



Industrial Property For Sale
Owner/User or Investment Opportunity

4050
pell circle

±93,210 SF Distribution/Warehouse situated on a
±5.0 acre parcel with a ±42,198 SF vacancy.

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SACRAMENTO, CA 95838

CBRE

Property Overview



ADDRESS

4050 Pell Circle,
Sacramento, CA 95838



CLEAR HEIGHT

±23' minimum



LOT SIZE

±5.0 Acres



ROLL UP DOORS

#7



BUILDING SIZE

±93,210 SF Building



YEAR BUILT

1979



SITE

Perimeter of property is
fenced and gated.



LOADING DOORS

#6



PARKING

Parking at front of building
and around side/rear
perimeter.



COLD STORAGE

±33,482 SF of cold storage
within Suite A.
34°-50° plus ±1,800 SF
freezer room.



APN

237-0400-011



ZONING

M-1 - Light Industrial
[Click here to
view zoning](#)

GALLERY



GALLERY



RENT ROLL

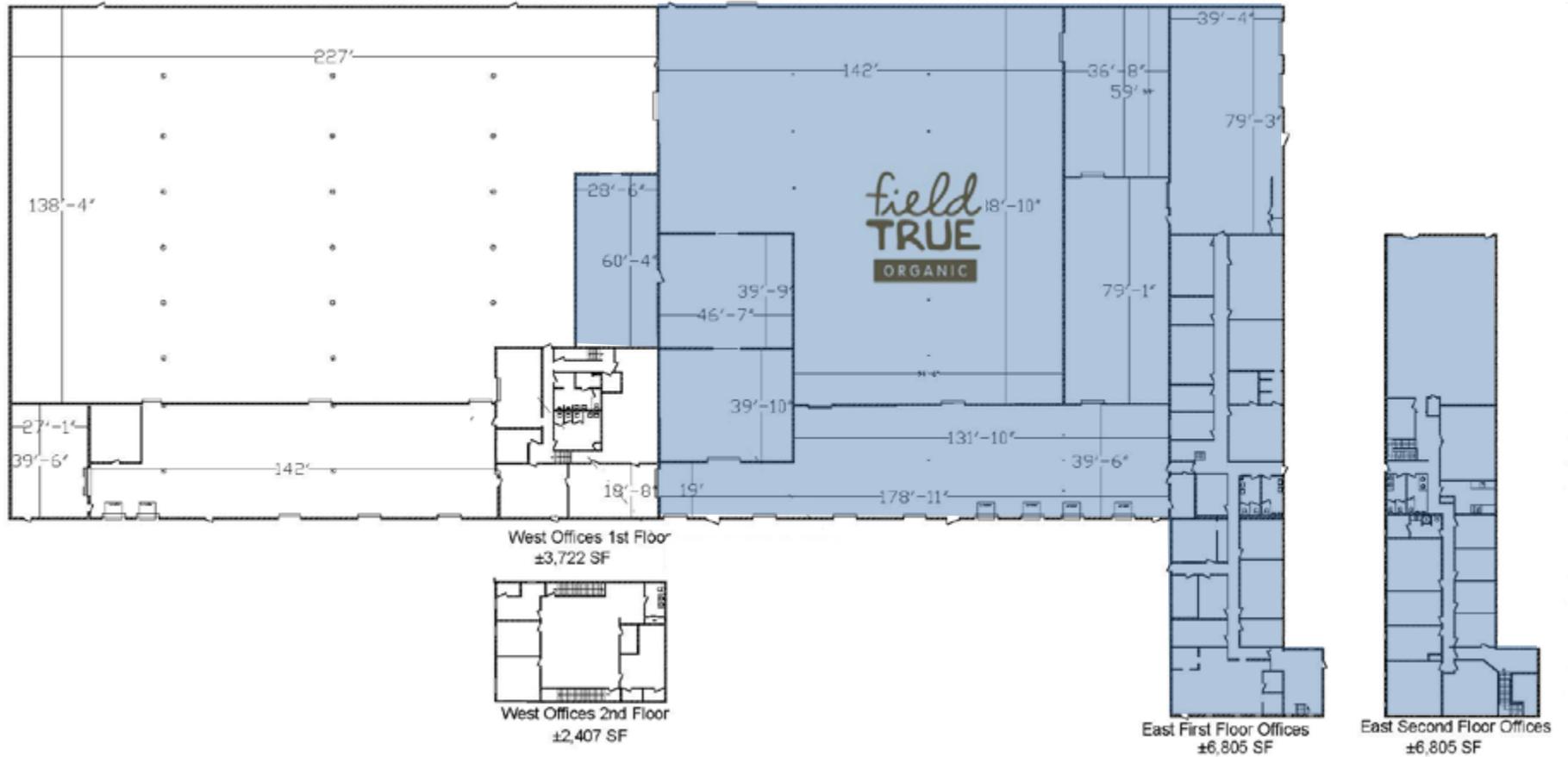
TENANT	SUITE	SF	RENT	BLDG. PSF RENT	OFFICE SF	ANNUAL INCREASE	TENANT OPTIONS	LEASE EXP	NOTES
	A	50,292	\$50,000	\$0.99	13,610	3%	None	9/30/27	Tenant reimburses Landlord for NNN operating expenses. Landlord contracts for the maintenance of refrigerations equipment and Tenant reimburses Landlord.
VACANT	B	42,918	None	None	6,129	None	None	None	
TOTAL		93,210			19,739				

Area Overview:

4050 Pell Circle is a two tenant building fronting Interstate 80 and located within the desirable Northgate/Natomas submarket of Sacramento. This submarket, as tracked by CBRE, has a total Class-B Distribution Base of only 1,509,235 SF against an overall industrial building base of 25,022,041 SF. The scarcity of this product type in the submarket creates a unique opportunity for users seeking functional space a pricing below the dominant Class-A distribution product.

The property is located within one of the most highly sought after business parks with two I-80 freeway interchanges and two I-5 interchanges supporting ingress and egress through the submarket. This submarket thrives due to a mix of incubator, distribution warehouse and Class A & B office space. This tenant mix is supported by an abundance of restaurants and services along Truxel Avenue and Del Paso Road, just minutes from the property. Downtown Sacramento's business core is only 6 miles south, providing additional access to customers, vendors and services. Lastly, the Sacramento International Airport is only a ten minute drive from the subject, making business travel and customer visits extremely convenient.

FLOOR PLAN



Corporate/Amenities Map



**4050
Pell Cir**

Regional Map



**4050
Pell Cir**

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

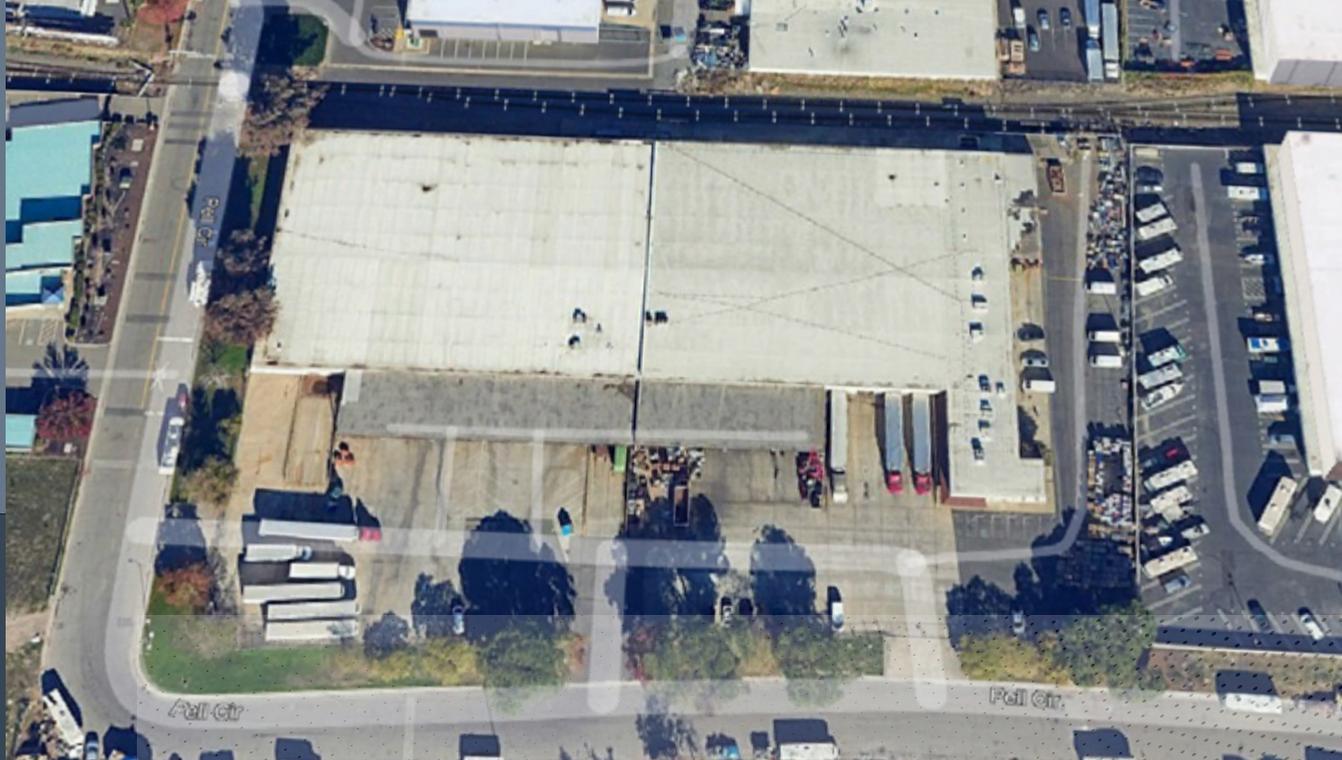
This Memorandum contains select information pertaining to the Property and

the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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CONTACT EXCLUSIVE AGENTS

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