



**macLaughlin and co**

# Industrial Space For Lease

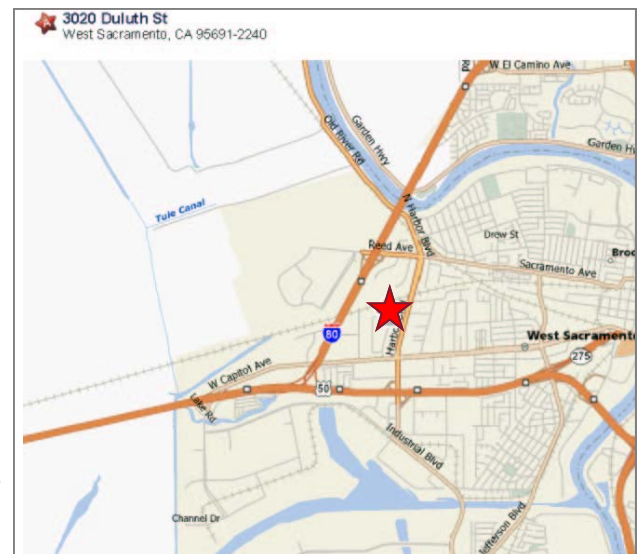
3020-3040 Duluth St., West Sacramento, CA



## 1,250 Square Feet Available 100 Sq. Ft. of Office

We are pleased to offer the following space:

- 1 grade level door
- 100 Amps
- Full 5% commission to procuring broker
- Shared fenced yard
- Zoned M-2 industrial
- On-site oil/water separator
- On-site oil waste disposal
- Gross lease (no additional cost for: water, sewer, taxes, or insurance)



**Tom O'Neil** 916.374.4236 [toneil@macco.org](mailto:toneil@macco.org) Lic #00759276

1401 Shore Street, West Sacramento, CA 95691 T 916.371.9021

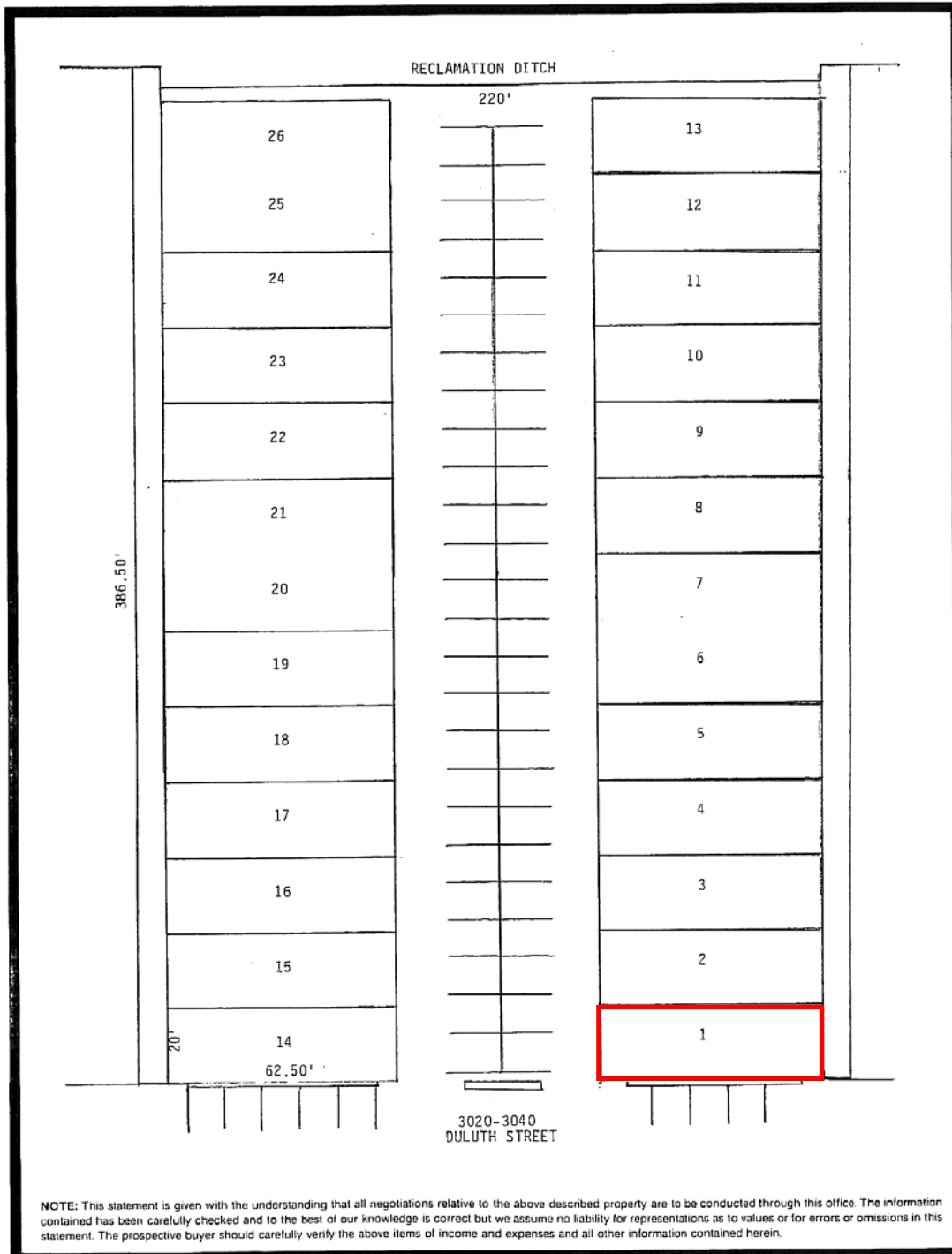
[www.macco.org](http://www.macco.org)

The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

# 3020-3040 Duluth St., West Sacramento, CA

## 3020-3040 Duluth St.

Suite #	Total SF	Office SF	Doors: GL/Dock	Comments
1	1,250	100	1/0	Warehouse with office. Auto use permitted.



**NOTE:** This statement is given with the understanding that all negotiations relative to the above described property are to be conducted through this office. The information contained has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. The prospective buyer should carefully verify the above items of income and expenses and all other information contained herein.