

ALPINE INDUSTRIAL PARK

8167-8175 ALPINE AVENUE | 4200-4300 82ND STREET
SACRAMENTO, CA

A PROPERTY OWNED BY:
RISING

±1,820 - ±16,380 SF AVAILABLE



NEWMARK

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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



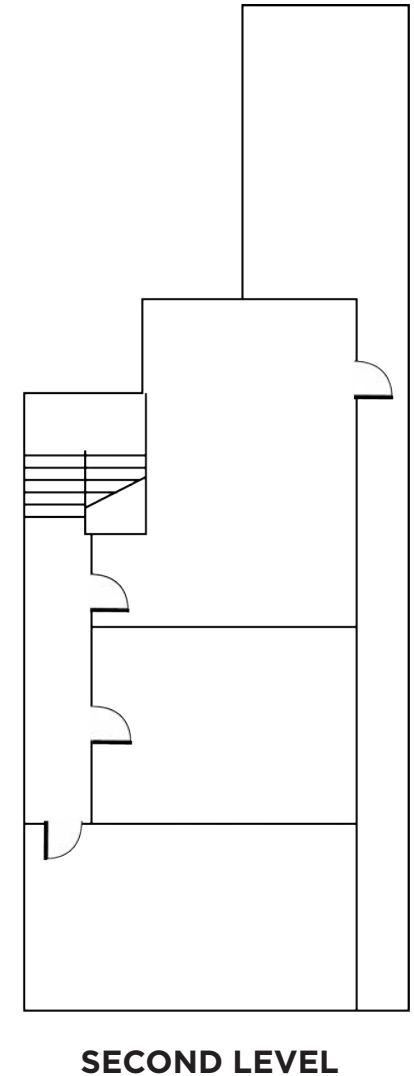
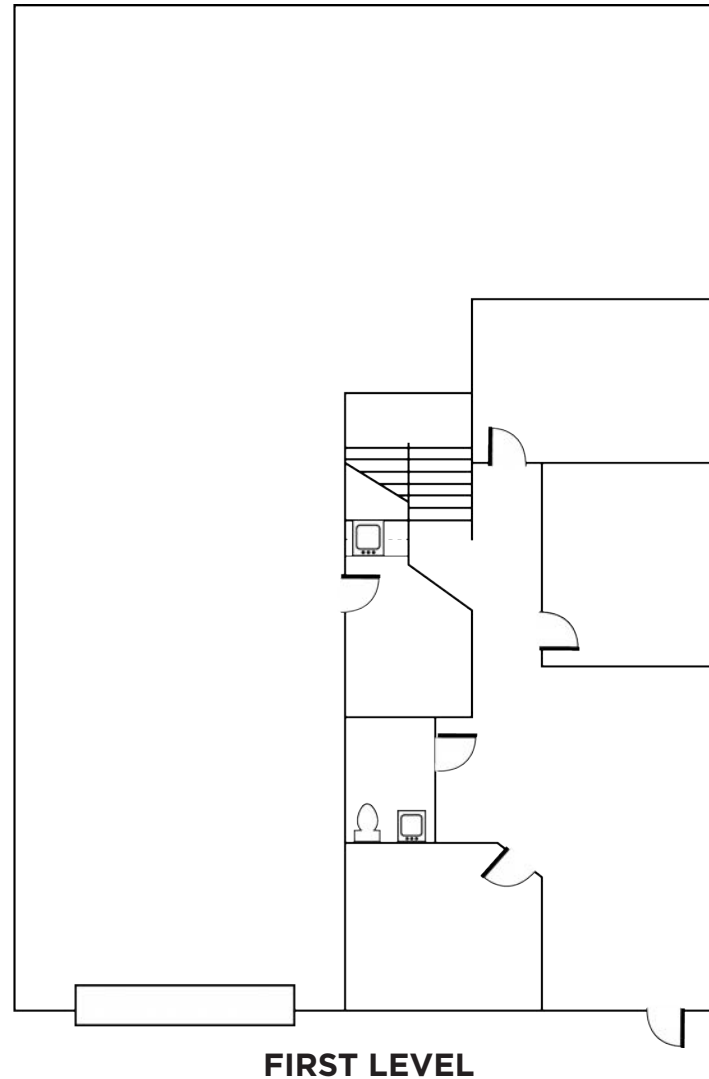
ALPINE INDUSTRIAL PARK - SITE PLAN



FLOOR PLAN - 4200 82ND STREET, SUITE D

SPACE HIGHLIGHTS

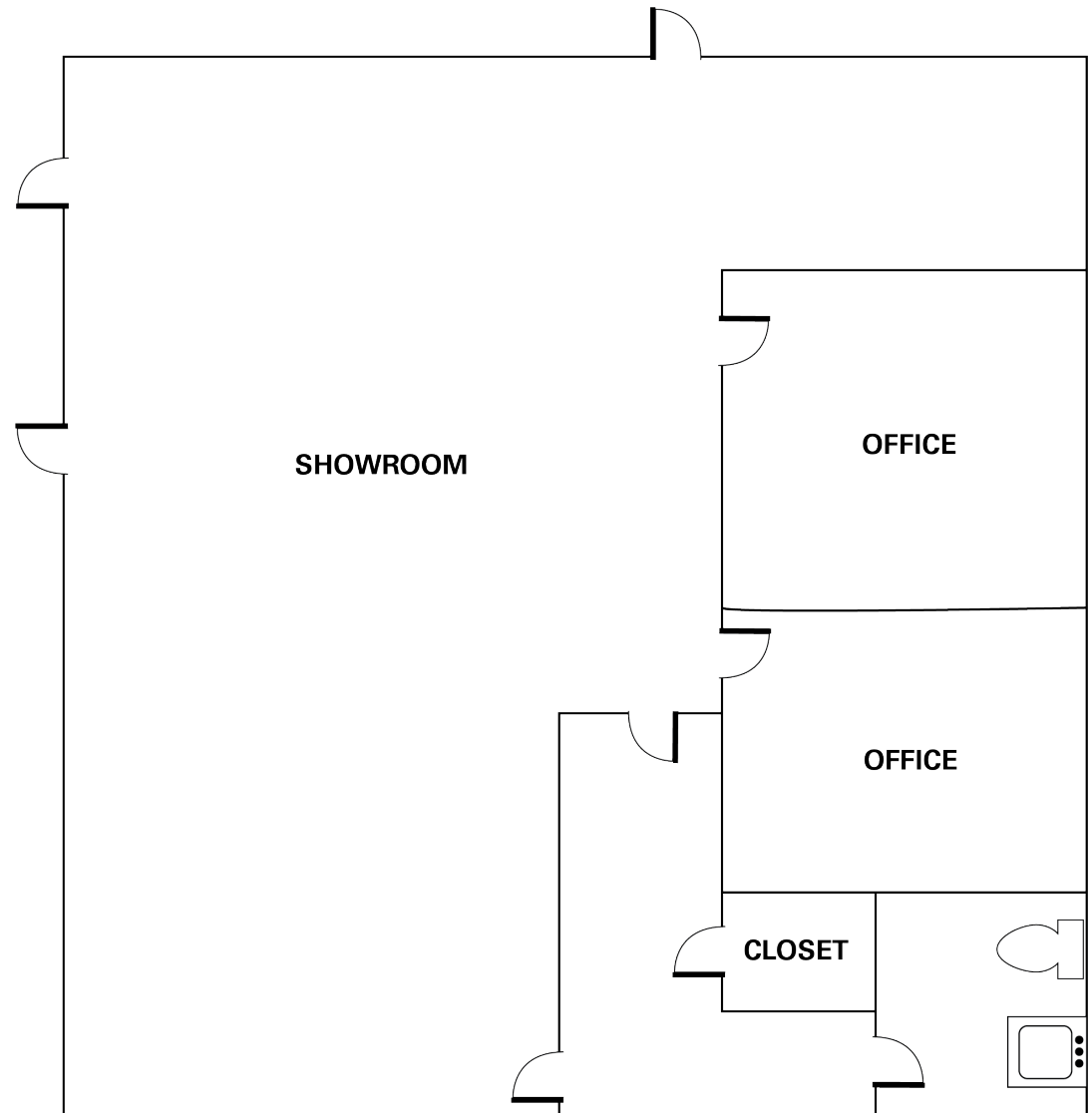
- ±3,566 Square Feet
- ±1,841 Square Foot Office
- Large Open Reception
- 12' x 14' Grade Level Door
- Lease Rate: \$0.85, NNN



FLOOR PLAN - 4300 82ND STREET, SUITE A

SPACE HIGHLIGHTS

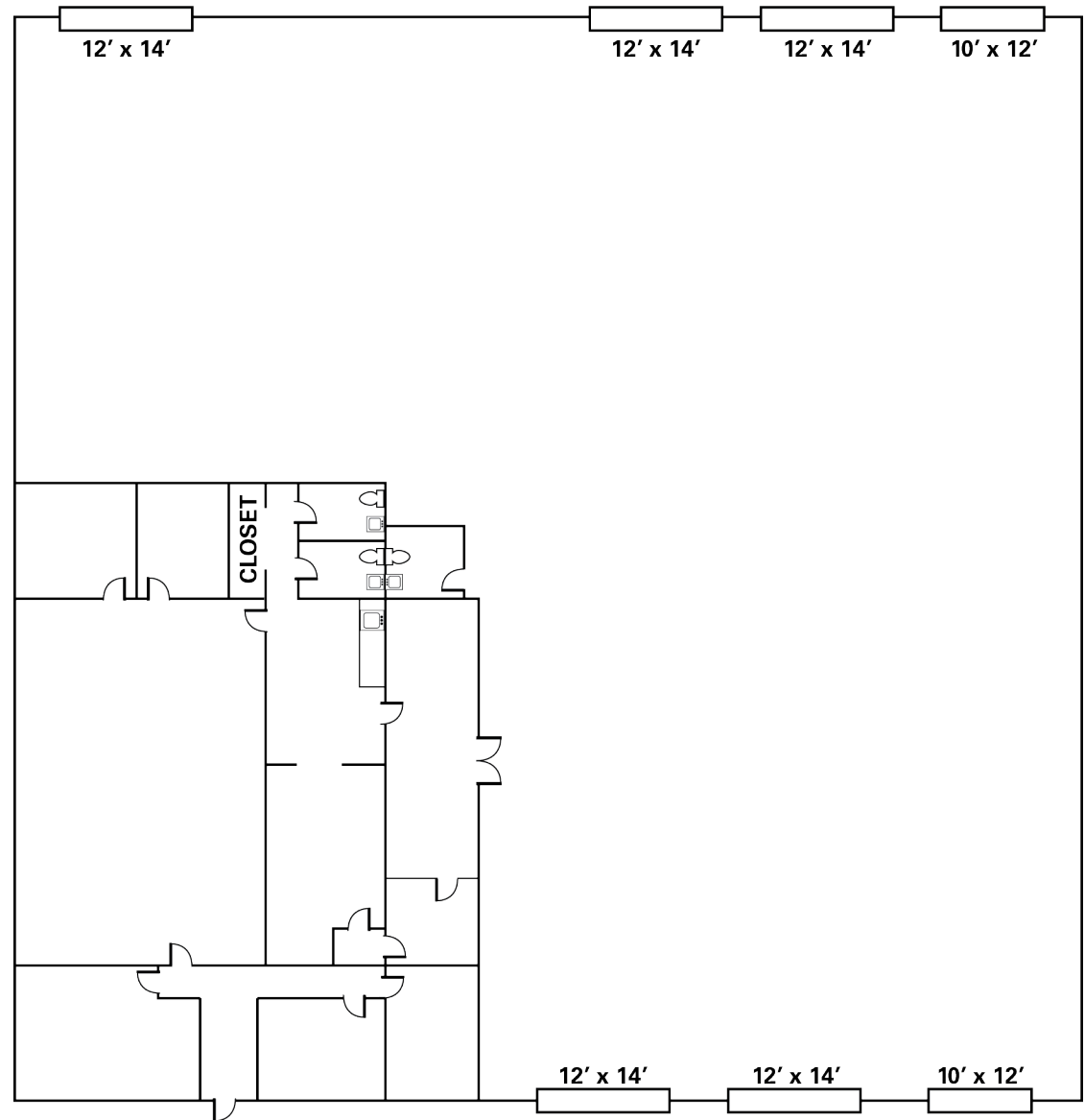
- ±1,820 Square Feet
- Existing Showroom Space
- Ability to Add GL Door
- Glass-Lined Store Front
- End Cap Unit
- Lease Rate: \$0.95, NNN



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

SPACE HIGHLIGHTS

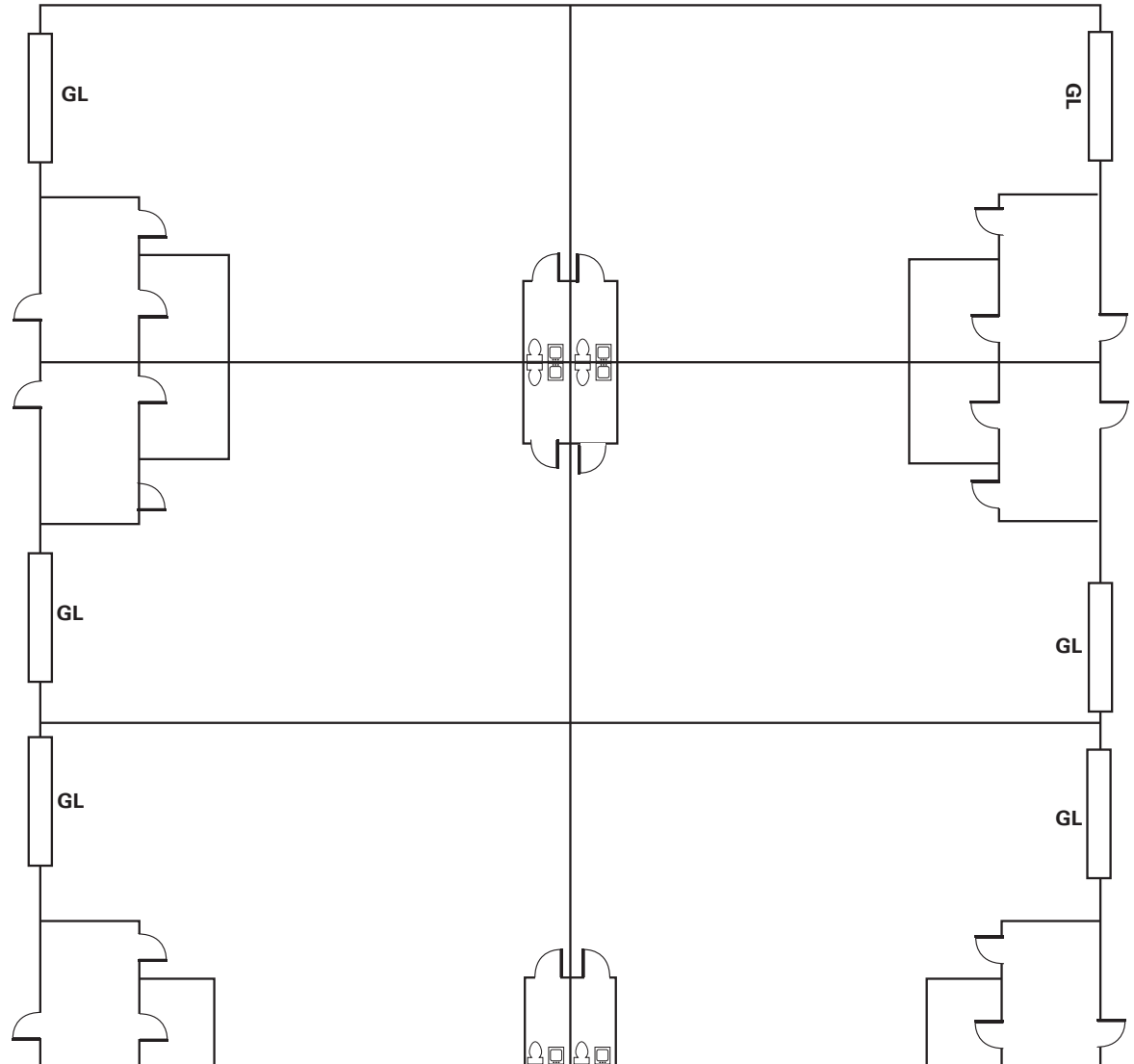
- ±16,380 Square Feet
- ±3,525 Square Foot Office
- Drive-Thru Grade Level Doors
- Demisable
- Insulated Roof Deck
- End Cap Unit
- Ability to Add Additional Grade Level Doors
- Lease Rate: \$0.77, NNN



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

SPACE HIGHLIGHTS

- ±2,730 Square Feet
- ±500 Square Foot Office
- 12' x 14' Grade Level Doors
- Insulated Roof Decks
- Lease Rate: \$0.88, NNN



SITE AERIAL

