

Office Building For Sale or Lease

2445 Albatross Way, Sacramento, CA 95815



19,280 sq. ft. multi-tenant concrete tilt-up building

APN 277-0061-022

Suite 101 - 12,471 sq. ft. - vacant - 18 offices, 4 conference rooms, 1 meeting room, Large Reception-Waiting Area, 18 cubicles, 1 server room & 2 store rooms.

Suite 103 - 2,900 sq. ft. - Occupied on month to month lease - Church

Suite 105 - 2,425 sq. ft. - Occupied on month to month lease - Church

Storage space - 1,140 sq. ft. - Shell Space

Excellent space for a school, church, counseling center, medical clinic or general office use.

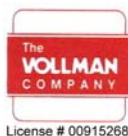
Located at the south east corner of El Camino Avenue and Business 80

El Camino Avenue Frontage
Immediate Freeway Access

38 Parking Spaces
Individual Signage

SALE PRICE: \$1,500,000- (\$77.80psf)

LEASE RATE: \$.70psf - Mod. Gross



License # 00915268

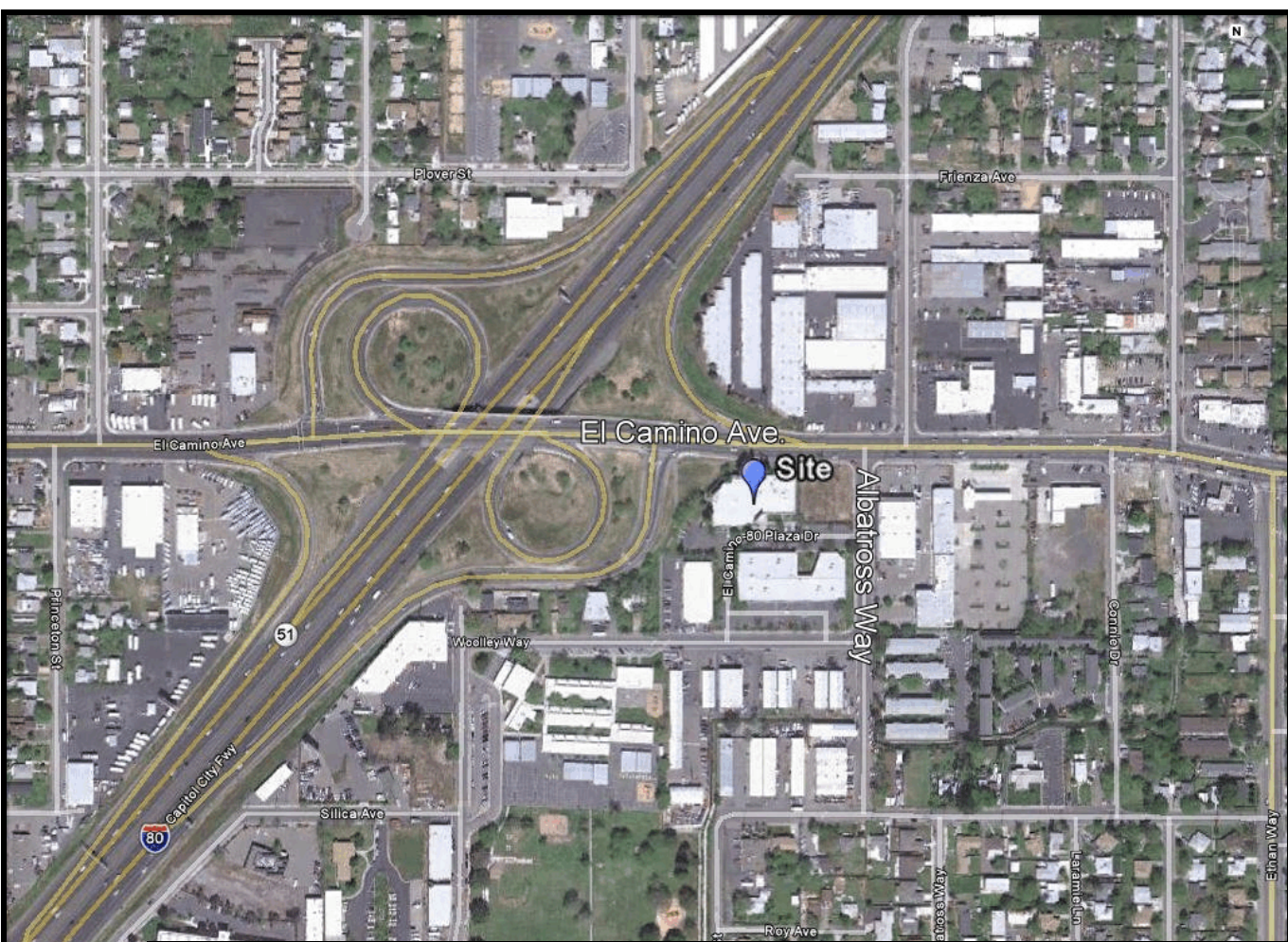
THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 POINT WEST WAY, SUITE 161
SACRAMENTO, CA 95815-4706
916/929-2000 FAX 916/929-7857
www.thevollmancompany.com

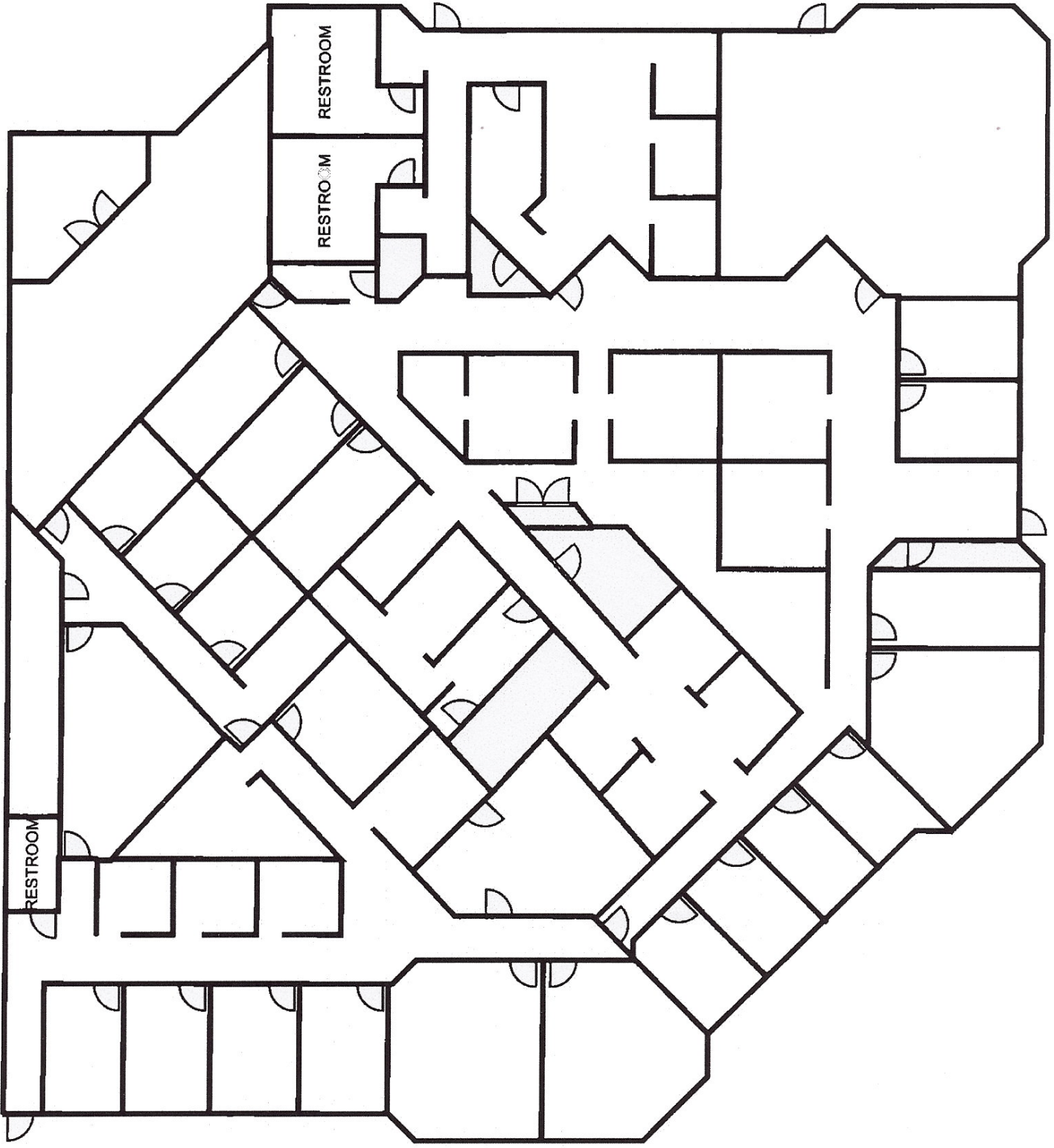
**Dennis Vollman - dvollman@thevollmancompany.com
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Lu Ann Henderson - lhenderson@thevollmancompany.com**

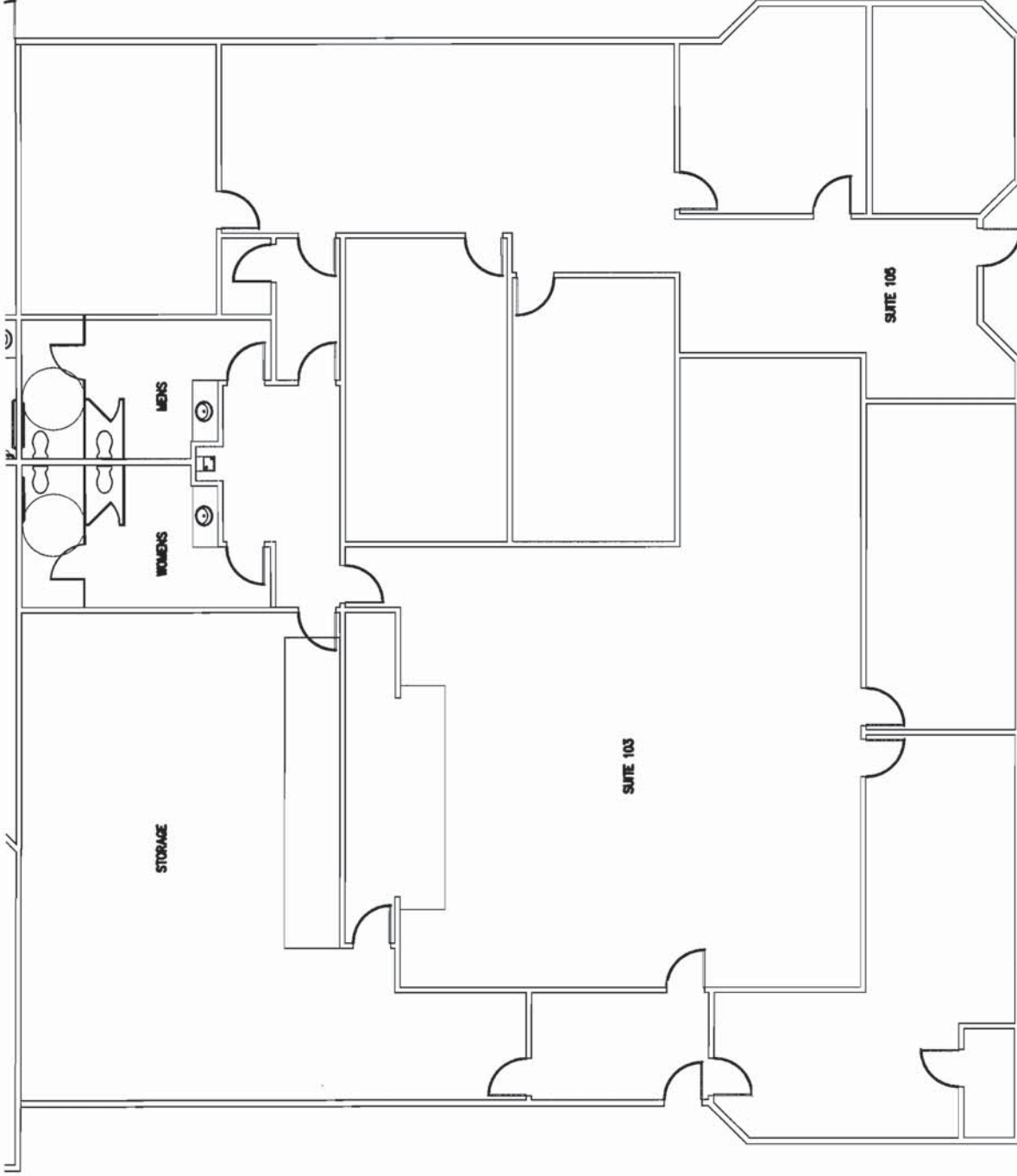
For Additional Information, Contact:

THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE









2445 ALBATROSS WAY - SUITE 103, 105 AND STORAGE

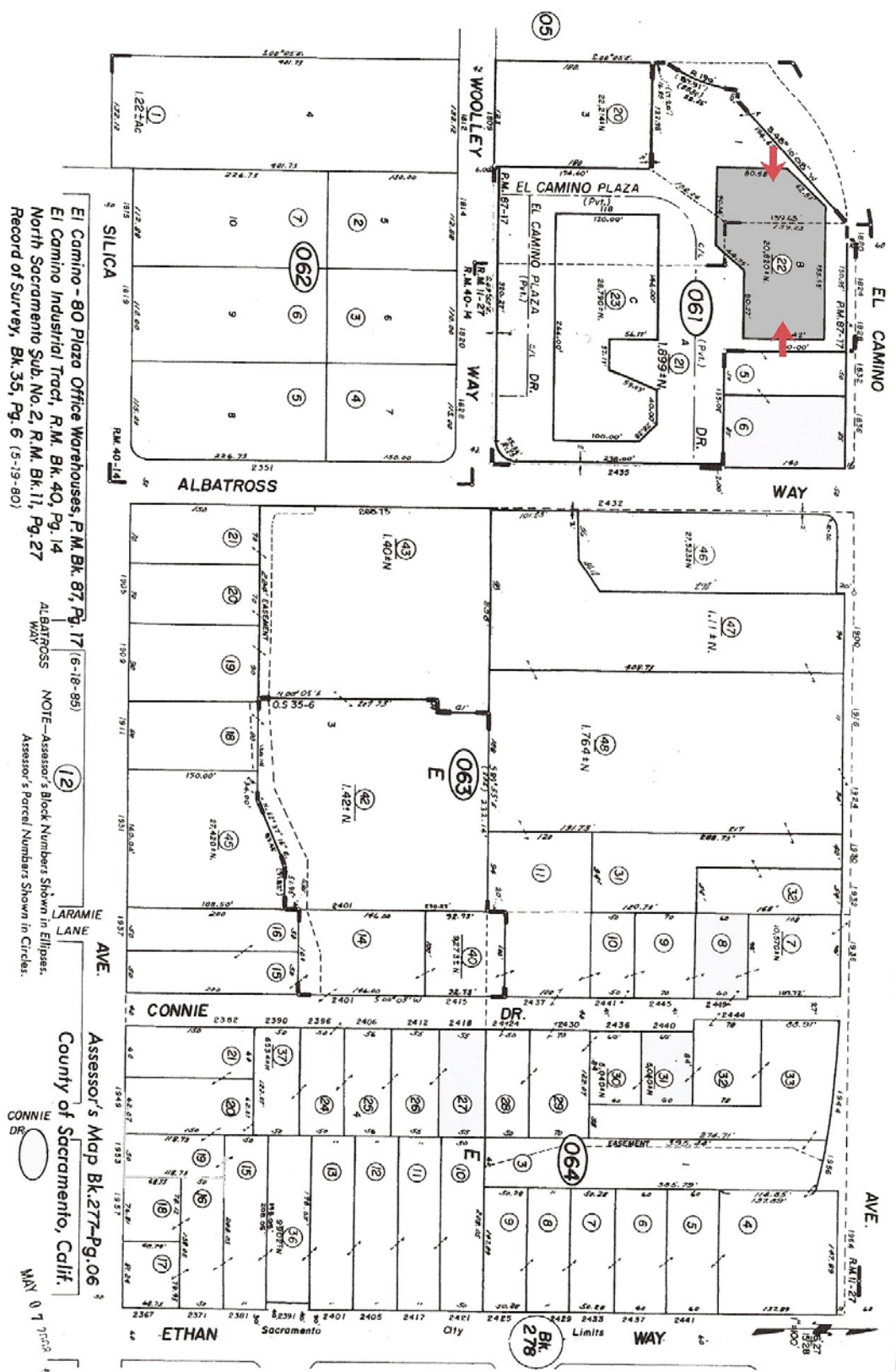
SACRAMENTO
CALIFORNIA

SCALE: N.T.S.
DATE 03.18.11

design **TECH**

5520 Elvas Avenue
Sacramento, CA 95819
916.453.2868
Fax 453.2869

INTERIOR DESIGN SERVICES, INC.



El Camino - 80 Plaza Office Warehouses, P.M. Bk. 87, Pg. 17 (6-18-95)
 El Camino Industrial Tract, R.M. Bk. 40, Pg. 14
 North Sacramento Sub. No. 2, R.M. Bk. 11, Pg. 27
 Record of Survey, Bk. 35, Pg. 6 (5-19-80)

ALBATROSS WAY
 NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

LARAMIE LANE AVE.
 Assessor's Map Bk. 277-Pg. 06
 County of Sacramento, Calif.
 CONNIE DR.
 WMT 0 1 1/2"

DR. 266 POR SEC. 15 & 16, RANCHO DEL PASO
 Tax Area Code 277-06

Woolley Way
 El Camino Plaza
 El Camino Plaza
 Silica Way
 Albatross Way
 El Camino
 Ethan Way