



**±96,658 SF ON ±6.38 AC**  
**SUBLEASE AVAILABLE THROUGH NOVEMBER 2027**

**5961 OUTFALL CIR**

SACRAMENTO, CA 95828



**CUSHMAN &  
WAKEFIELD**



FOR SUBLEASE

# 5961 OUTFALL CIR

SACRAMENTO, CA

## Property Highlights

- Below Market Lease Rate
- Fully Sprinklered
- Insulated Ceiling
- Excellent Freeway Access
- Ample Loading

**BUILDING SIZE:** ±96,658 SF

**OFFICE SIZE:** ±2,000 SF

**WAREHOUSE SIZE:** ±94,658 SF

**CLEAR HEIGHT:** 30'

**LOADING DOORS:** 16 DH / 12 GL

**POWER:** 2,000a/277 - 480v Heavy

\*Tenant to independently confirm

**SUBLEASE RATE:** \$0.75 PSF NNN



### BRYCE MACDONALD

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### LENNY GOLD

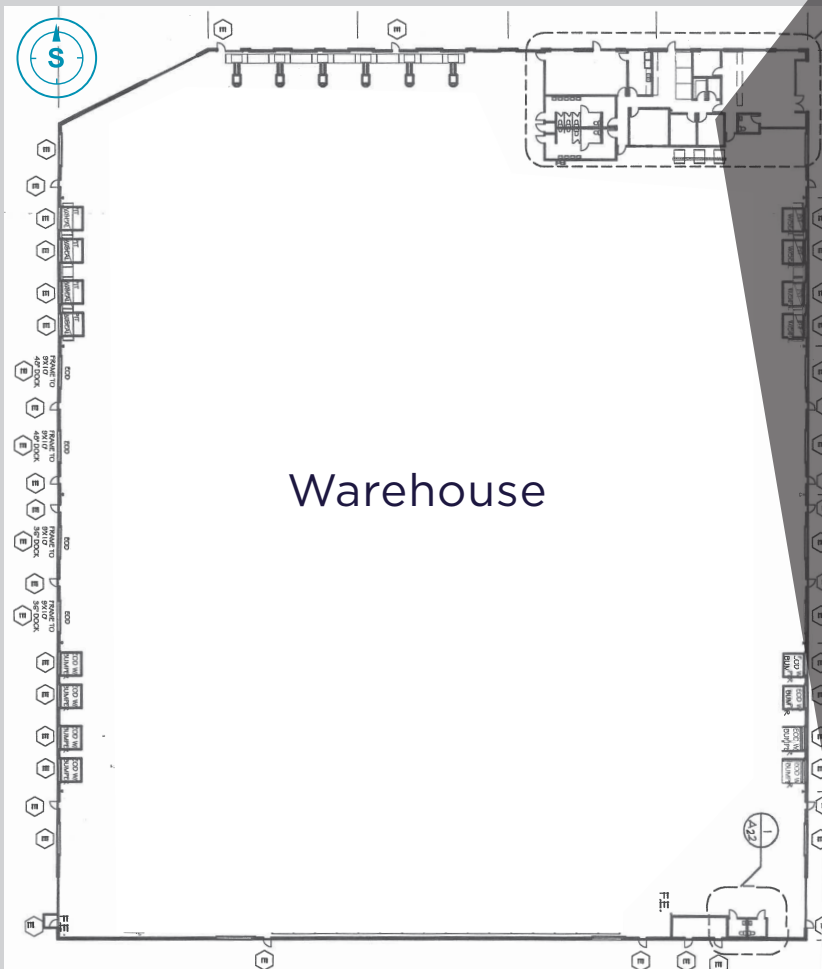
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FOR SUBLEASE

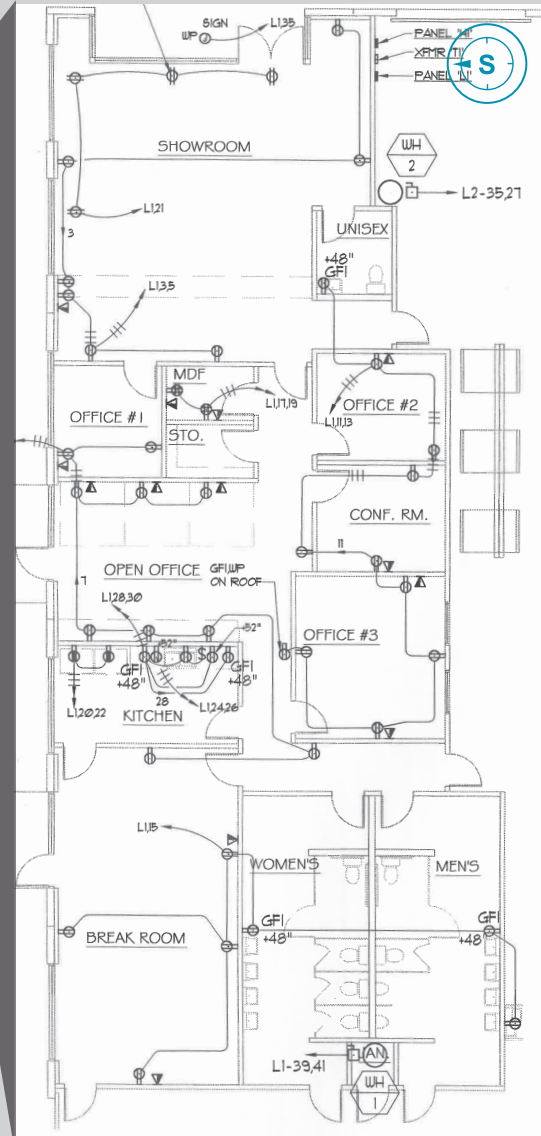
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## Site Plan



## Office



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