



Colliers

Flex | Office | Warehouse

FOR SALE OR LEASE

±37,799 SF
Flex Building

4125-4131 Northgate Boulevard, Sacramento, CA

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PROPERTY HIGHLIGHTS

4125-4131 Northgate Boulevard, Sacramento, CA

- › Updated office finishes
- › Plentiful on site parking
- › Wet sprinkler system
- › Insulated warehouse
- › Attractive glassline & curb appeal
- › Convenient Highway 80 freeway access
- › Potential drive through access
- › Access via Northgate Blvd. and North Freeway Blvd.



PROPERTY SPECIFICATIONS

4125-4131 Northgate Boulevard, Sacramento, CA



Building Size: ±37,799 SF

Lot Size: ±2.77 Acres

MP - Industrial - Office Park

Zoning: Contact County of Sacramento to verify use compatibility - sacplan@saccounty.gov

Office SF: 16,077 SF

Warehouse SF: 21,722 SF

Warehouse Clear Height: 16' - 22'

Grade Level Doors: Two existing, 4 Pop-Outs

Power: 1,200 Amps of 277/480v

Year Built: 1983

Parking: 131 spaces

FLOOR PLAN

4125-4131 Northgate Boulevard, Sacramento, CA



AVAILABLE SUITE

4125-4131 Northgate Boulevard, Sacramento, CA



±21,722 SF
Total



Skylights



25' x 51.5'
Column Spacing



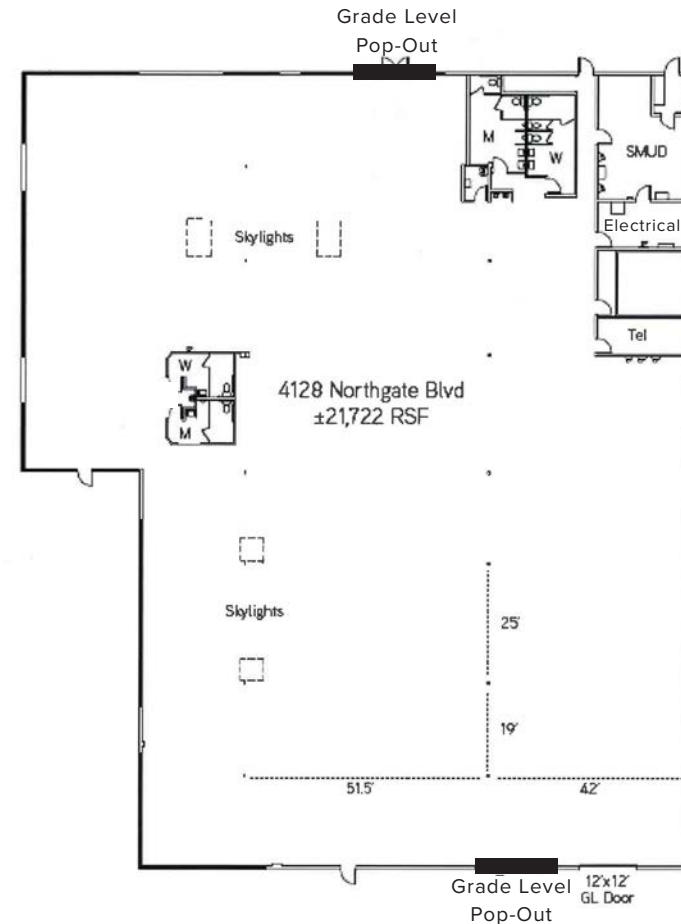
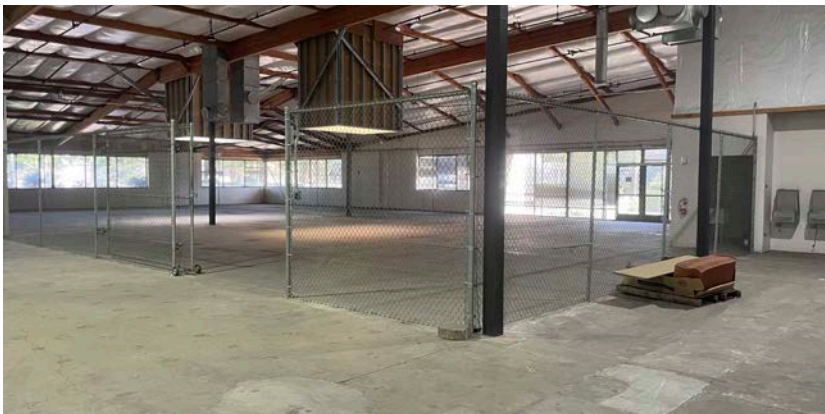
1 - GL Doors
2 - Pop Outs



LED
Warehouse Lighting



Zoning MP
Industrial Office Park



PROPERTY PHOTOS

4125-4131 Northgate Boulevard, Sacramento, CA



NEARBY AMENITIES

4125-4131 Northgate Boulevard, Sacramento, CA

Natomas Marketplace

Regal Natomas
Applebee's
The Home Depot
Staples
In-N-Out
Walmart
Starbucks
Homegoods

The Promenade

Target
Old Navy
Best Buy
Buffalo Wild Wings
Panera Bread
T.J. Maxx
Bevmo
Olive Garden

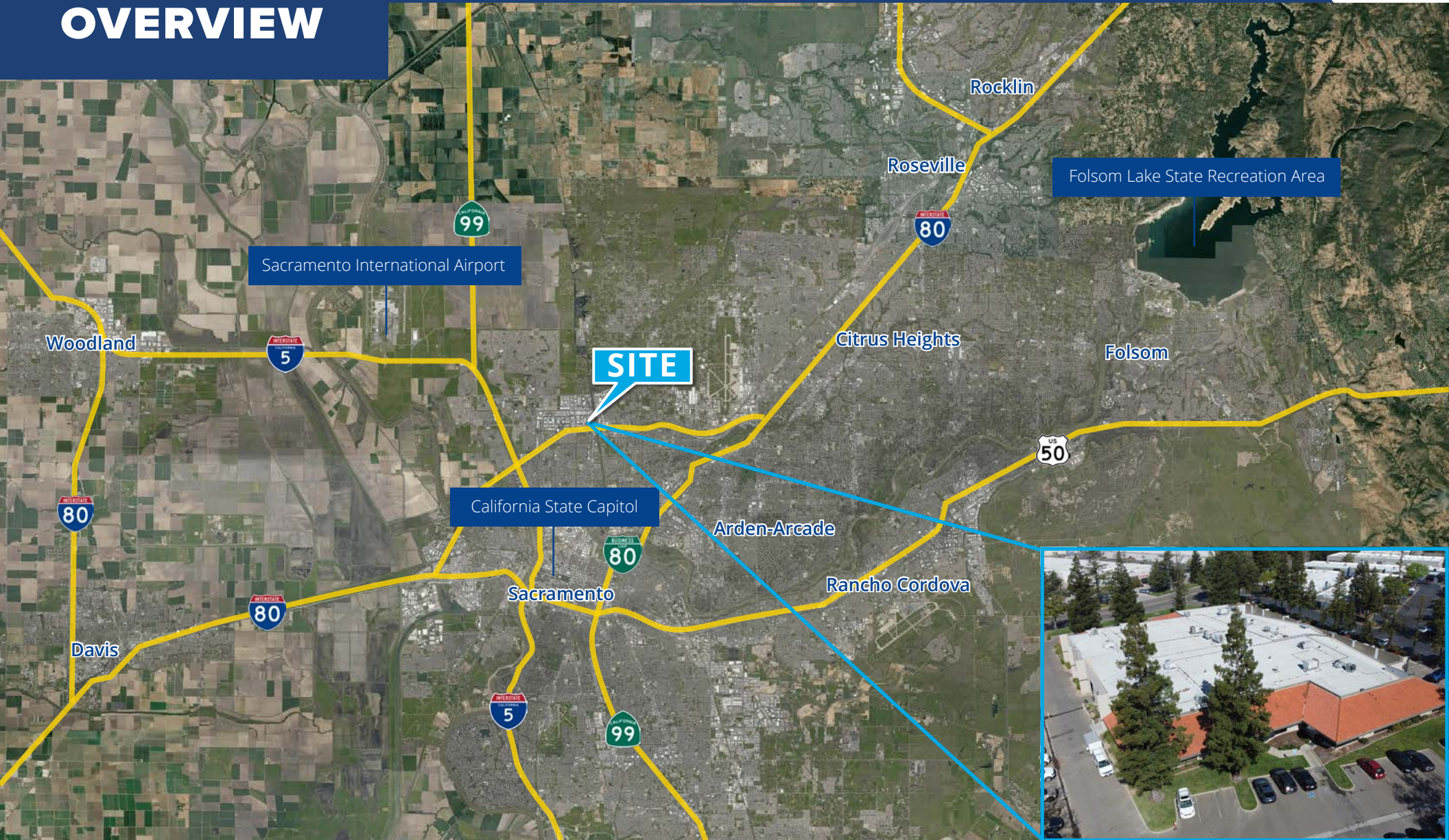
Dutch Bros Coffee
Wendy's
Cilantro's Mexican
Western Union

4125-4131
Northgate Boulevard



REGIONAL OVERVIEW

4125-4131 Northgate Boulevard, Sacramento, CA



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