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

ALPIN

# A PROPERTY OWNED BY: **RISING**

# ±2,743 - ±16,380 SF AVAILABLE ACCESS TO COMMON AREA LOADING DOCK!

**COLE CUMMINGS** 916.569.2366 cole.cummings@nmrk.com CA RE License #02106833 CA RE License #02037207

4200 82110

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BITI ALPINE

8175 ALPINE

4300 82110

# NEWMARK

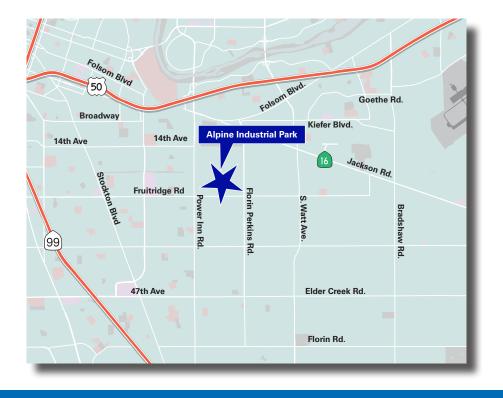
**IRINA SHPYRKA** 

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916.569.2360

## **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

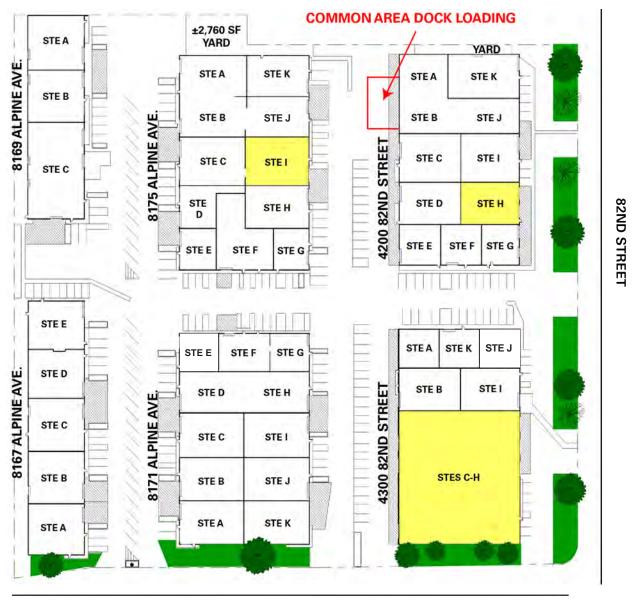




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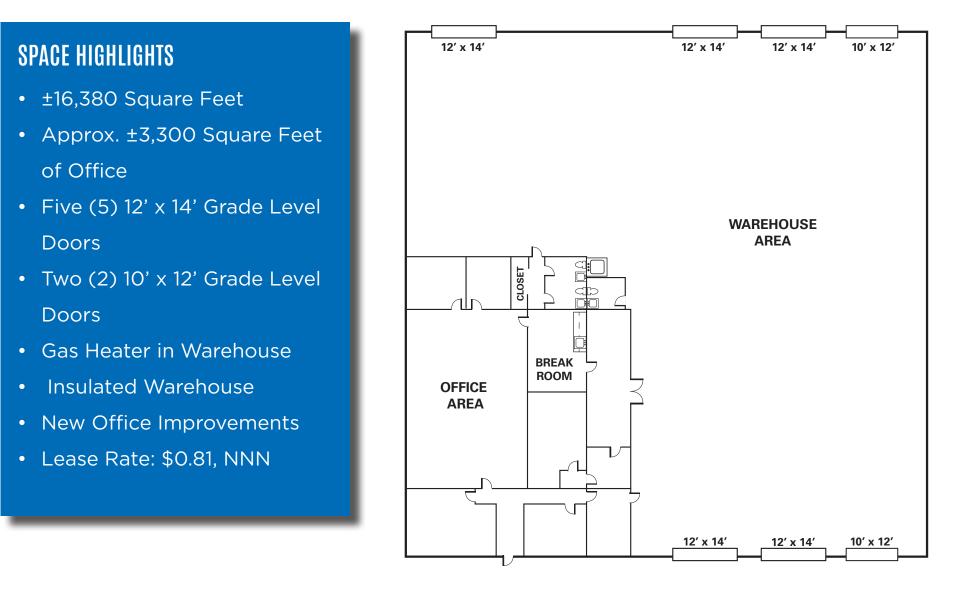
ALPINE INDUSTRIAL PARK

#### **ALPINE INDUSTRIAL PARK - SITE PLAN**

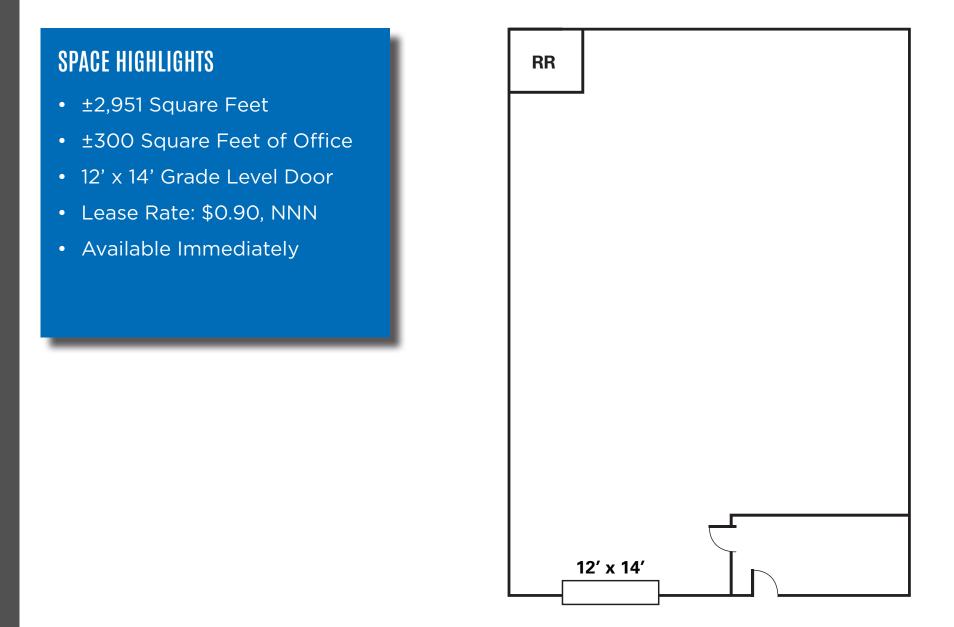


ALPINE AVE.

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



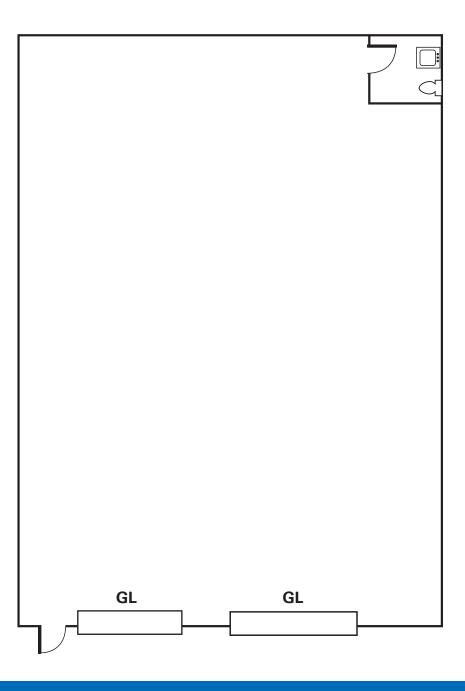
#### CURRENT FLOOR PLAN - 8175 ALPINE AVENUE, SUITE I



#### 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**

