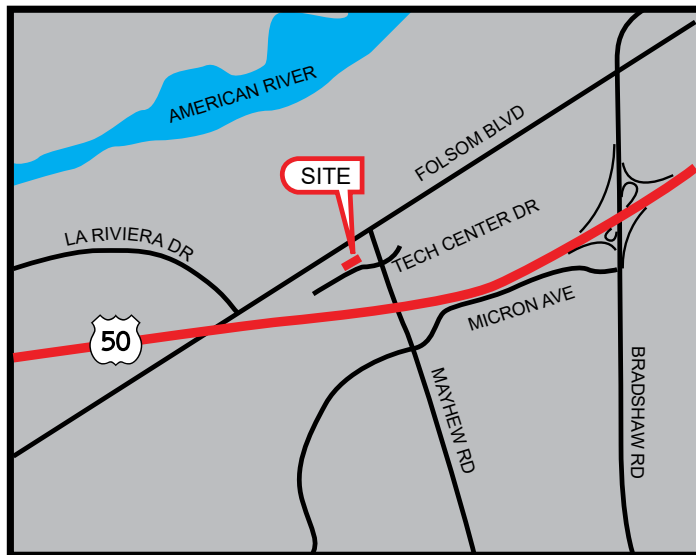
- Zoned MP-Industrial-Office park (Sacramento County)
- Easy access to Hwy 50 at Bradshaw Rd exit via Watt Ave
- 4:1,000 SF parking ratio, ample parking
- Fiber available
- 200 amp panel
- 16' - 18' clear height

**PROPERTY DETAILS:**

Industrial, Flex property with existing office buildout. Also great potential for lab uses. Located near Hwy 50 in unincorporated Sacramento County.

**LEASE RATE:**

Suite 200    6,063 SF    \$1.10 PSF, MG    \$6,669.00/Mo

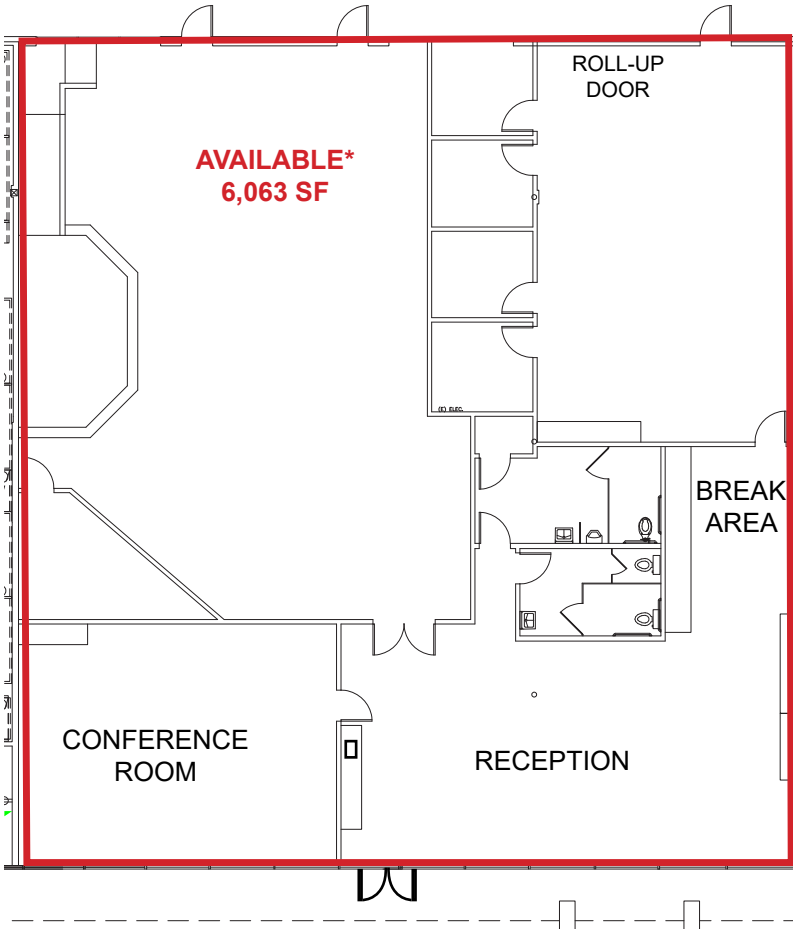
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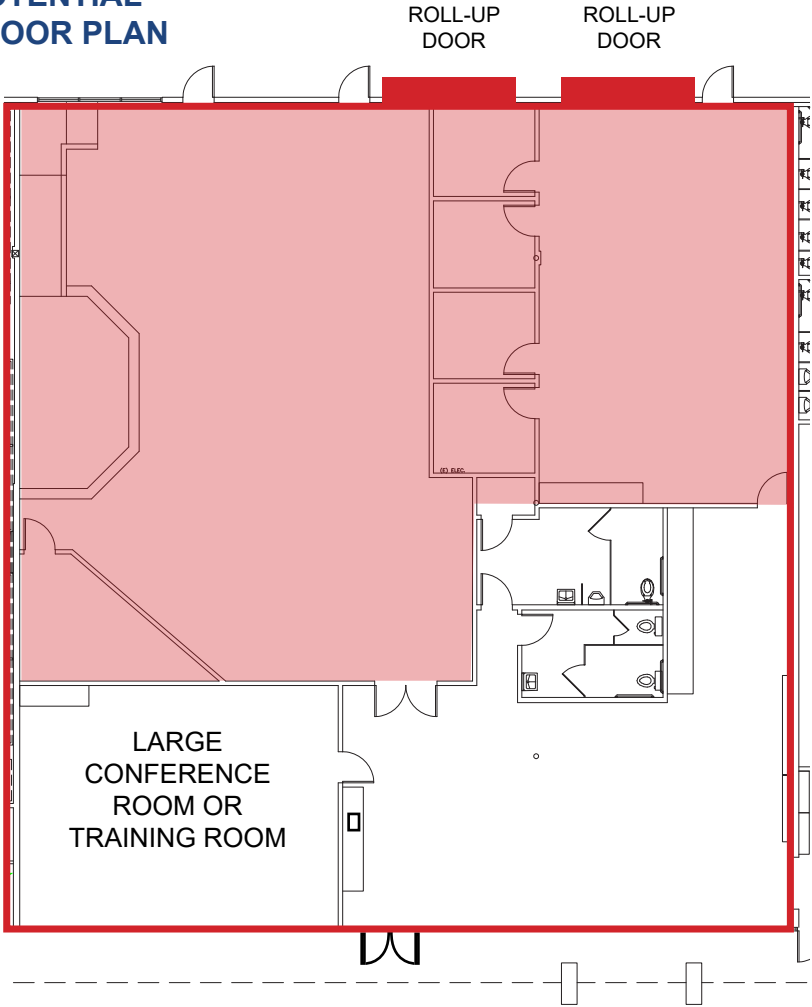
FLOOR PLAN



| Suite | SF    | Lease Rate     | Monthly Rent |
|-------|-------|----------------|--------------|
| 200*  | 6,063 | \$1.10 PSF, MG | \$6,669.00   |

\*Available with 30 days' notice.

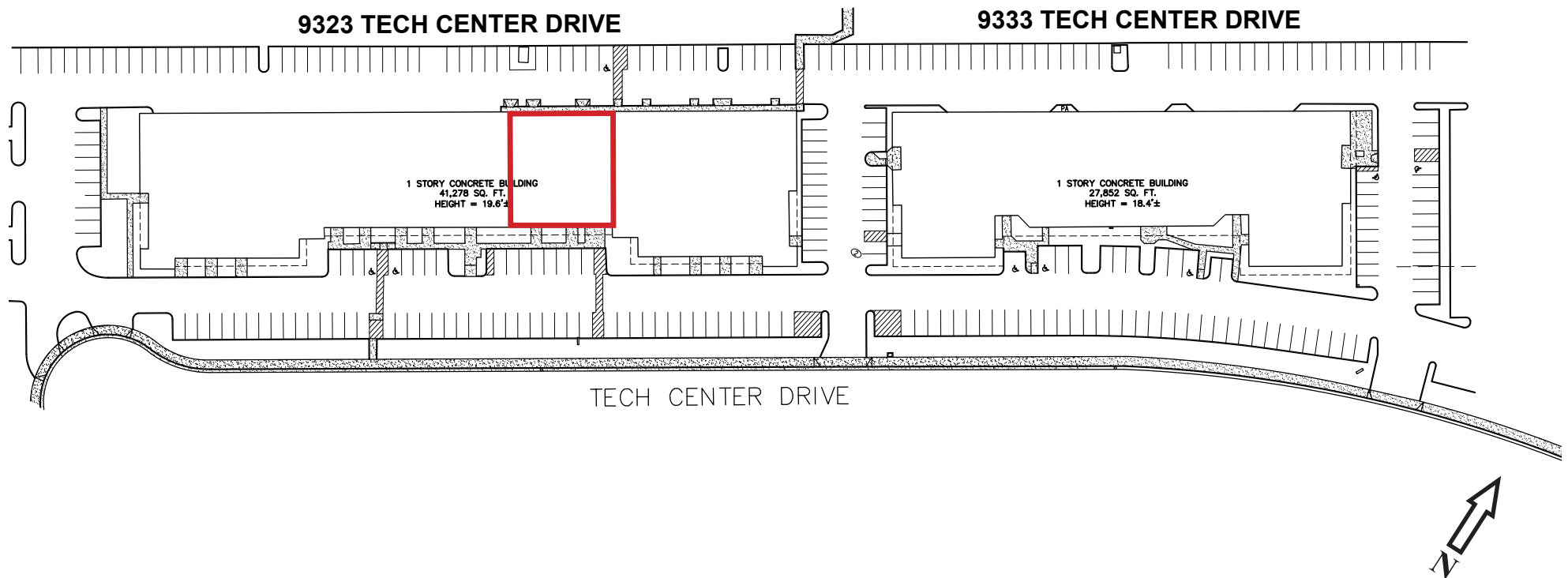
POTENTIAL FLOOR PLAN



POTENTIAL TO DEMO OFFICE TO CREATE WAREHOUSE OR CONDITIONED WAREHOUSE

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**SITE PLAN**



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| Sacramento County Zoning<br>Industrial MP - List of Allowed Uses                                                                                          |                                                                                                                                                           |                                                                                                                                                     |                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Permitted Uses:                                                                                                                                           |                                                                                                                                                           |                                                                                                                                                     |                                                                                                                                 |
| <ul style="list-style-type: none"><li>• Office Use General</li><li>• Laboratory - Medical, Dental, or Optical</li><li>• General Repair Services</li></ul> | <ul style="list-style-type: none"><li>• Warehousing</li><li>• Laboratory - Manufacturing and Processing</li><li>• General Financial Institution</li></ul> | <ul style="list-style-type: none"><li>• Adult Day Care Center</li><li>• Church or Other Religious Institution</li><li>• Ambulance Service</li></ul> | <ul style="list-style-type: none"><li>• Child Day Care Center</li><li>• Veterinarian Animal Hospital</li></ul>                  |
| Conditional Use Permit:                                                                                                                                   |                                                                                                                                                           |                                                                                                                                                     |                                                                                                                                 |
| <ul style="list-style-type: none"><li>• College, University</li><li>• Light Assembly, Manufacturing and Processing</li></ul>                              | <ul style="list-style-type: none"><li>• School</li><li>• General Recreation Facility, Indoor</li></ul>                                                    | <ul style="list-style-type: none"><li>• Business Services, General</li><li>• Animal Grooming, Short Term Boarding</li></ul>                         | <ul style="list-style-type: none"><li>• General Retail Sales</li><li>• Government and Local Agency Buildings and Uses</li></ul> |

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