



**FOR SALE OR LEASE**  
**AVAILABLE**  
**OWNER-USER OR TENANT OPPORTUNITY**  
**±8,760 Square Feet**

For further information,  
please contact our exclusive agents:

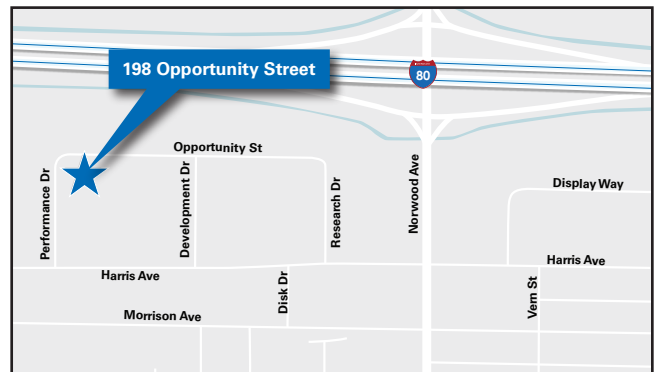
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**Property Highlights**

- ±8,760 SF Industrial Condominium Unit
- ±8,010 SF of Warehouse
- ±750 SF of Office
- One (1) 12' x 14' Grade Level Door
- One (1) Dock-High Loading Door
- 23' - 24' Clear Height
- ESFR Sprinklers
- Skylights
- Gas Service Available
- Floorplan on Reverse



**NEWMARK**

980 Ninth Street, Suite 2500, Sacramento, CA 95814 [nmrk.com](http://nmrk.com)

# 198 Opportunity Street, Suite 1

SACRAMENTO, CA

## FLOOR PLAN



GL = Grade Level Loading  
DH = Dock-High Loading

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# 198 Opportunity Street, Suite 1

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## SITE AERIAL



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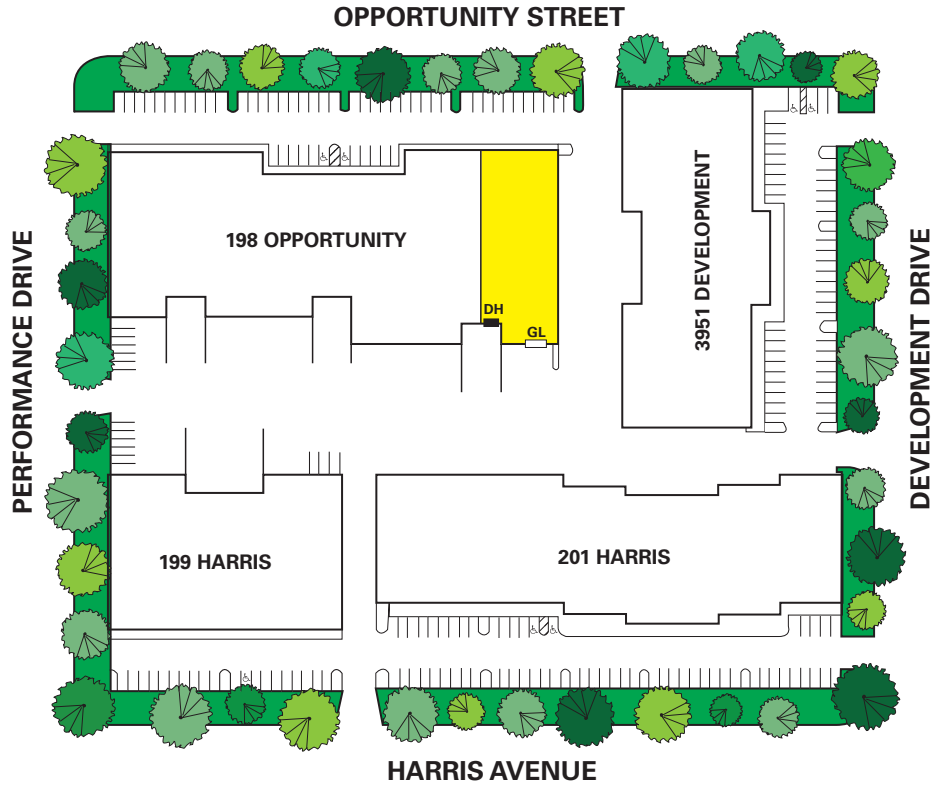
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## SITE PLAN



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