

POINTWEST
BUSINESS
PARK II

FOR LEASE
FLEX | OFFICE
±3,018 to ±4,229 SF

1800-1832
Tribute Road
Sacramento, California

FOR MORE INFORMATION,
PLEASE CONTACT

LENNY GOLD

Director

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BRYCE MACDONALD

Executive Director

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**CUSHMAN &
WAKEFIELD**

PROPERTY

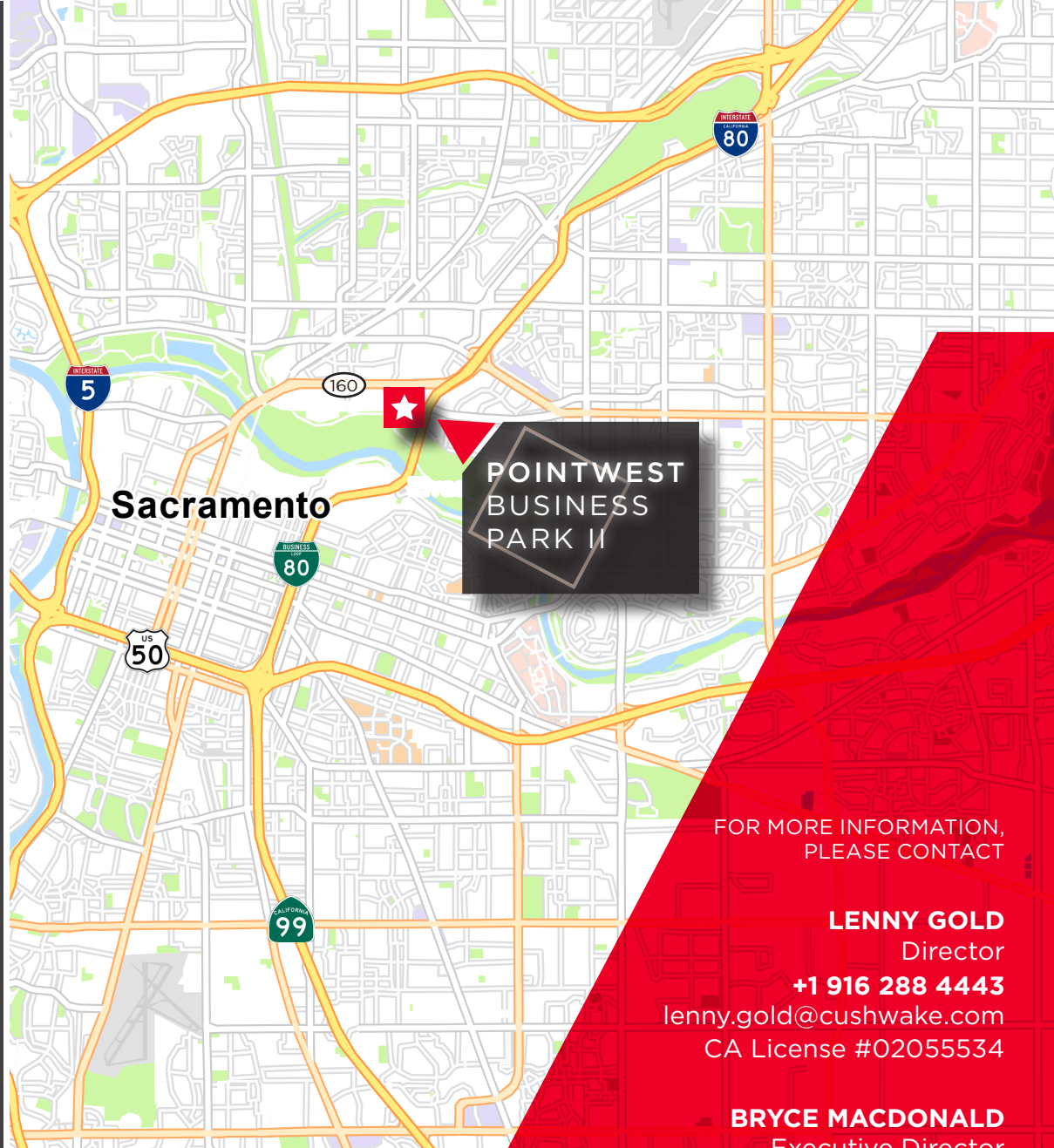
DESCRIPTION & HIGHLIGHTS

Available SF: $\pm 3,018$ SF up to $\pm 4,229$ SF

- Offering move-in ready office and flexible industrial units.
- Easy access and Excellent visibility to/from Hwy 160 and Convenient access to Business 80 Hwy.
- Immediate retail amenities nearby, including the Arden Fair Mall.
- Lease Rate: \$0.75-\$0.85/SF/Month - NNN
- Year Built: 1974 & 1984
- Clear Height: $\pm 16'$ - $\pm 18'$
- Grade Level: Min. of one (1) in each flex unit
- Power: 100-200 amp / 110-208v
- Sprinkler: Yes
- Zoning: M-1

SUITE #	TOTAL SF $\pm$	WHS SF $\pm$	OFFICE SF $\pm$
1800-150	4,229	0	4,229
1832-J/K	3,018	1,400	1,618

* MORE WAREHOUSE POSSIBLE.



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 AVAILABLE

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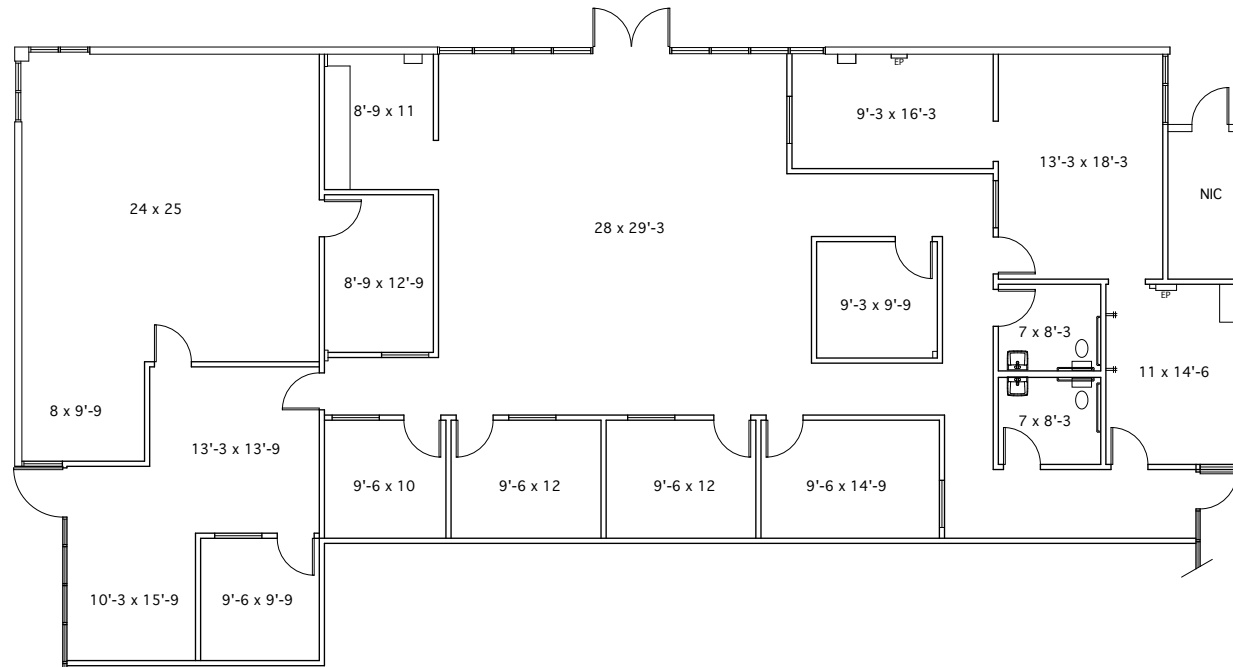
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FLOOR PLANS

FOR LEASE

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1800 Tribute Rd



.....
Suite **150**

±4,229 RSF

Warehouse: 0 SF

Office: ±4,229 SF

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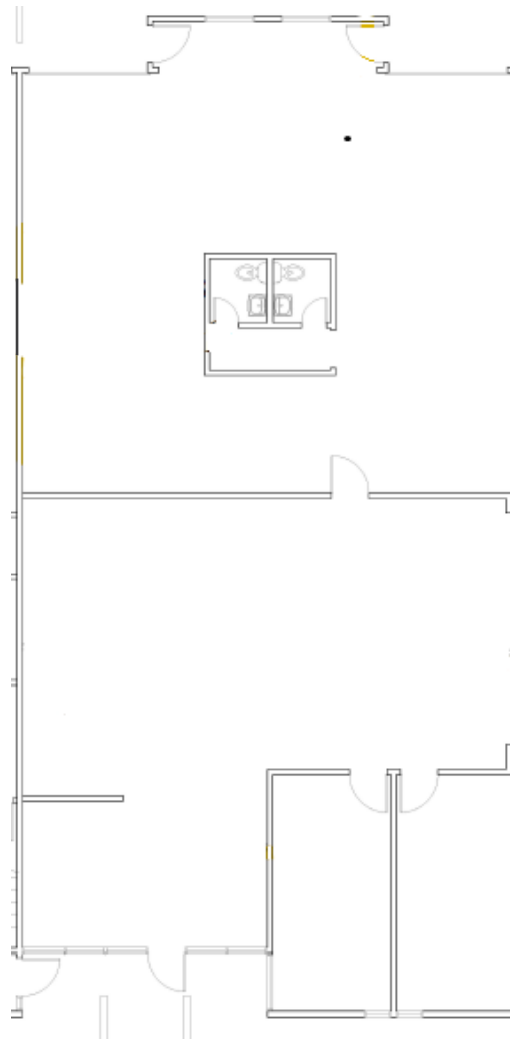
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Suite J/K

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Warehouse: ±1,400 SF

Office: ±1,618 SF

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