

AVAILABLE FOR LEASE

1847 Iron Point Rd. // Folsom, CA

- \$2.20/SF Full Service
- 4/1,000 SF parking ratio
- 4,435 SF Total. 2 Suites, available stand-alone or together.
- Functional suite layout.
- Convenient access to Hwy 50 via Prairie City Road or E. Bidwell.
- Park like setting with views of pond below.
- Many nearby amenities including retail services, health clubs, banks and restaurants.



CARLSEN O'CONNELL

COMMERCIAL REAL ESTATE

Dave Carlsen

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CA DRE: 01977101

James O'Connell

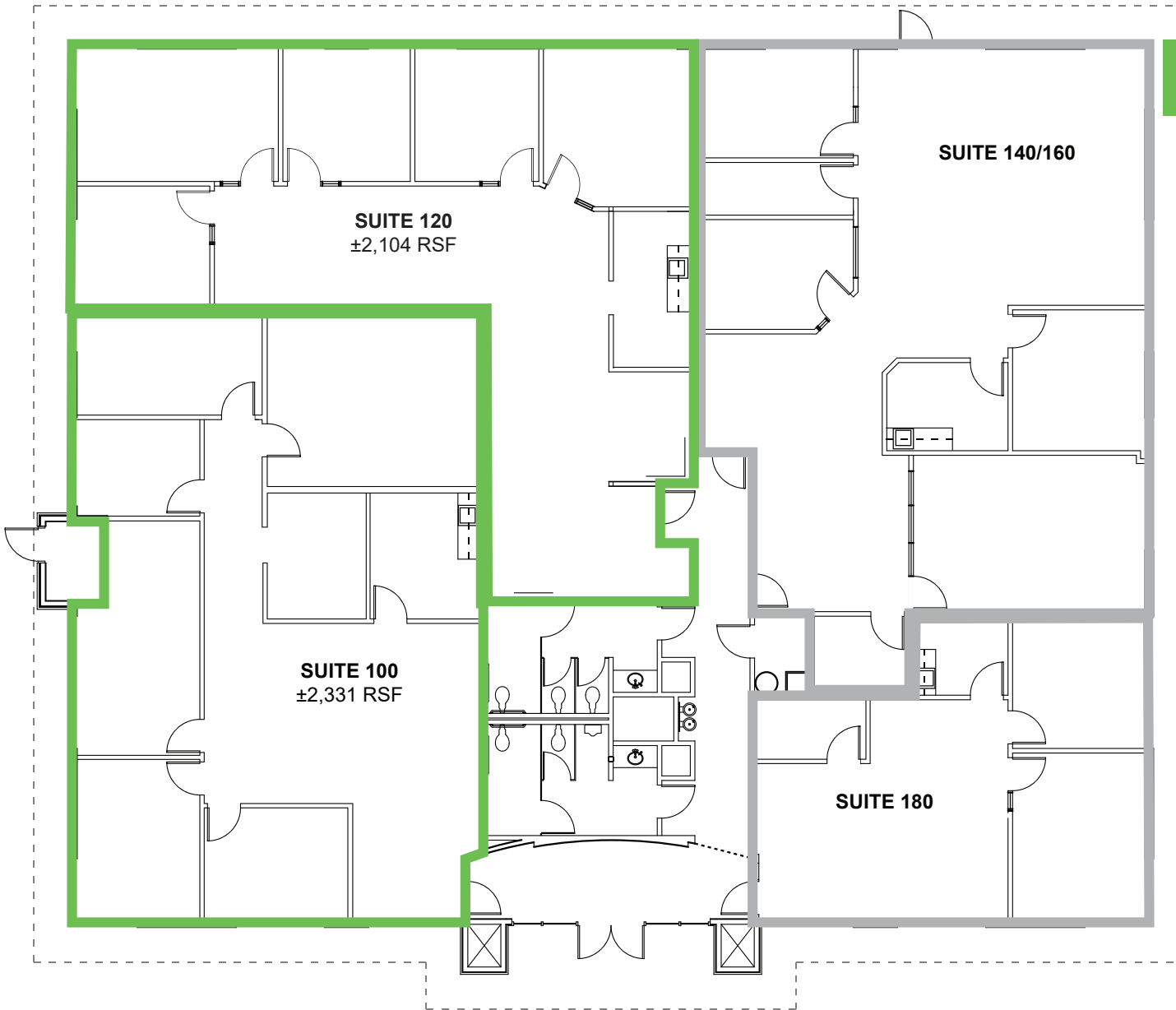
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FLOOR PLAN



AVAILABLE SPACE:

4,435 SF Total

Suite 100 - 2,331 SF

Suite 120 - 2,104 SF

For more information about this property, please contact exclusive agents:

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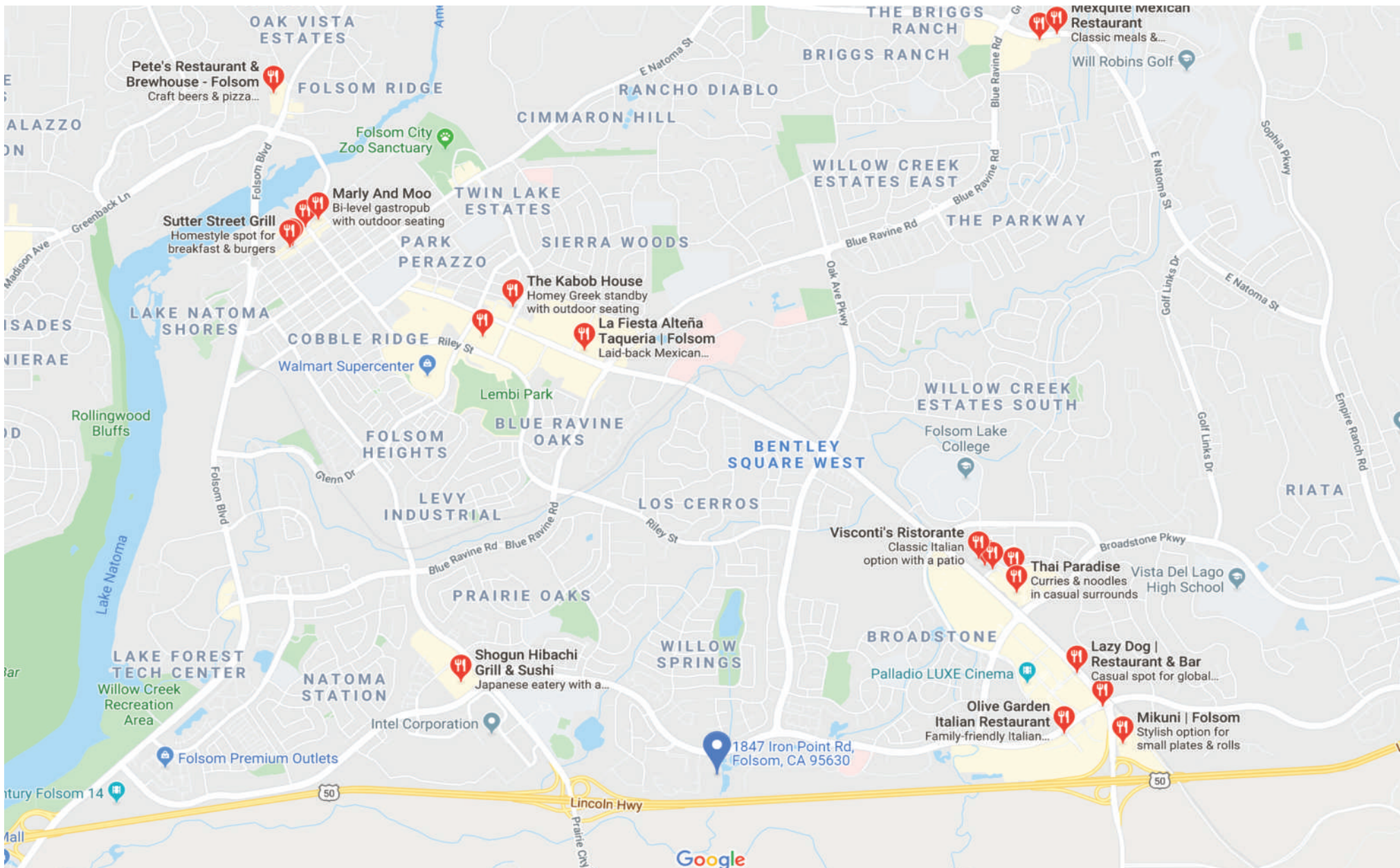
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