

FOR LEASE
OR SALE

4570 | PELL DRIVE
SACRAMENTO



±17,000 SF FREESTANDING BUILDING WITH YARD

NEWMARK

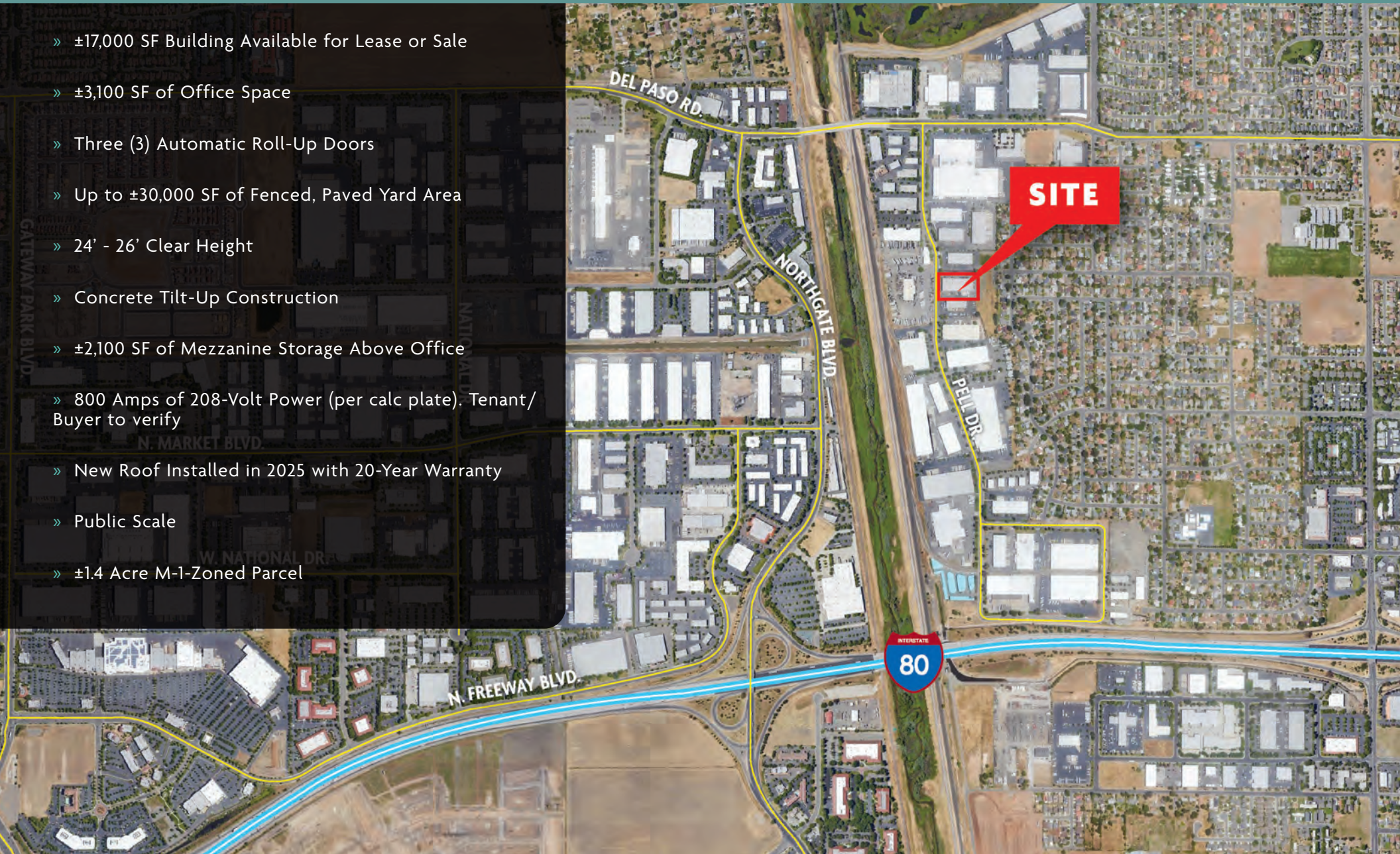
KEVIN JASPER, SIOR | 916.826.7276 | kevin.jasper@nrmk.com | CA RE LICENSE #01164925
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980 9th Street, Suite 2500, Sacramento, CA 95814

PROPERTY HIGHLIGHTS

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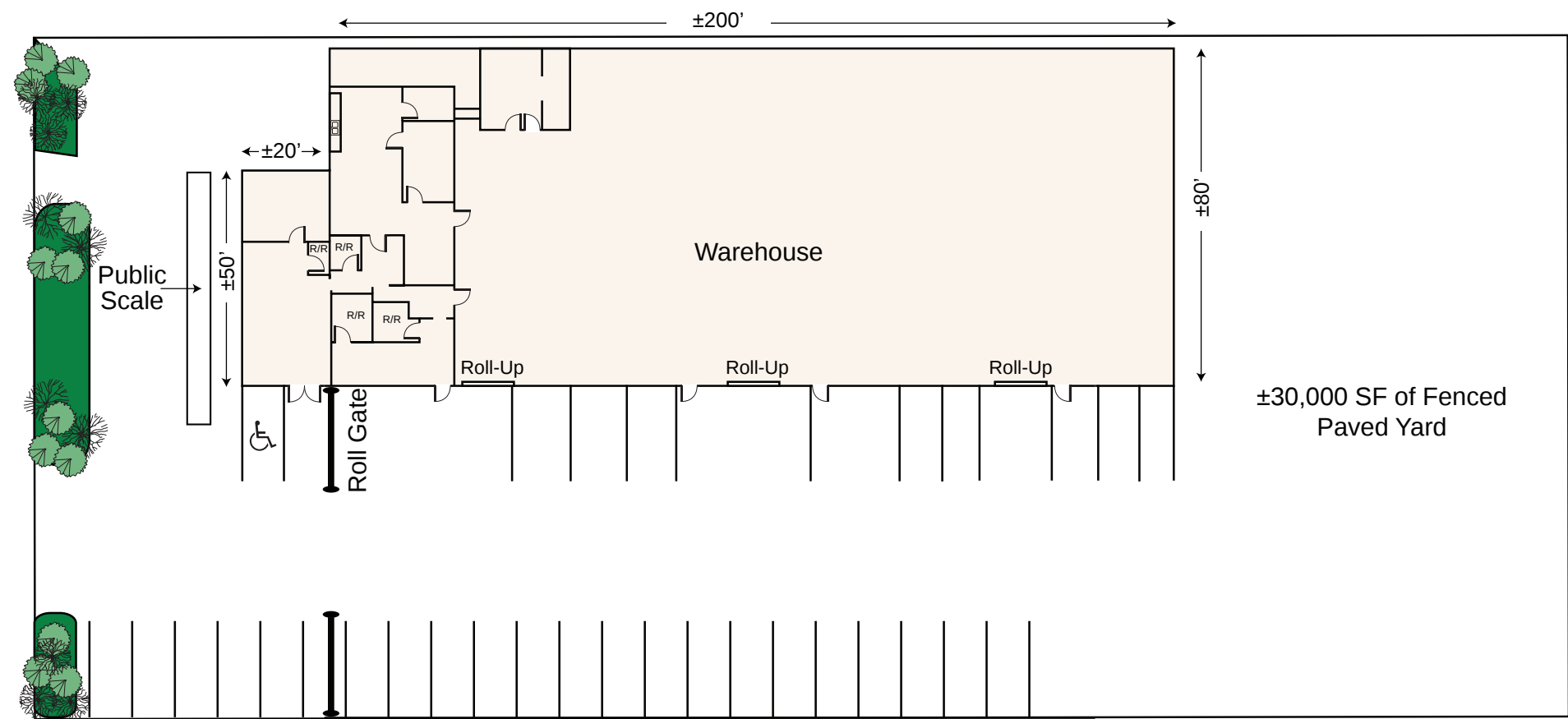
- » ±17,000 SF Building Available for Lease or Sale
- » ±3,100 SF of Office Space
- » Three (3) Automatic Roll-Up Doors
- » Up to ±30,000 SF of Fenced, Paved Yard Area
- » 24' - 26' Clear Height
- » Concrete Tilt-Up Construction
- » ±2,100 SF of Mezzanine Storage Above Office
- » 800 Amps of 208-Volt Power (per calc plate). Tenant/Buyer to verify
- » New Roof Installed in 2025 with 20-Year Warranty
- » Public Scale
- » ±1.4 Acre M-1-Zoned Parcel



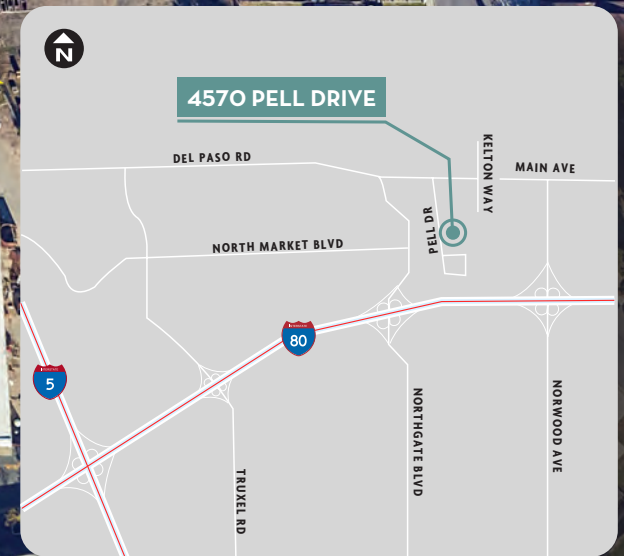
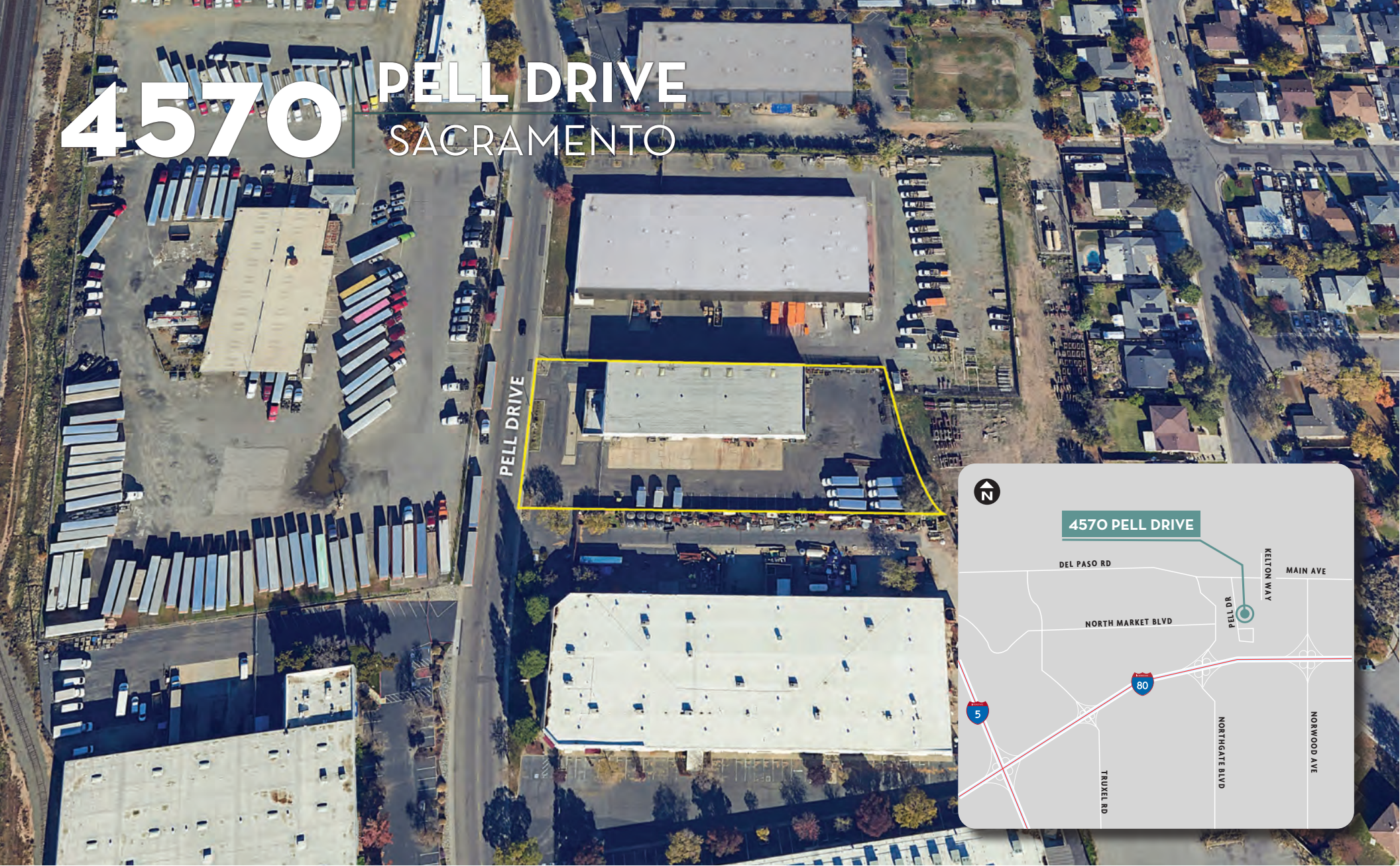
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SITE PLAN

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