



±1,915 – 4,474 SF INDUSTRIAL SPACE

4370 24th St. Sacramento, CA

Available For Lease

ROWAN ANHALT

Leasing Associate

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(415)592-4967

CYNDIE SMITH

Office Manager

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(916)616-0389



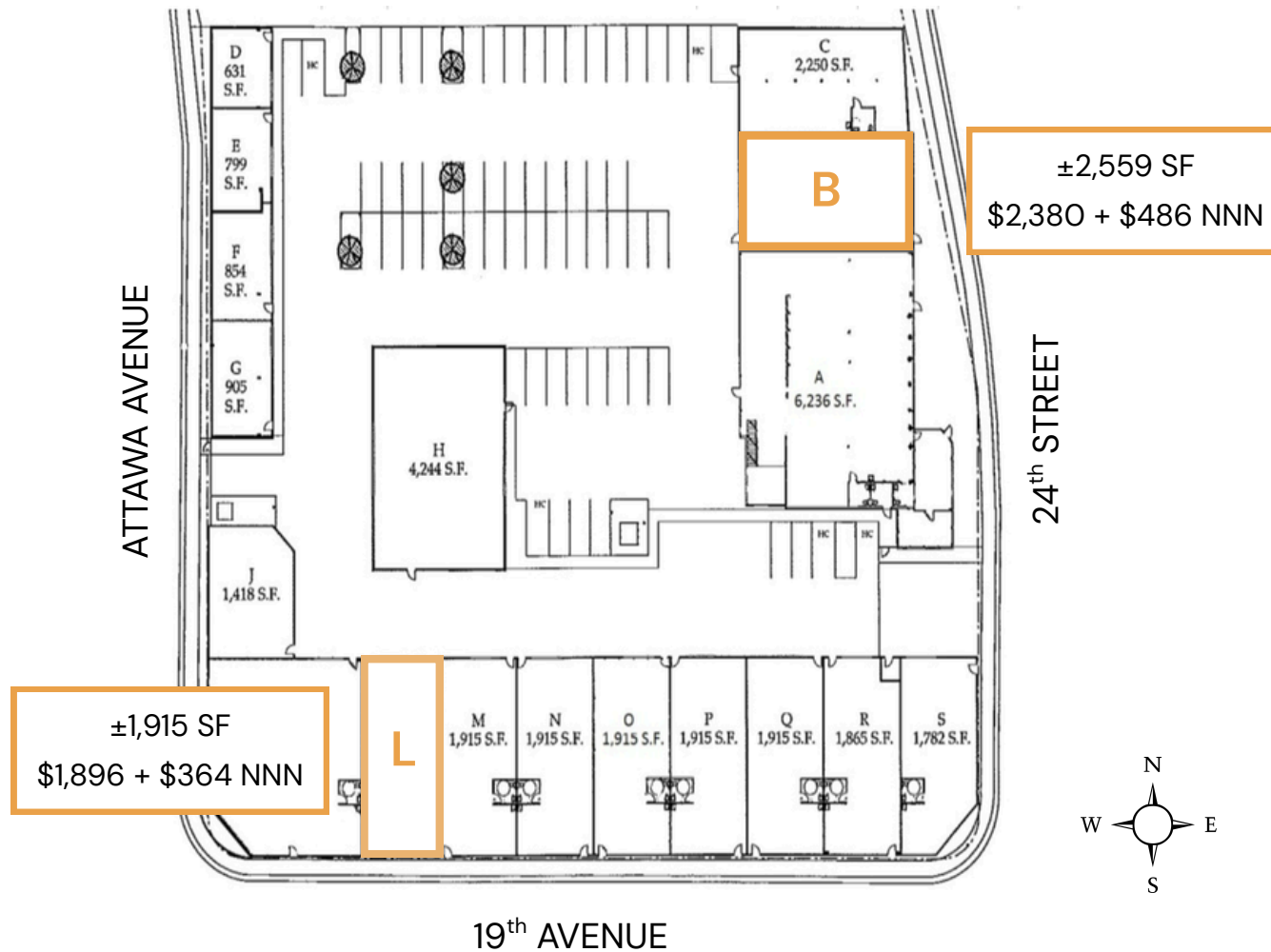
PROPERTY HIGHLIGHTS

- Zoned: C4 – Heavy Commercial
- Electric: 150 amp, 208Y/120 VAC, 3 phase, 4 wire
- Total Available SF: ±4,474
- Buildings total: 11,000 SF | Lot size: 1.81 AC lot
- Parking Ratio: 162/2.6
- Clear Height: 16'
- Construction: Metal
- Common area restrooms
- Easy Access to HWY 50, 80 & 99, 5, & Light Rail



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AVAILABLE FOR LEASE



UNIT B



HIGHLIGHTS

- ±2,559 rentable SF
- Rent total: \$2,866
 - Base: \$2,380 (\$0.93/SF)
 - NNN: \$486 (\$0.19/SF)
- Electric: 150-Amp, 208Y/120 VAC, 3 phase; Lessee to verify service capacity
- Clear ceiling height: 16'
- (1) 12x12 roll-up door. (2) pedestrian doors.
- Rear entrance directly off 24th St.
- Available now

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UNIT L



HIGHLIGHTS

- ±1,915 rentable SF
- Rent total: \$2,260
 - Base: \$1,896 (\$0.99/SF)
 - NNN: \$364 (\$0.19/SF)
- Electric: 150-Amp, 208Y/120 VAC, 3 phase; Lessee to verify service capacity
- Clear ceiling height: 16'
- (1) 12x12 roll-up door. (2) pedestrian doors.
- (1) Private single-occupant restroom
- Available now

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LOCATION



DEMOGRAPHICS	2 miles	5 miles	10 miles
POPULATION			
2025 Population	75,027	411,617	1,002,667
Median Age	39	38	38
Bachelors Degree or Higher	34%	32%	30%
HOUSEHOLDS			
2025 Total Households	29,304	156,885	359,580
2030 Household Projection	29,803	160,024	365,370
INCOME			
Median Household Income	\$84,693	\$82,153	\$86,848
Households above \$100k	12,536	64,270	154,545

CONSUMER SPENDING	10 miles / yr
TOTAL	\$12,143,232,721
Auto Maintenance & Repair	\$376,420,155
Food & Alcohol	\$3,342,621,238
Medical Services	\$329,827,538

DAYTIME POPULATION	10 miles
TOTAL	442,247
Professional & Business Services	58,528
Goods-Producing Industries	43,247
Trade Transportation & Utilities	59,754

Source: Costar 2026

OTHER AVAILABLE PROPERTIES

Sacramento CA Region

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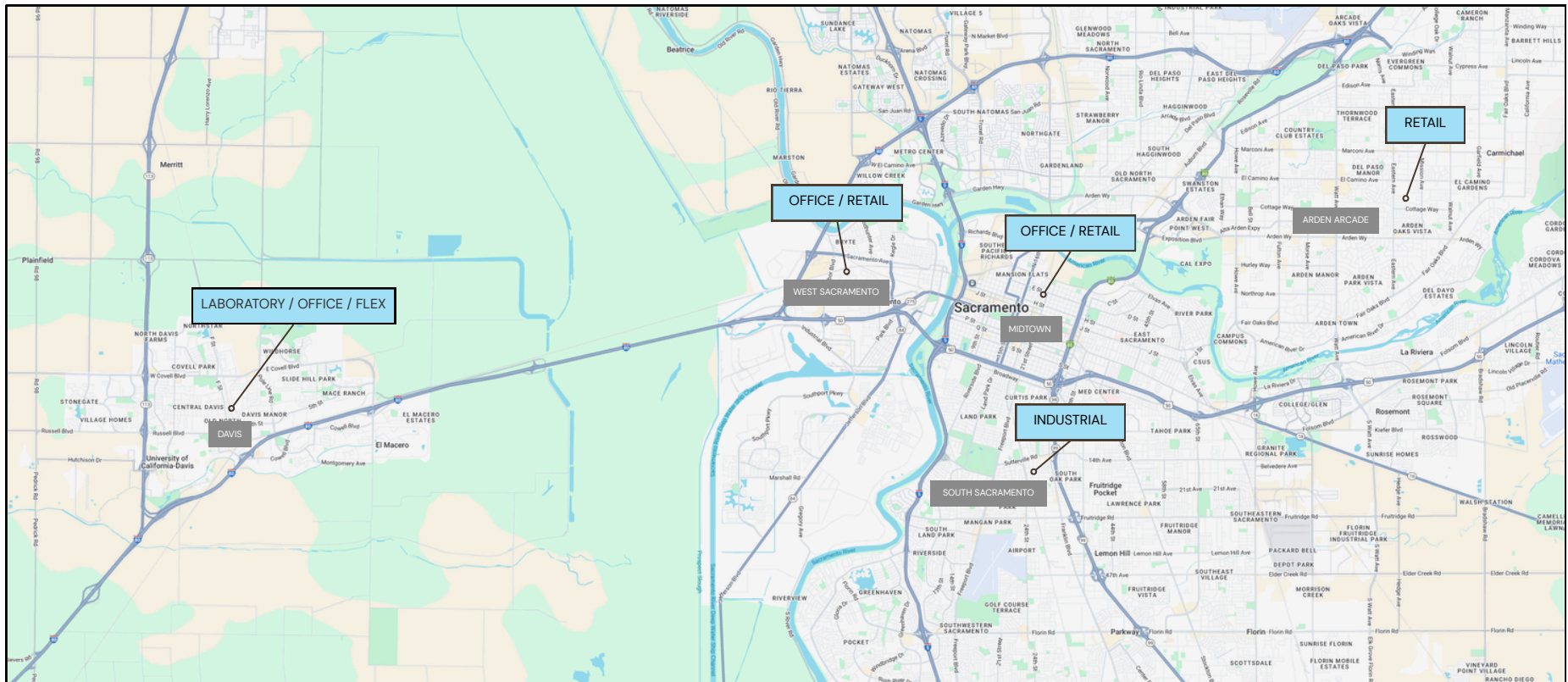
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Information herein deemed reliable but not guaranteed. Site Plans are not to scale.
Lessee should conduct independent verification of all matters deemed to be material.

