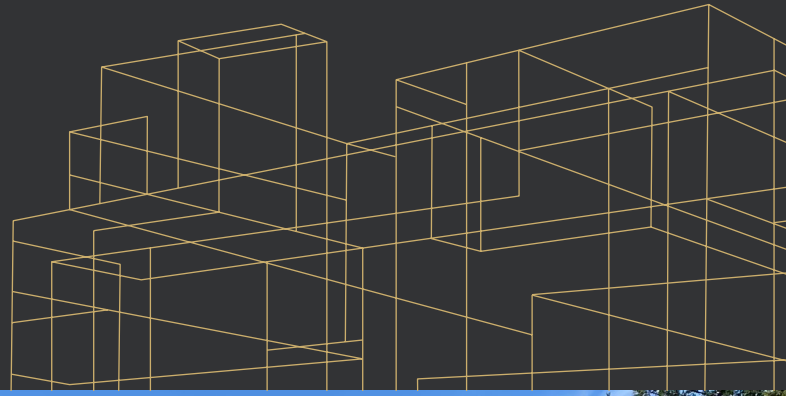


INDUSTRIAL FOR LEASE

3855 DIVIDEND RD, SHINGLE SPRINGS, CA



Available For Lease, offered at \$1.10 PSF Modified Gross

±3,878 SF office/lab building & ±1,500 SF of warehouse

Warehouse space part of a steel frame clear span industrial building

Loading docks with levelers and grade doors

±21' - 24' clear height

Extensive interior plumbing

Insulated warehouse

Warehouse walls are 2.5" insulated panel system with Stucco embossed finish

Sprinklered building

Previous FDA approved food grade manufacturing facility

TOM CONWELL

916.751.3626

tom.conwell@kidder.com

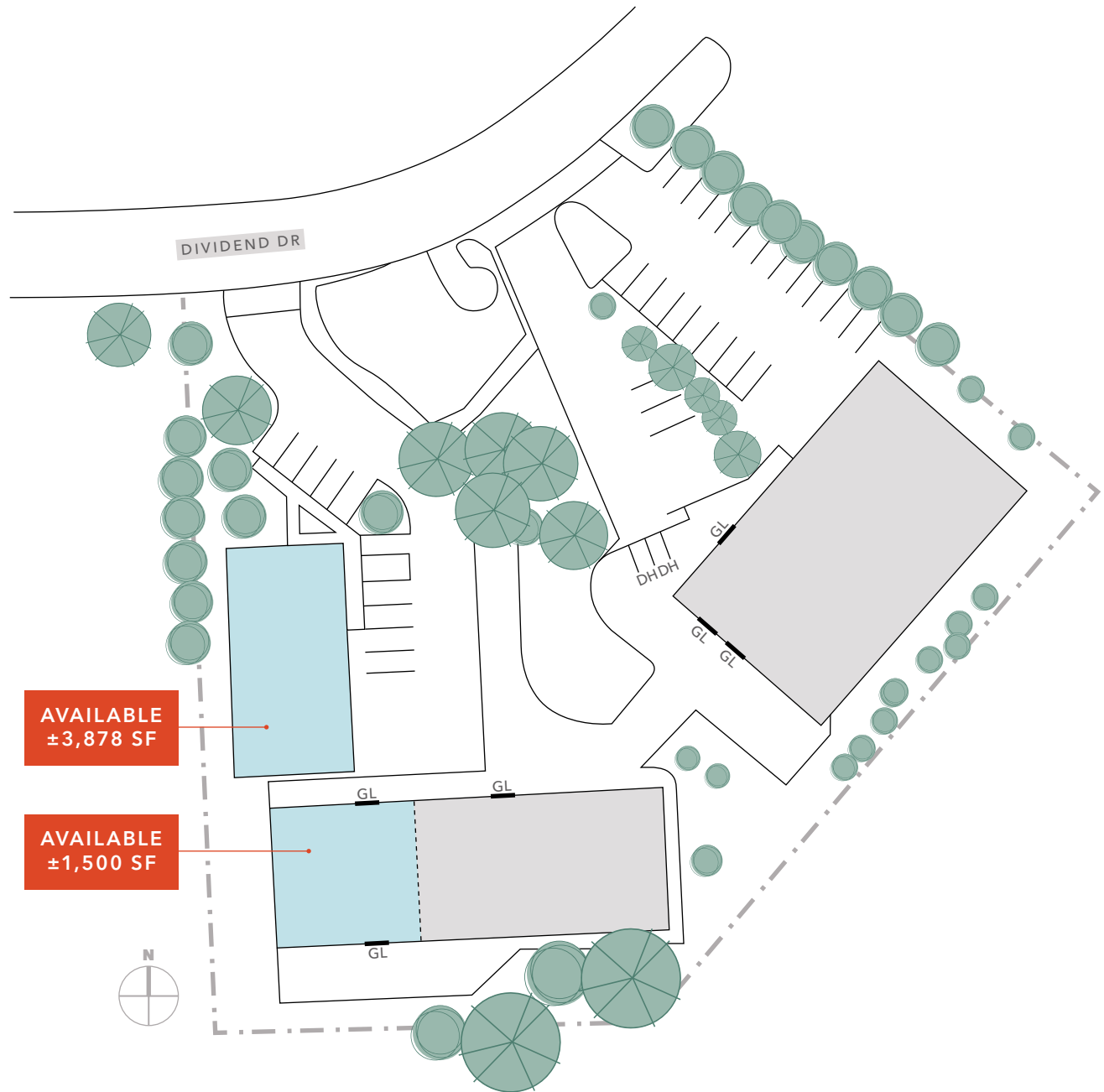
LIC N° 01394155

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SITE PLAN



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3855 DIVIDEND DR



±3,878 SF

OFFICE/LAB BUILDING AVAILABLE

±1,500 SF

WAREHOUSE AVAILABLE

\$1.10/SF

LEASE RATE MODIFIED GROSS



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