



Colliers

4125-4131 Northgate Boulevard, Sacramento, CA

Tommy Ponder, SIOR
Executive Vice President
+1 916 563 3005
tommy.ponder@colliers.com
CA Lic. 01431506

George Vrame
Vice President
+1 916 563 3041
george.vrame@colliers.com
CA Lic. 02028936

Flex | Office | Warehouse

FOR SALE OR LEASE

±37,799 SF
Flex Building

PROPERTY HIGHLIGHTS

4125-4131 Northgate Boulevard, Sacramento, CA

- › Updated office finishes
- › Plentiful on site parking
- › Wet sprinkler system
- › Insulated warehouse
- › Attractive glassline & curb appeal
- › Convenient Highway 80 freeway access
- › Potential drive through access
- › Access via Northgate Blvd. and North Freeway Blvd.



PROPERTY SPECIFICATIONS

4125-4131 Northgate Boulevard, Sacramento, CA



Building Size: ±37,799 SF

Lot Size: ±2.77 Acres

MP - Industrial - Office Park

Zoning: Contact County of Sacramento to verify use compatibility - sacplan@saccounty.gov

Office SF: 16,077 SF

Warehouse SF: 21,722 SF

Warehouse Clear Height: 16' - 22'

Grade Level Doors: Two existing, 4 Pop-Outs

Power: 1,200 Amps of 277/480v

Year Built: 1983

Parking: 131 spaces

FLOOR PLAN

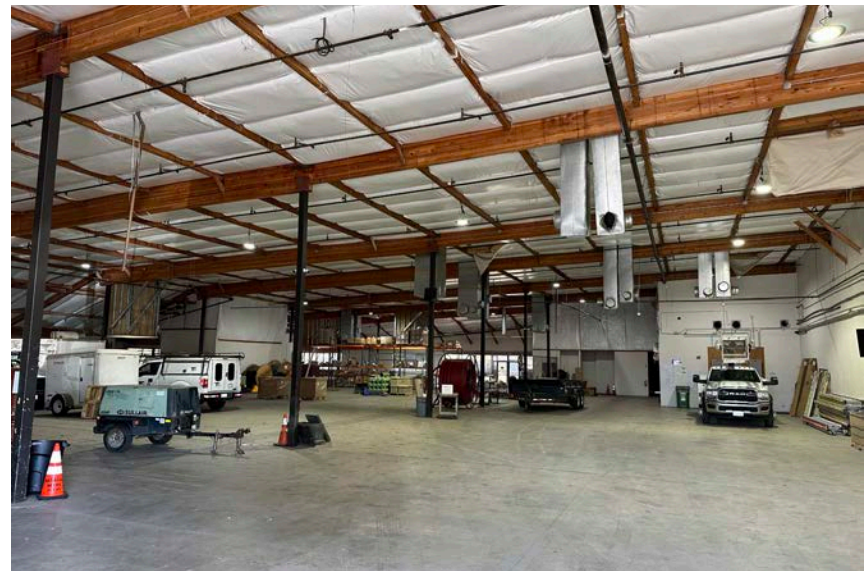
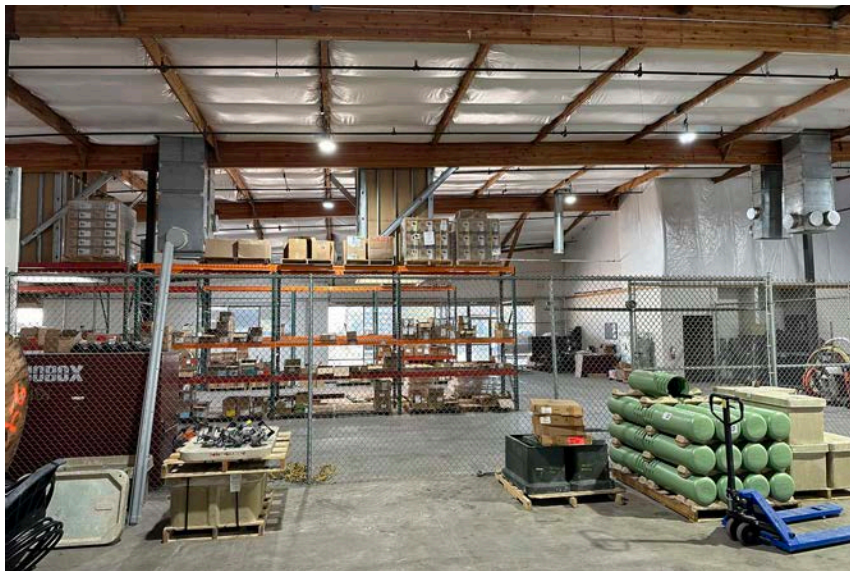
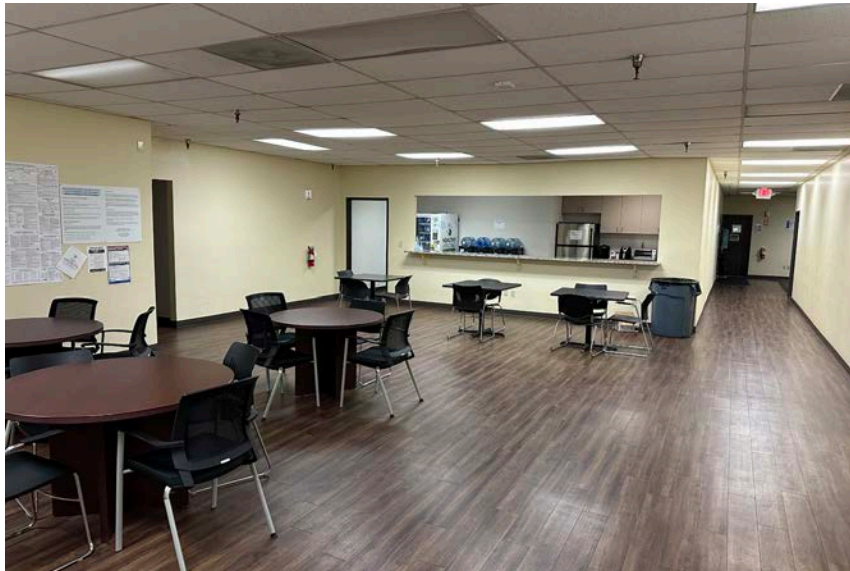
4125-4131 Northgate Boulevard, Sacramento, CA



- Gross Leasable Area: ±37,799 SF
- Warehouse SF: ±21,722 SF
 - Office SF: ±16,077 SF
 - Grade Level Pop-Out

PROPERTY PHOTOS

4125-4131 Northgate Boulevard, Sacramento, CA



NEARBY AMENITIES

4125-4131 Northgate Boulevard, Sacramento, CA

Natomas Marketplace

Regal Natomas
Applebee's
The Home Depot
Staples
In-N-Out
Walmart
Starbucks
Homegoods

The Promenade

Target
Old Navy
Best Buy
Buffalo Wild Wings
Panera Bread
T.J. Maxx
Bevmo
Olive Garden

Dutch Bros Coffee
Wendy's
Cilantro's Mexican
Western Union

4125-4131
Northgate Boulevard

Truxel Rd

San Juan Rd

Northgate Blvd

N Market Blvd

Del Paso Rd



REGIONAL OVERVIEW

4125-4131 Northgate Boulevard, Sacramento, CA



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.