

# ALPINE INDUSTRIAL PARK

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

A PROPERTY OWNED BY:  
**RISING**

±2,743 - ±16,380 SF AVAILABLE

ACCESS TO COMMON AREA LOADING DOCK!



**NEWMARK**

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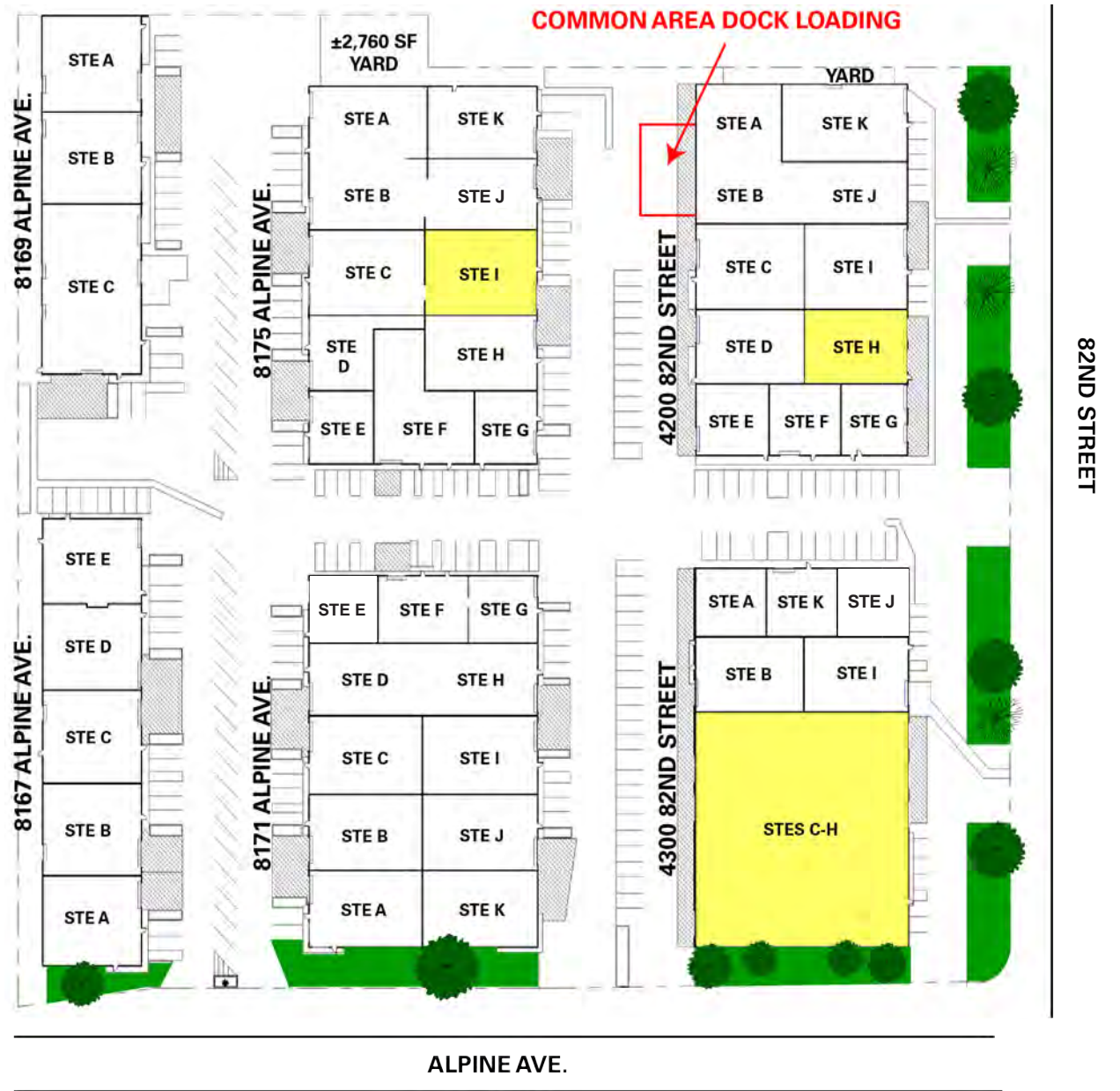
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# PROPERTY HIGHLIGHTS

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



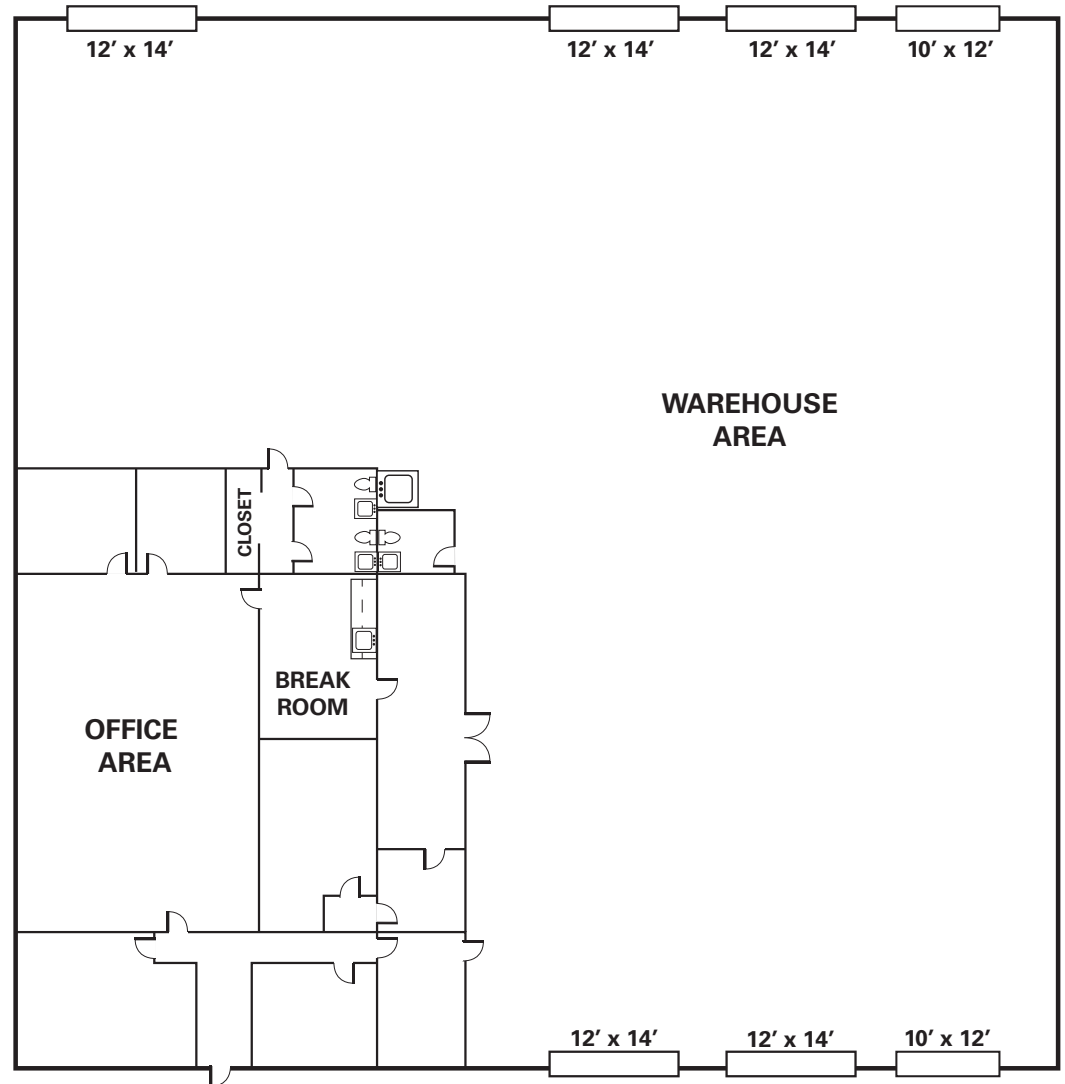
# ALPINE INDUSTRIAL PARK - SITE PLAN



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

### SPACE HIGHLIGHTS

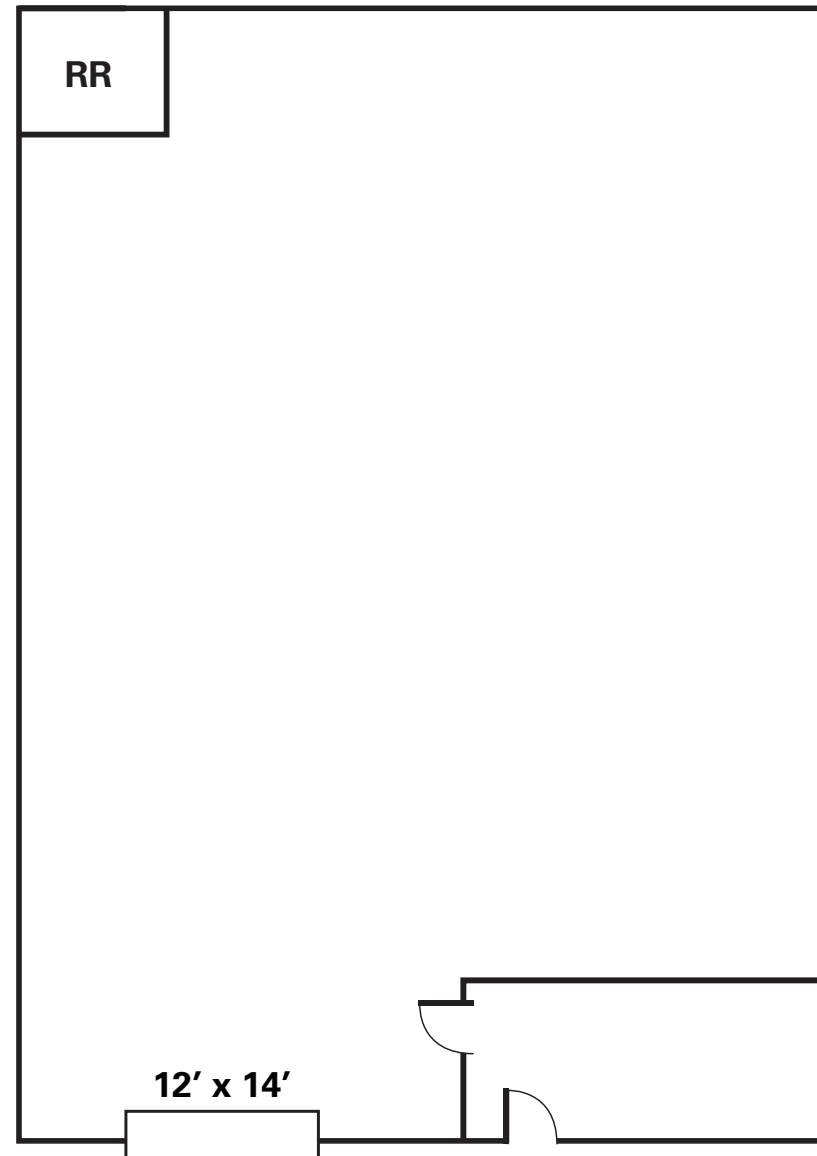
- ±16,380 Square Feet
- Approx. ±3,300 Square Feet of Office
- Five (5) 12' x 14' Grade Level Doors
- Two (2) 10' x 12' Grade Level Doors
- Gas Heater in Warehouse
- Insulated Warehouse
- New Office Improvements
- Lease Rate: \$0.81, NNN



## CURRENT FLOOR PLAN - 8175 ALPINE AVENUE, SUITE I

### SPACE HIGHLIGHTS

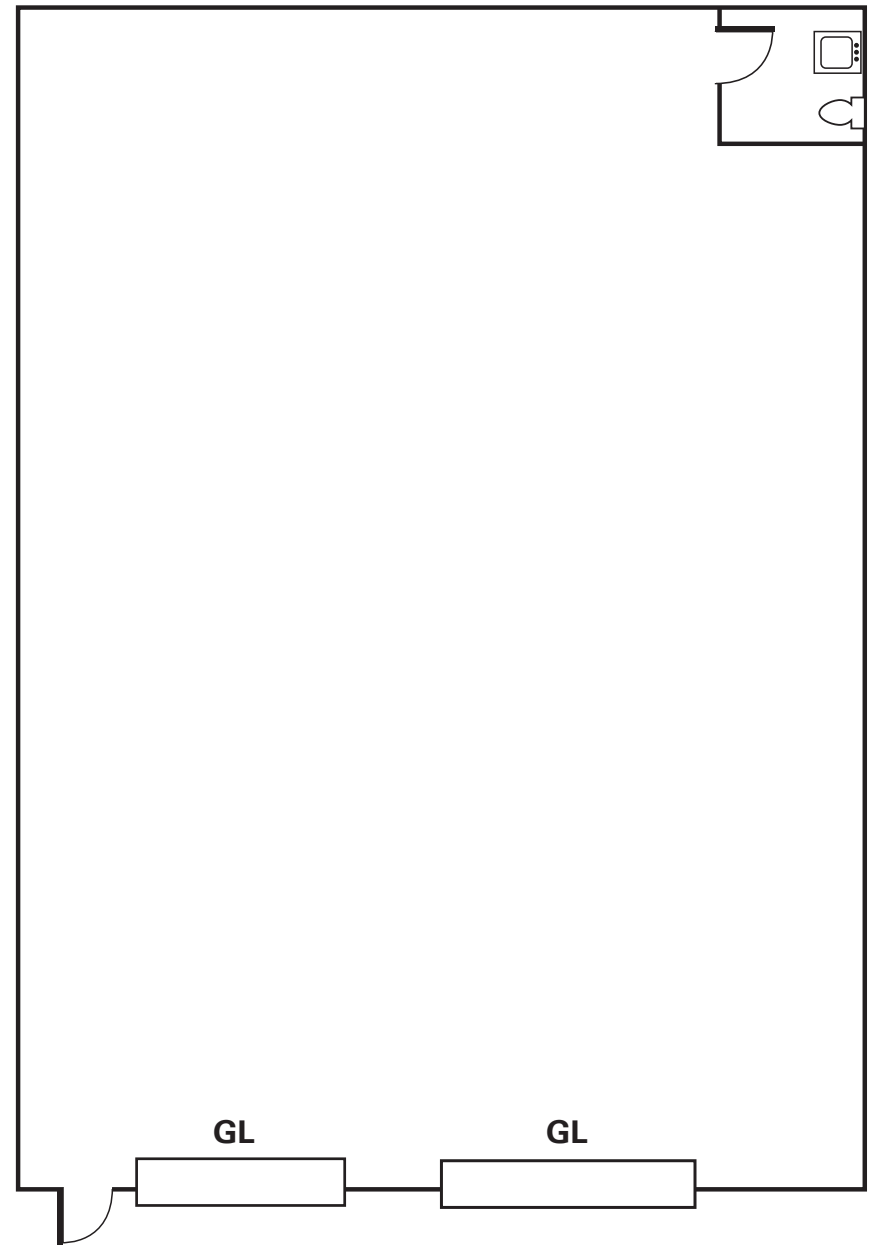
- ±2,951 Square Feet
- ±300 Square Feet of Office
- 12' x 14' Grade Level Door
- Lease Rate: \$0.90, NNN
- Available Immediately



## CURRENT FLOOR PLAN - 4200 82ND STREET, SUITE H

### SPACE HIGHLIGHTS

- ±2,743 Square Feet
- Two (2) 12' x 14' Grade Level Doors
- Lease Rate: \$0.88, NNN



# SITE AERIAL

