

SOUTH POINT BUSINESS PARK

6520 - 6600 44TH STREET SACRAMENTO, CA

6524 44TH STREET

6520 44TH STREET

6528 44TH STREET

6600 44TH STREET

±2,230 - ±15,187 SF AVAILABLE

NEWMARK

RISING

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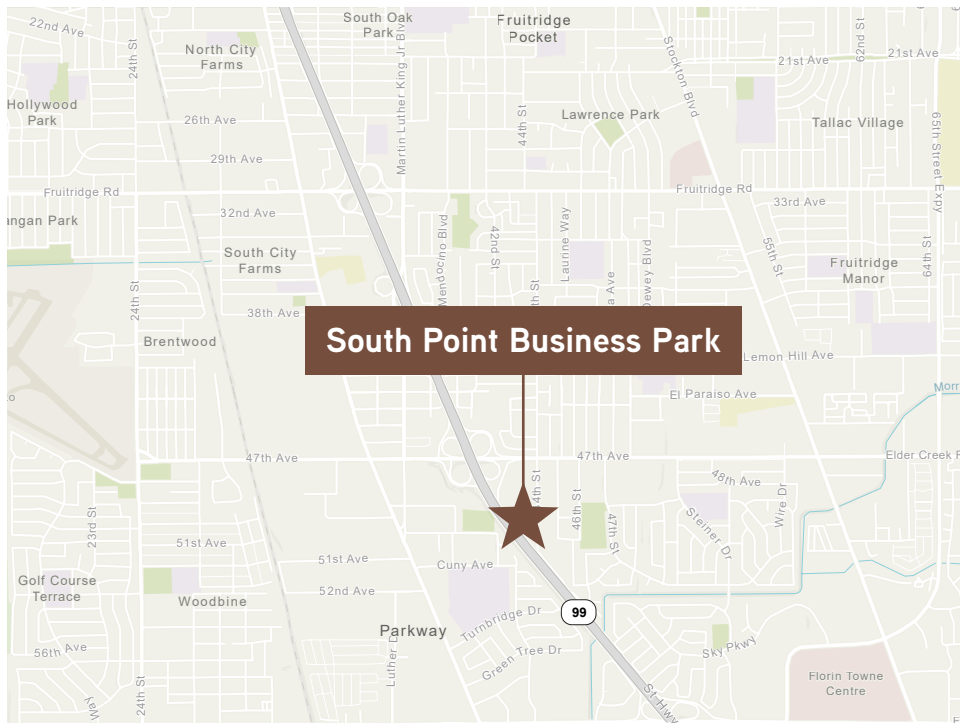
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PROPERTY HIGHLIGHTS

- Zoning: GC (General Commercial) and MP (Industrial Office Park)
- 16' Clear Height
- Immediate Access to Highway 99
- Ample Parking
- Freeway Frontage
- Gated & Secure
- Project Size - ±83,458 SF



SITE PLAN

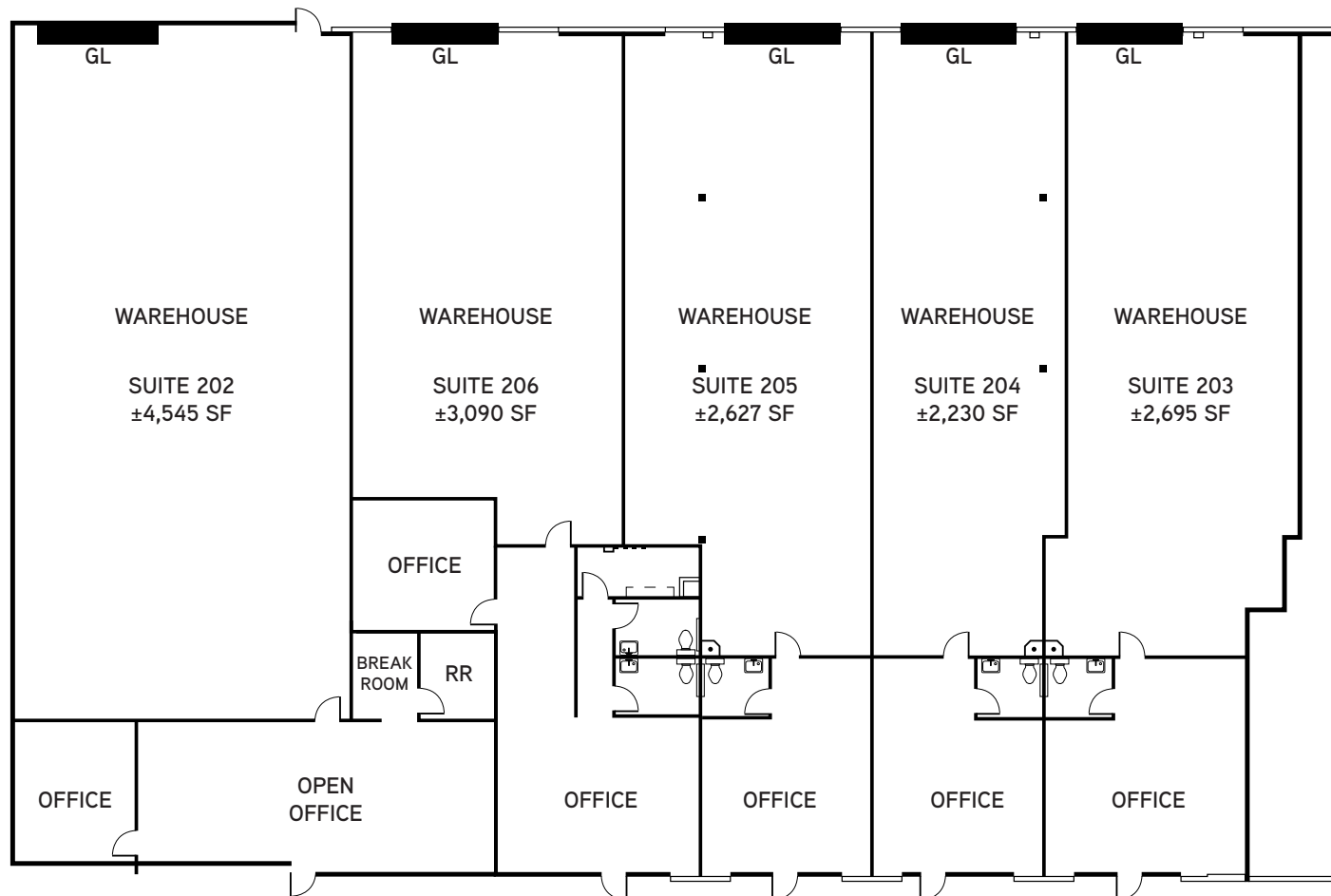
SOUTH POINT BUSINESS PARK



FLOOR PLAN - 6524 44TH STREET

SPACE HIGHLIGHTS

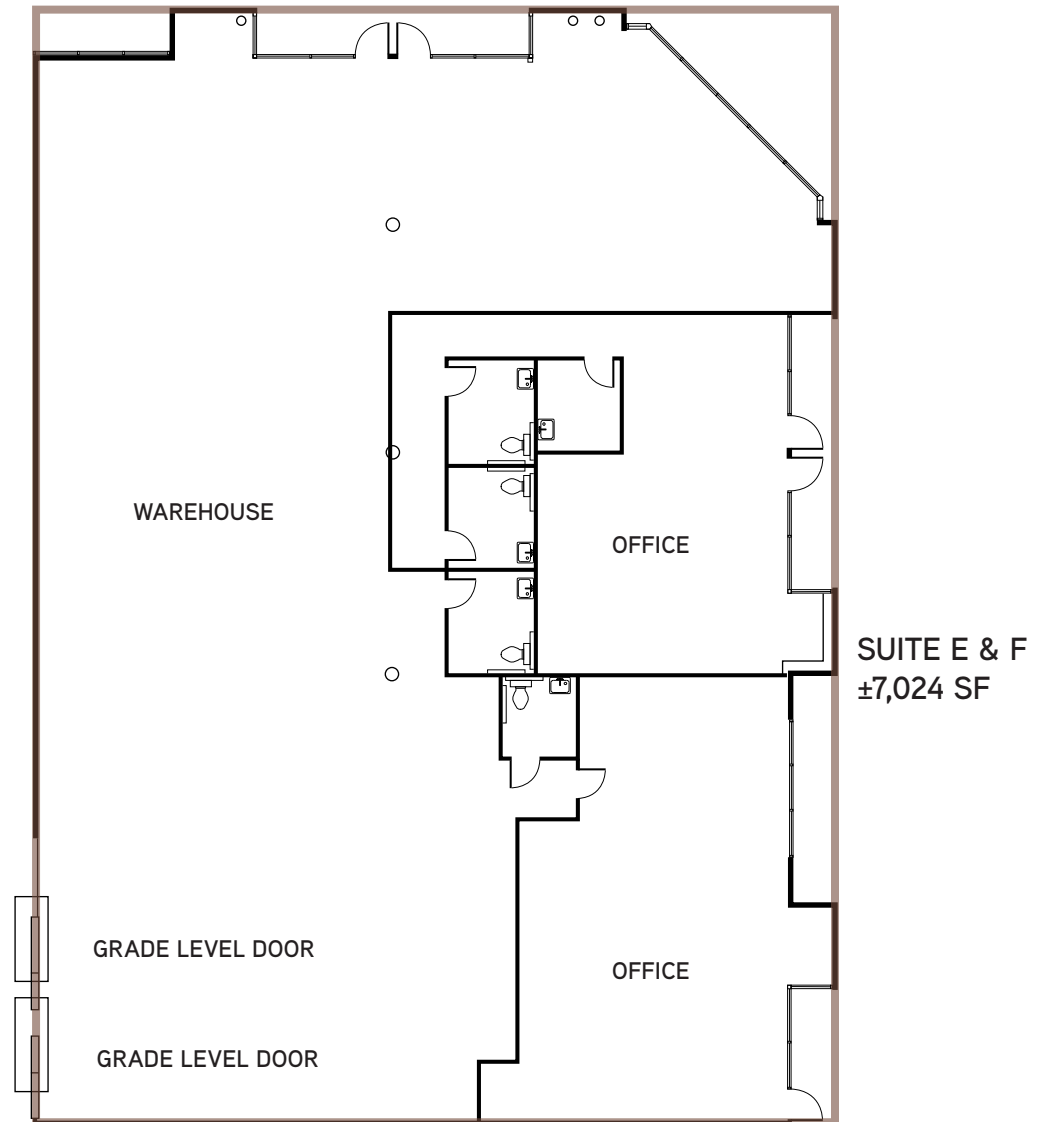
- 1 grade level door per suite
- Brand new, minimal office buildout
- Can be leased individually or contiguously



FLOOR PLAN - 6600 44TH STREET

SPACE HIGHLIGHTS

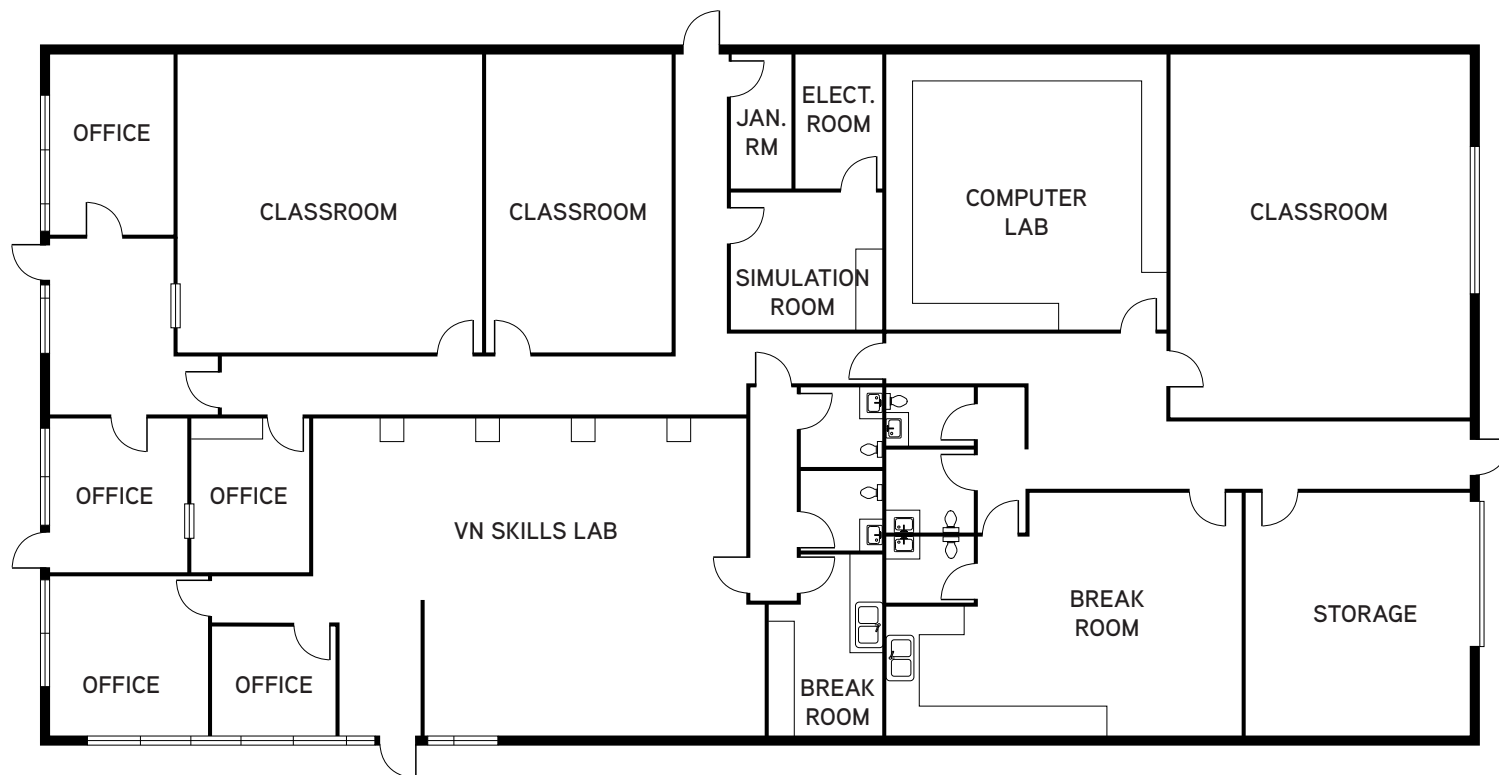
- 7,024 SF
- 2,340 SF of Office
- Two (2) Grade Level Doors



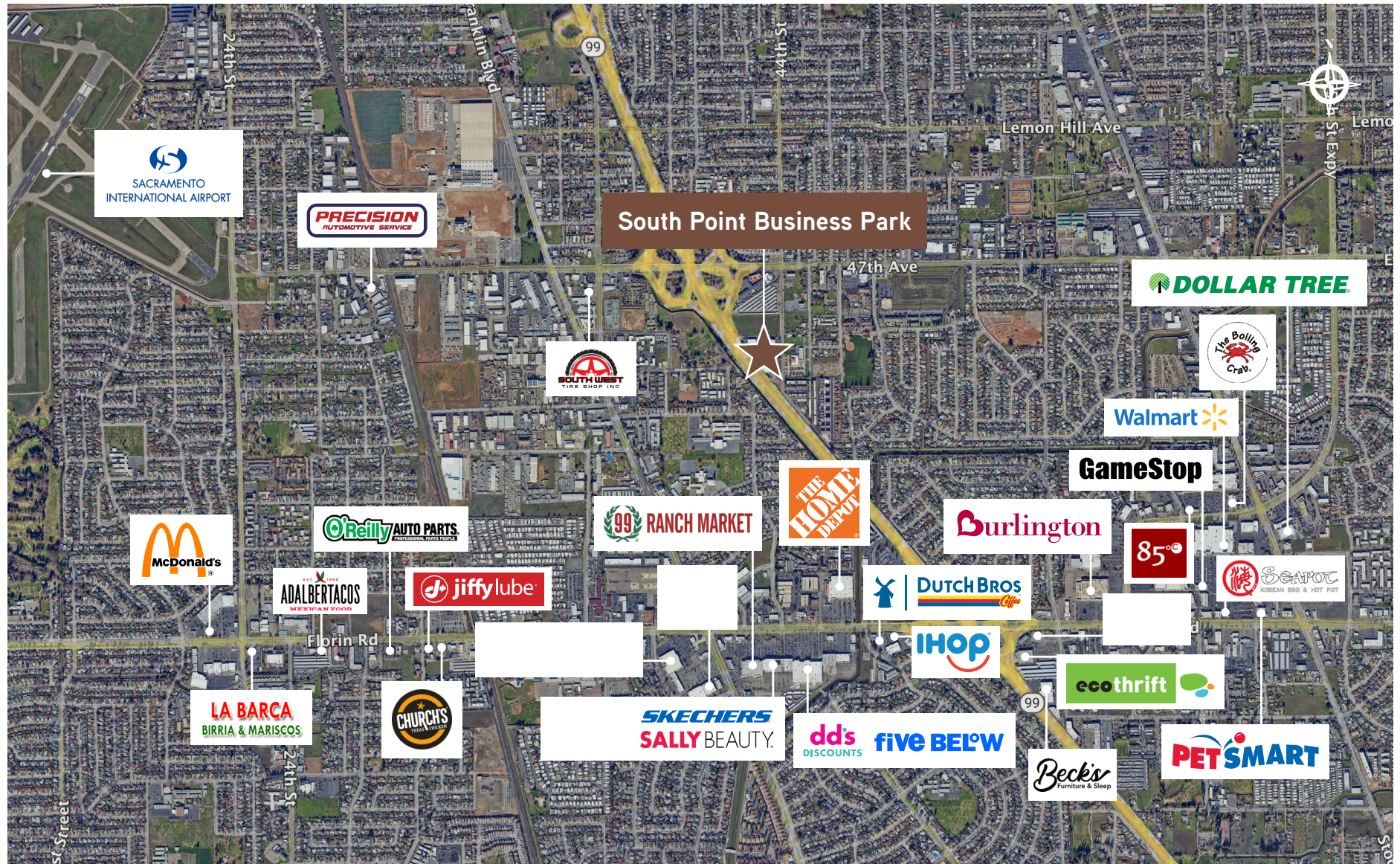
FLOOR PLAN - 6520 44TH STREET, SUITE 300

SPACE HIGHLIGHTS

- 8,297 SF
- Office Space
- Four (4) Private Offices
- Five (5) Classrooms
- Two (2) Breakrooms



SITE AERIAL





FOR MORE INFORMATION

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