

SOUTH POINT BUSINESS PARK

6520 - 6600 44TH STREET SACRAMENTO, CA

6524 44TH STREET

6520 44TH STREET

6528 44TH STREET

6600 44TH STREET

±1,996 - ±10,642 SF AVAILABLE

NEWMARK

RISING

Mike Smith

t 916-569-2352
mike.smith@nmrk.com
CA RE License #01504428

Cole Cummings

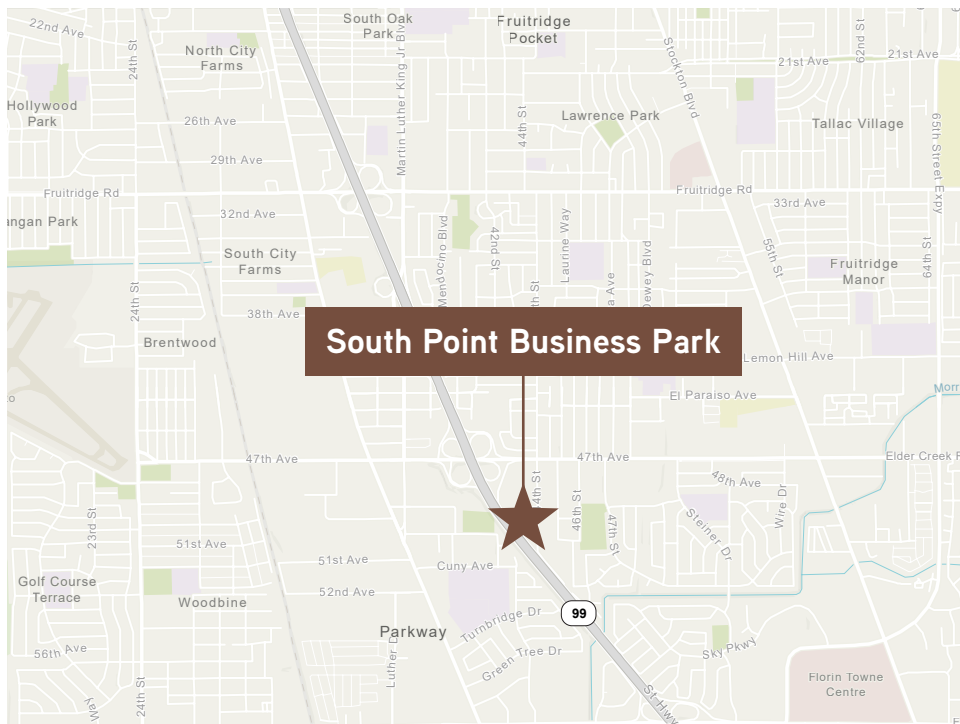
t 916-569-2366
cole.cummings@nmrk.com
CA RE License #02106833

Irina Shpyrka

t 916.477.7384
irina.shpyrka@nmrk.com
CA RE License #02037207

PROPERTY HIGHLIGHTS

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



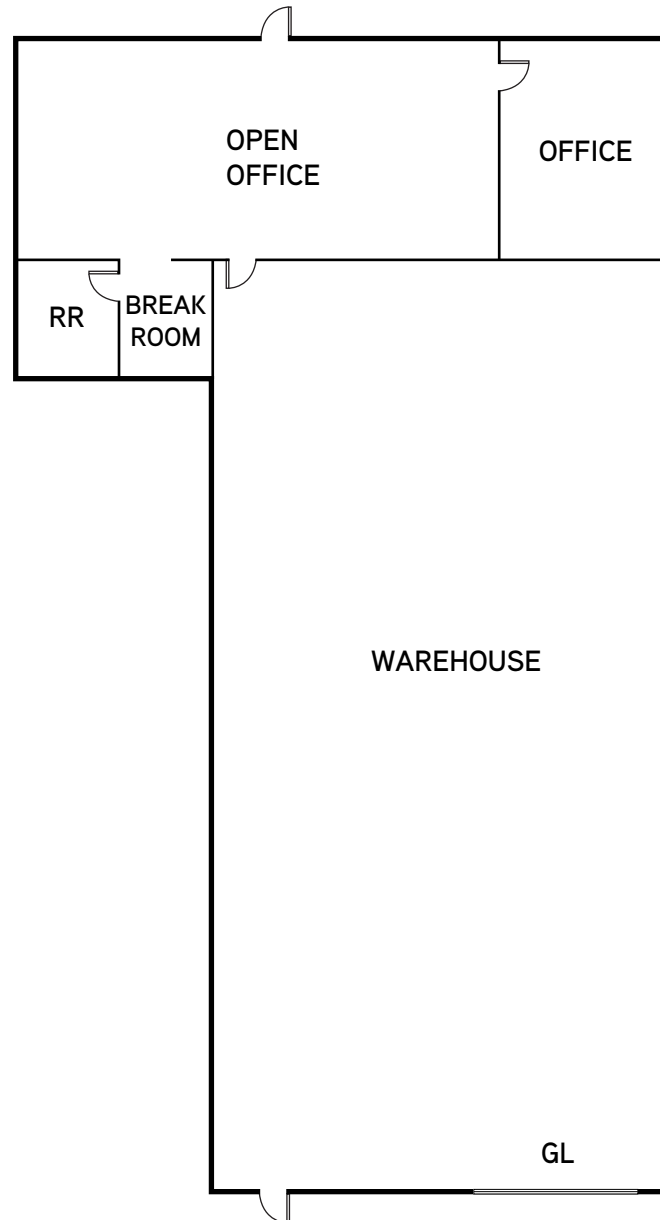
SITE PLAN



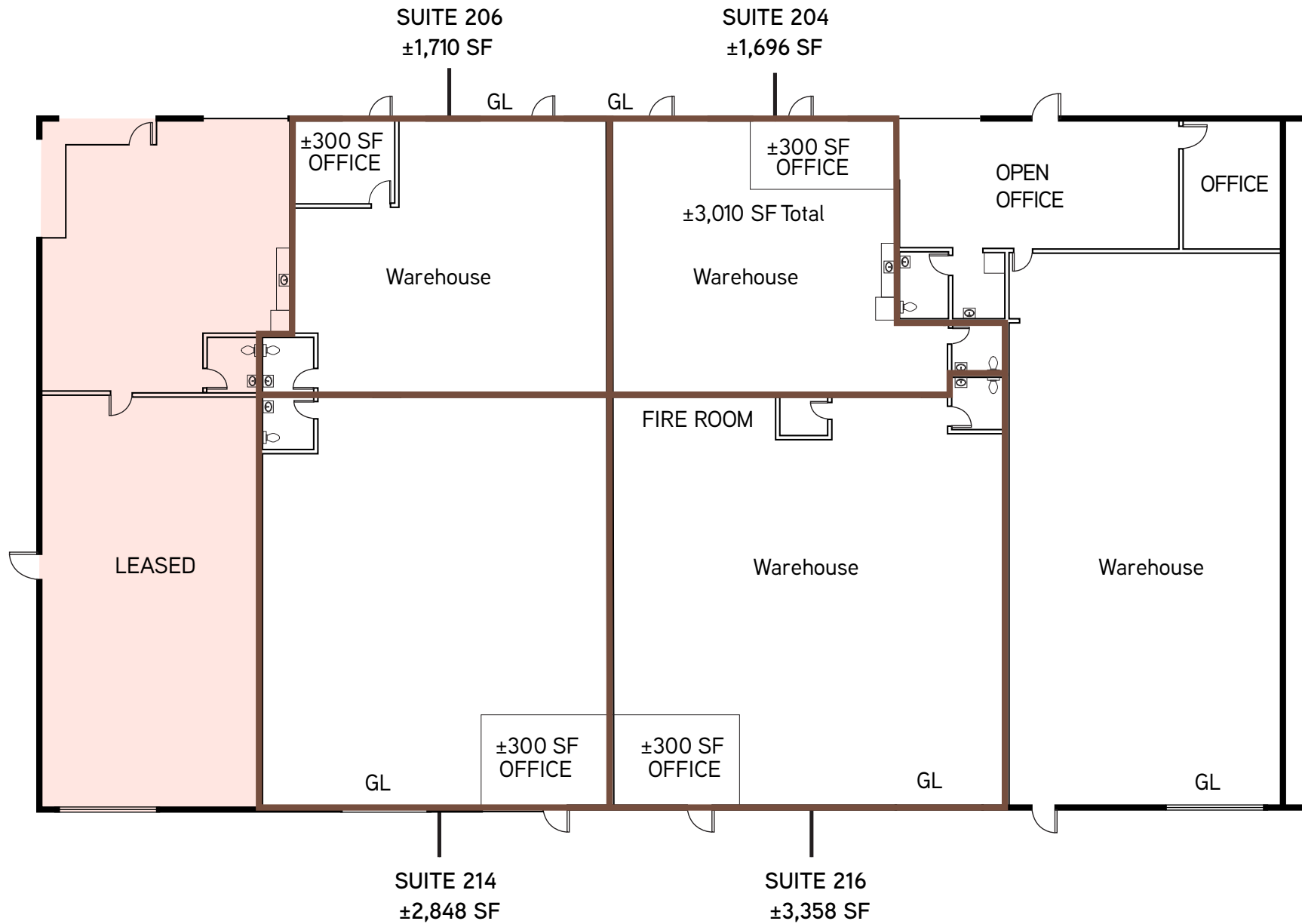
FLOOR PLAN - 6524 44TH STREET, SUITE 202

SPACE HIGHLIGHTS

- 4,545 SF
- ±500 SF of Office
- One (1) Grade Level Door



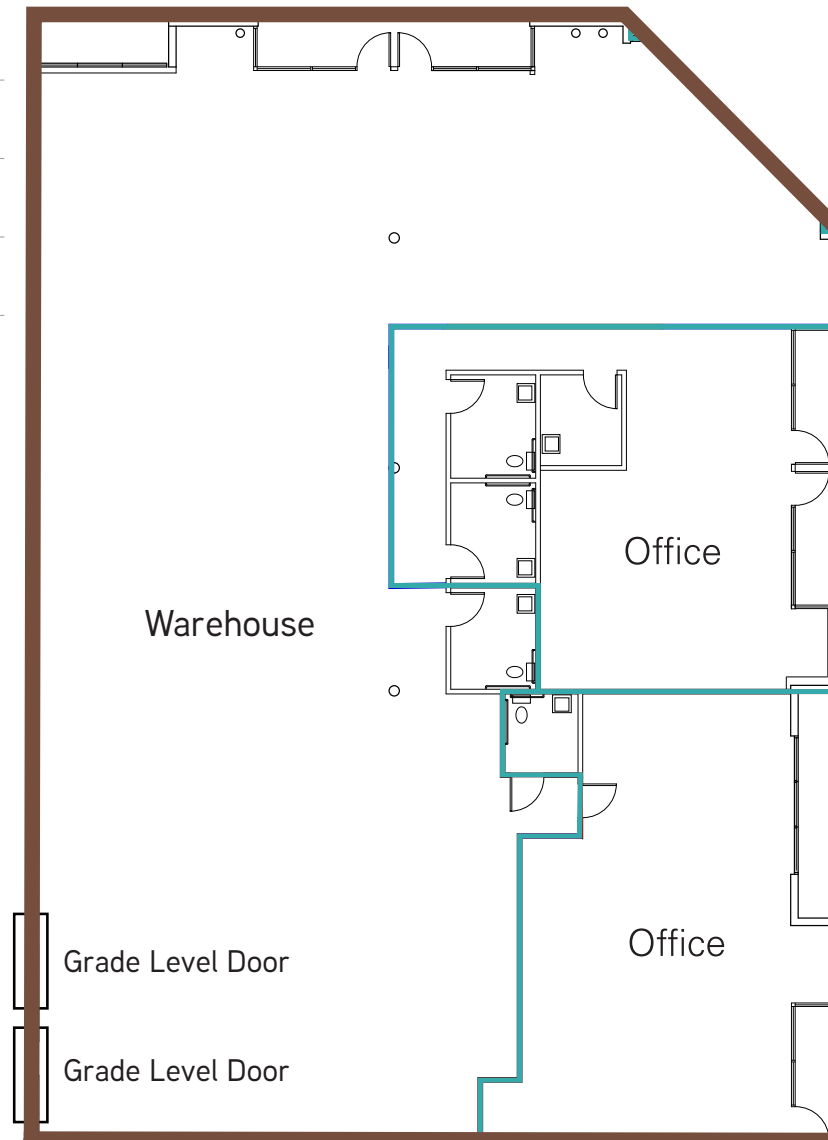
PROPOSED FLOOR PLAN - 6524 44TH STREET



FLOOR PLAN - 6600 44TH STREET

SPACE HIGHLIGHTS

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

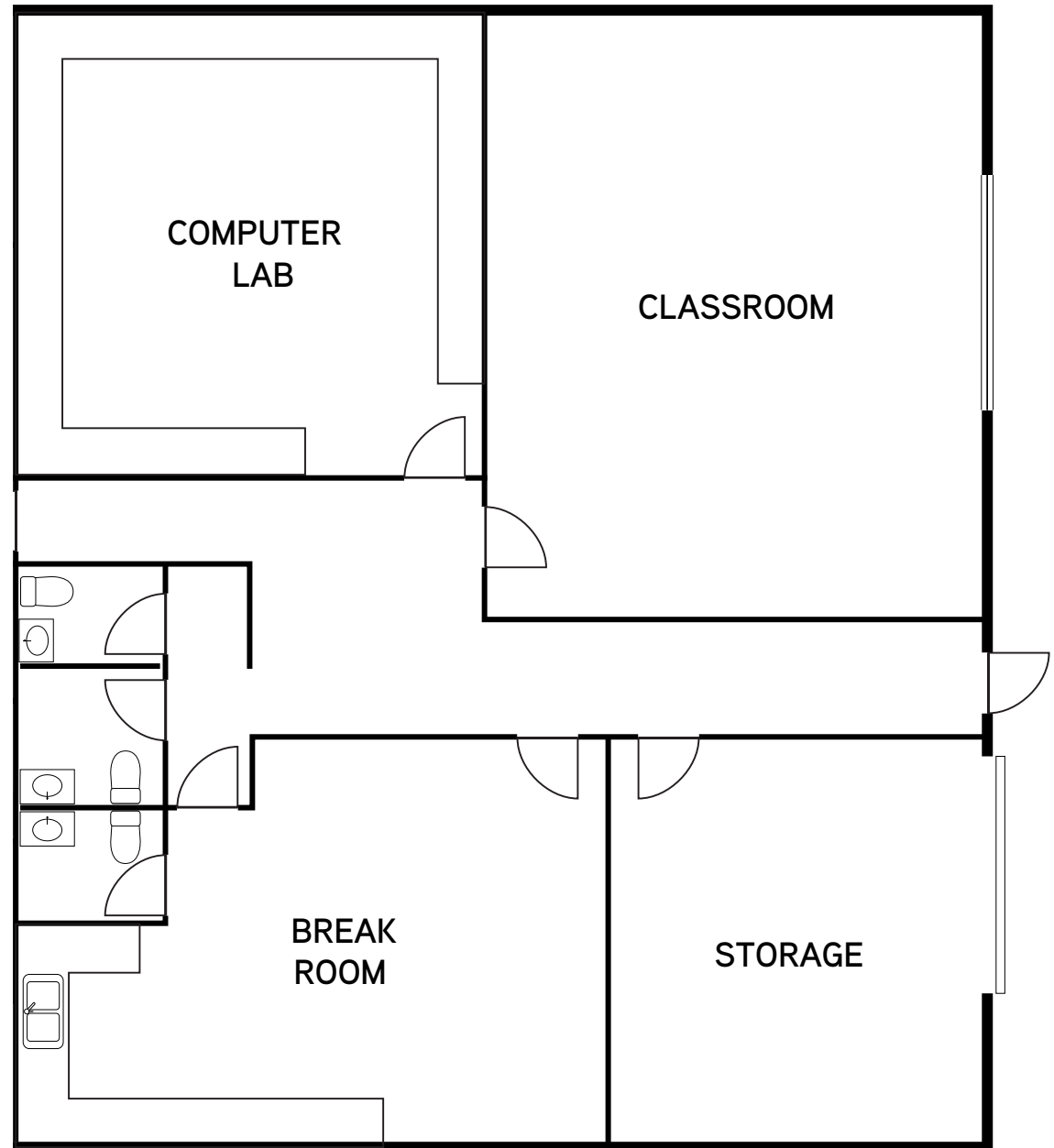


SUITE E & F
±7,024 SF

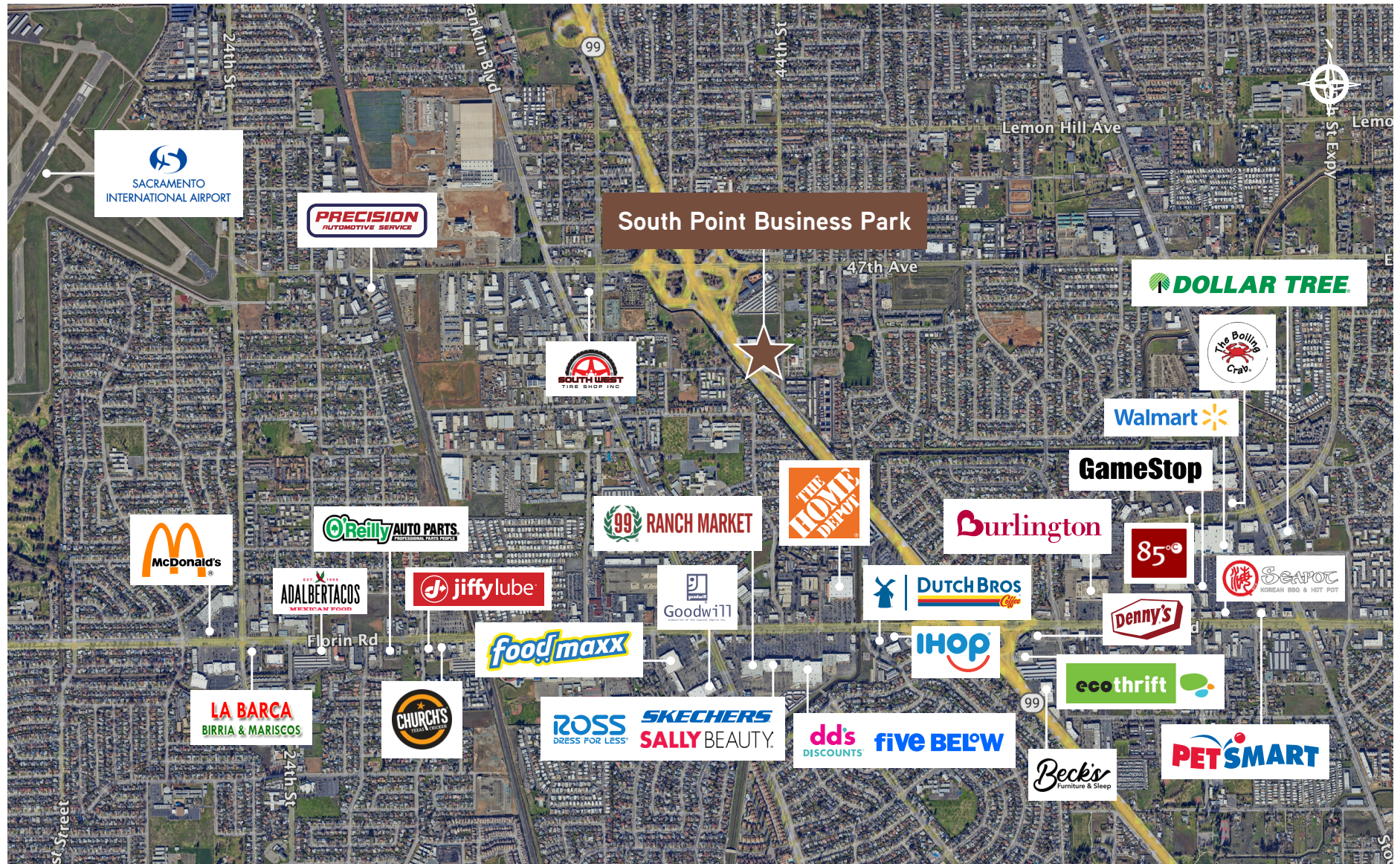
FLOOR PLAN - 6520 44TH STREET, SUITE 304

SPACE HIGHLIGHTS

- ±3,433 Square Feet
- Office Space
- Two (2) Grade Level Door
- Two (2) Classrooms
- Breakroom



SITE AERIAL





FOR MORE INFORMATION

Mike Smith

t 916-569-2352
mike.smith@nmrk.com
CA RE License #01504428

Cole Cummings

t 916-569-2366
cole.cummings@nmrk.com
CA RE License #02106833

Irina Shpyrka

t 916-477-7384
irina.shpyrka@nmrk.com
CA RE License #02037207

NEWMARK **RISING**