# ALPINE INDUSTRIAL PARK 8167-8175 Alpine Avenue | 4200-4300 82ND STREET SACRAMENTO, CA

# A PROPERTY OWNED BY: RISING

±1,820 - ±16,380 SF AVAILABLE



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STTI ALPINE

ALPINE AVE

8175 ALPINE

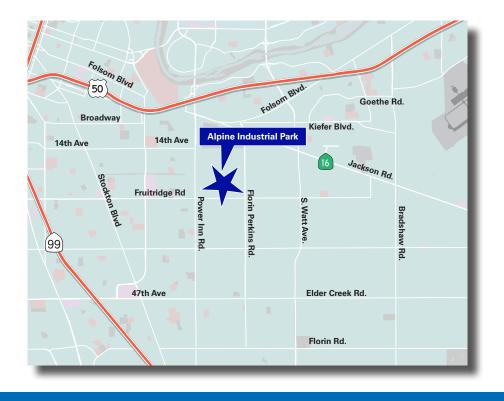
4300 82110

4200 82110

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# **PROPERTY HIGHLIGHTS**

- » M-1 Zoning
- » 16' 18' Clear Heights
- » Excellent Access to Highway 50
- » Sprinklered
- » Insulated Roof Decks
- » Access to Common Area Loading Dock
- » Building Signage Available
- » Ample Parking
- » Project Size ±147,687 SF





The distributor of this communication is performing acts for which a real estate license is required. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is form sources deemed reliable, such information has not been verified and no express representations ins made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

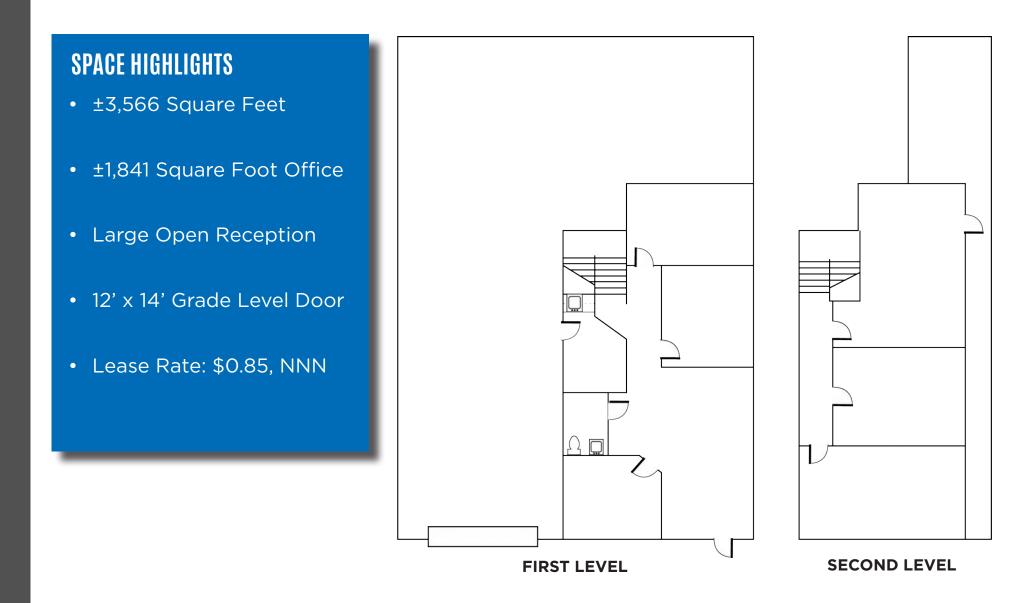
ALPINE INDUSTRIAL PARK

#### **ALPINE INDUSTRIAL PARK - SITE PLAN**



ALPINE AVE.

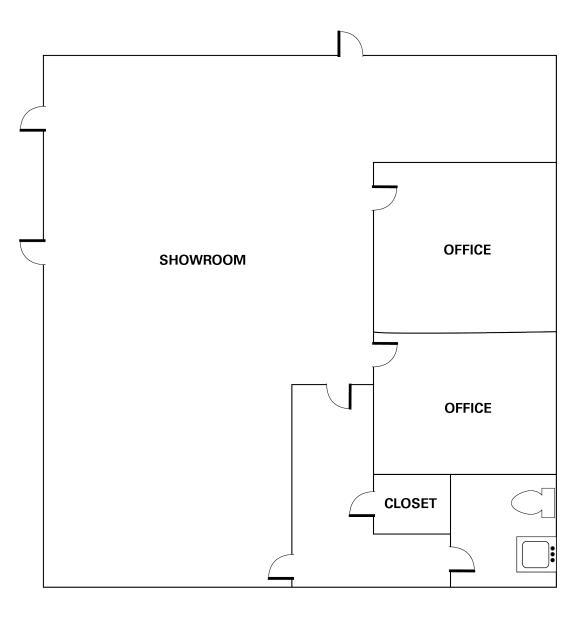
#### FLOOR PLAN - 4200 82ND STREET, SUITE D



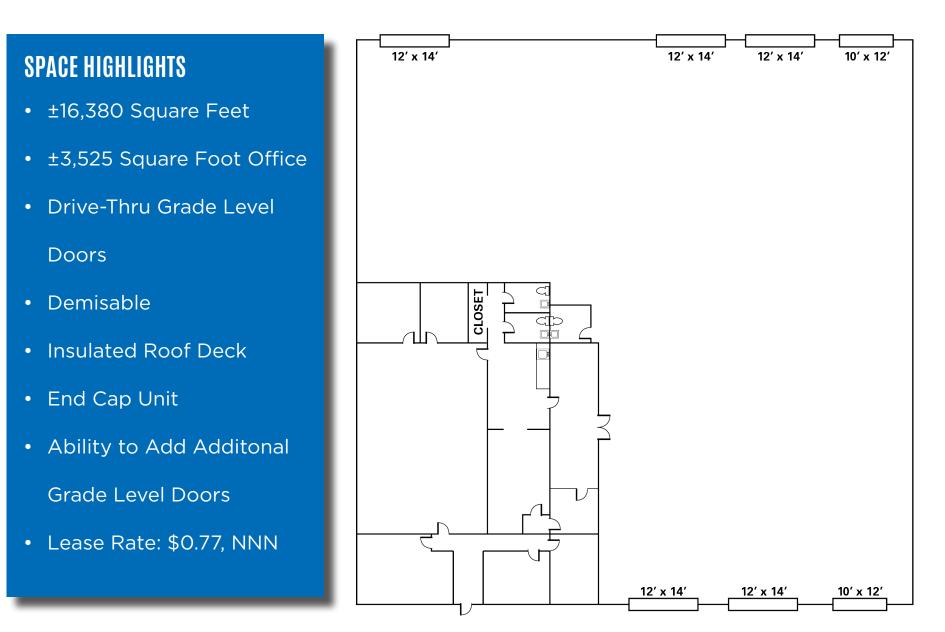
#### FLOOR PLAN - 4300 82ND STREET, SUITE A

# **SPACE HIGHLIGHTS**

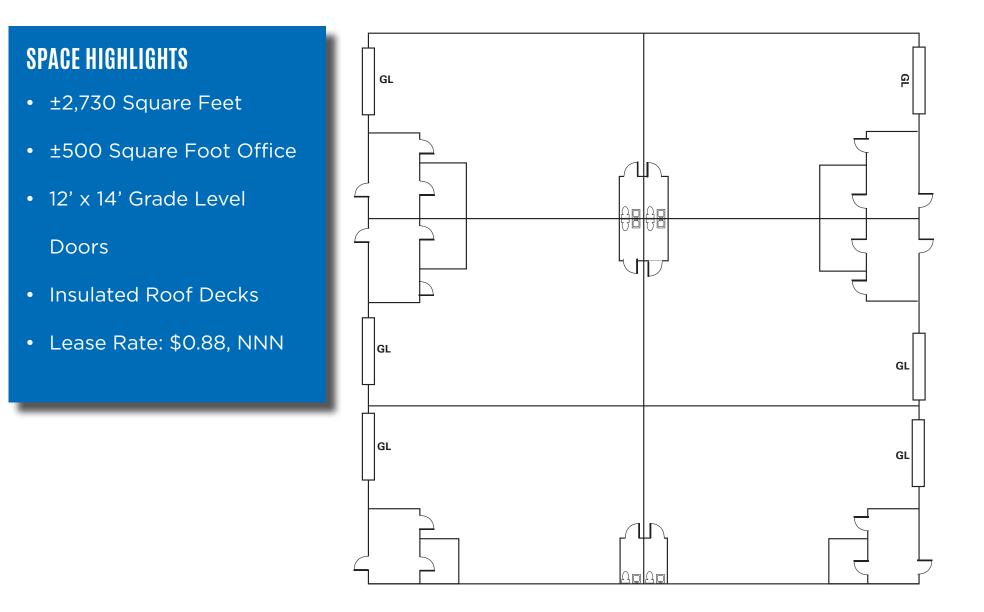
- ±1,820 Square Feet
- Existing Showroom Space
- Ability to Add GL Door
- Glass-Lined Store Front
- End Cap Unit
- Lease Rate: \$0.95, NNN



#### FLOOR PLAN - 4300 82ND STREET, SUITES C-H



### FLOOR PLAN - 4300 82ND STREET, SUITES C-H - HYPOTHETICAL FLOORPLAN



## **SITE AERIAL**

