



Multi-Tenant Office/Industrial Park

2500 - 2590 Del Monte Street, West Sacramento



±52,954 Square Feet Available (Divisible to ±6,732 SF)

We are pleased to offer the following space:

Highly Improved Flex Units and Distribution Space with Dock High Loading Available

Excellent Access to I-5, I-80 Hwy 99 and Hwy 50

Close Proximity to Downtown Sacramento, UC Davis,

Port of Sacramento and many Amenities

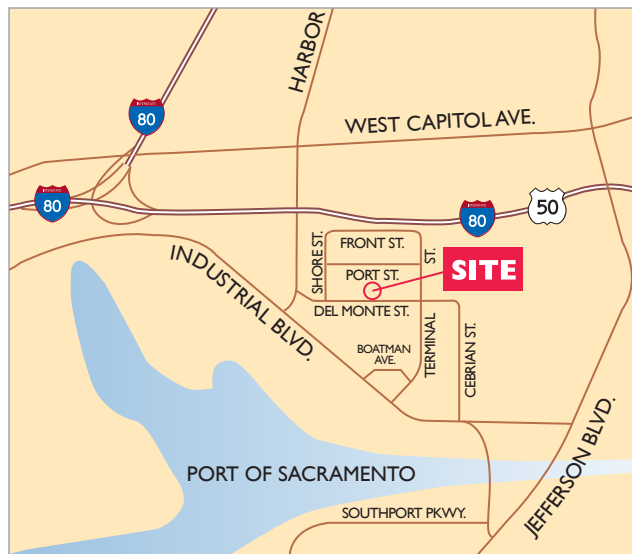
Speculative Suites that are Move-in ready

Additional Tenant Improvements to Suit

Abundant Parking (Dedicated Additional Parking Across the Street)

Very Competitive Lease Rates

Site Plans on Reverse



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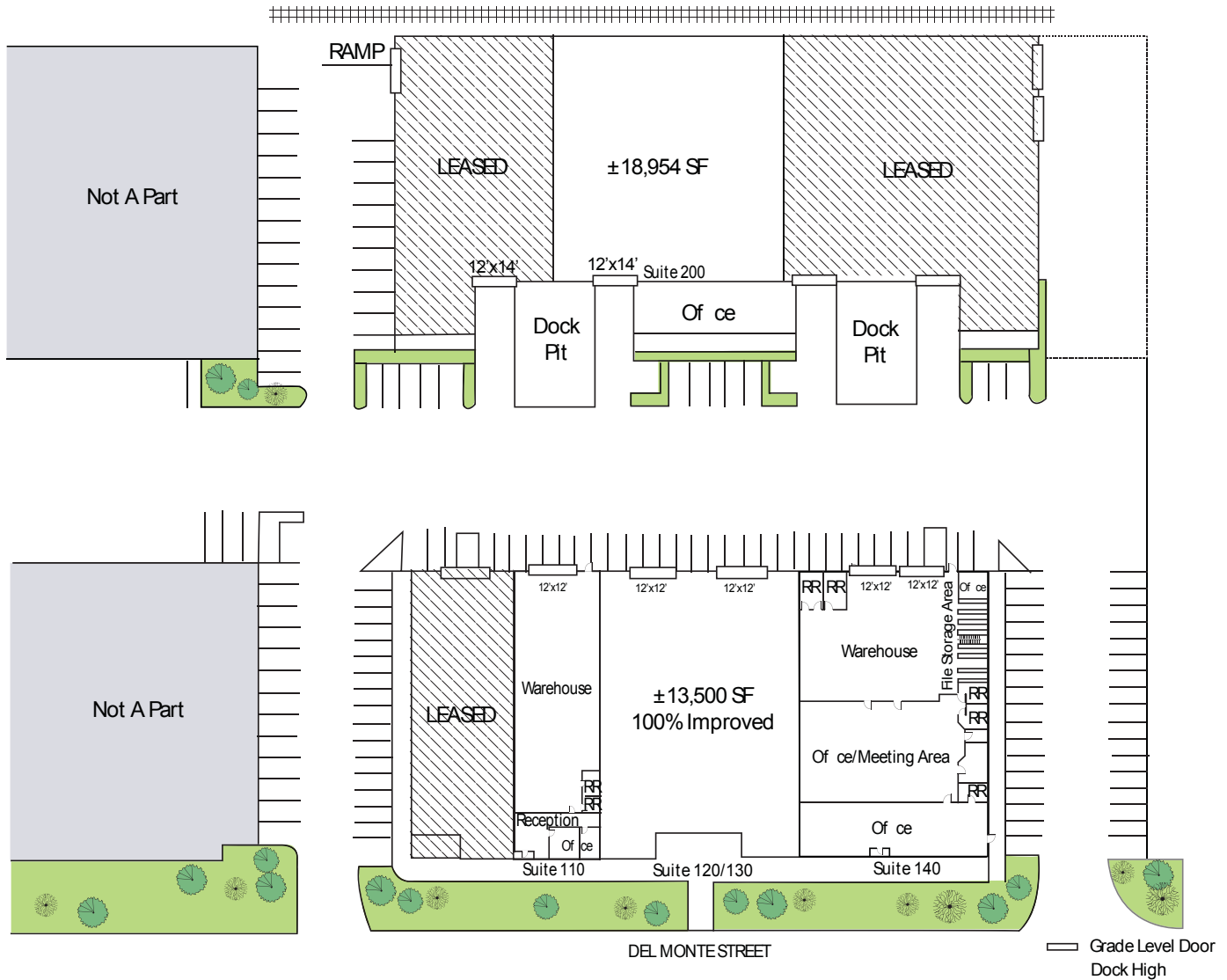
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2554-2590 Del Monte Street

Suite #	Total SF	Office SF	Doors:GL/Dock/Rail	Comments
200	±18,964	±1,152-3,456	1/1/2	Functional warehouse/distribution space with existing office.



2500-2550 Del Monte Street

Suite #	Total SF	Office SF	Doors:GL/Dock	Comments
110	±6,732	±1,098	1/0	Move-in ready unit has new spec office with functional layout.
120-130	±13,500	±13,500	2/0	Fully improved unit can be re-configured and/or converted to include warehouse.
140	±13,735	±7,715	2/0	Very functional flex space with large open space for meetings or training.

Units can be combined for up to ±34,000 SF total