



# NORWOOD INDUSTRIAL PARK

3951 RESEARCH DRIVE, SACRAMENTO

±10,736 SF AVAILABLE

**NEWMARK**

Mike Smith  
Director

916-569-2352

[mike.smith@nmrk.com](mailto:mike.smith@nmrk.com)

CA RE License #01504428

Irina Shpyrka  
Associate

916-569-2360

[irina.shpyrka@nmrk.com](mailto:irina.shpyrka@nmrk.com)

CA RE License #02037207

Cole Cummings  
Associate

916-569-2366

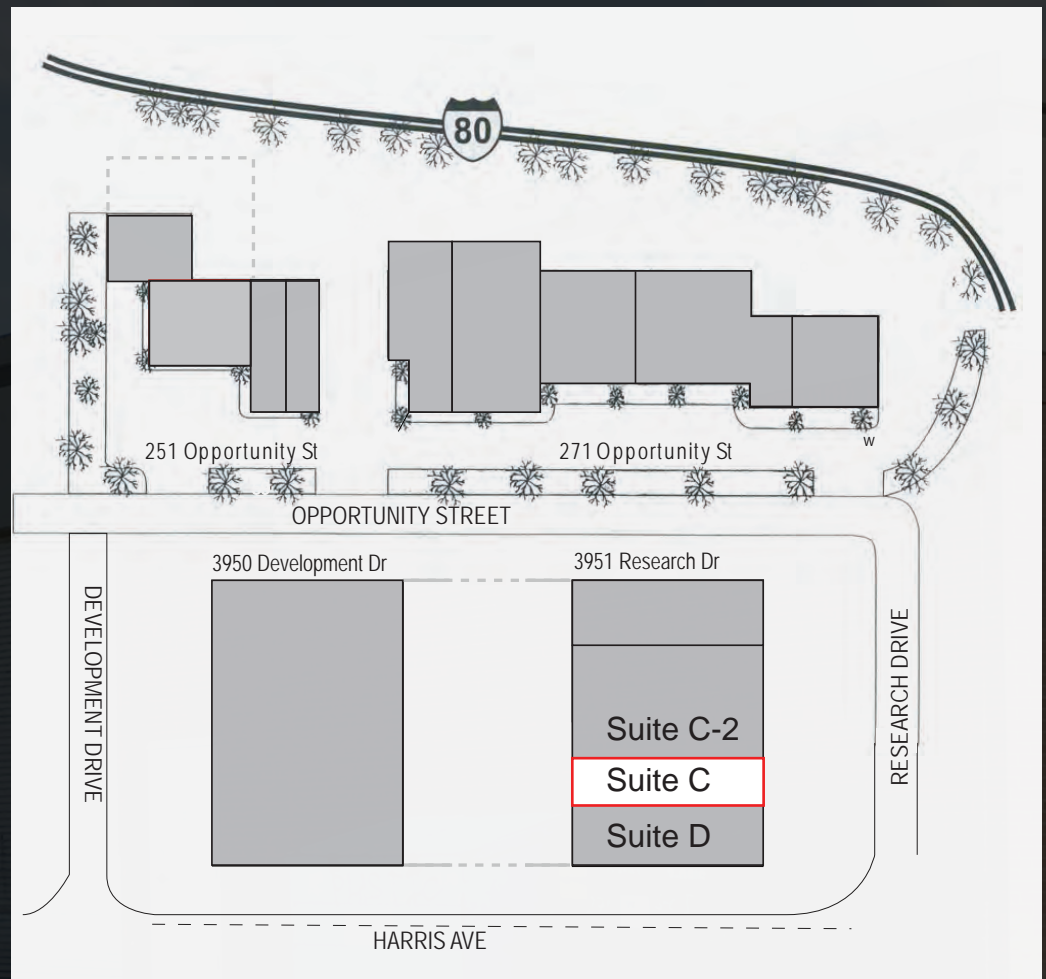
[cole.cummings@nmrk.com](mailto:cole.cummings@nmrk.com)

CA RE License #02106833



## PROPERTY HIGHLIGHTS

- Professional setting with beautiful mature landscaping
- Office and warehouse R&D/Flex, Manufacturing/Tech
- Centrally located with easy access to Interstate 80
- Freeway frontage
- Ample parking
- Competitive lease rates
- Grade level and dock doors
- M1 – Light industrial zoning



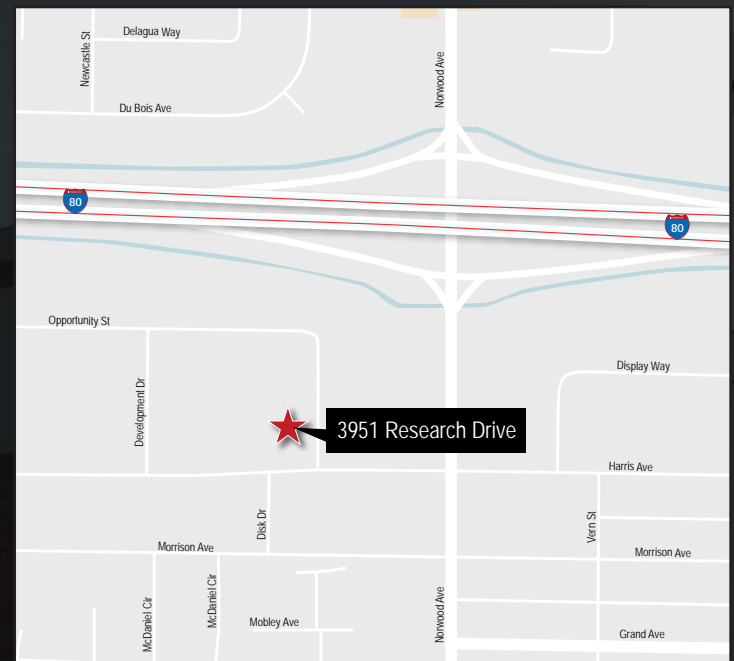
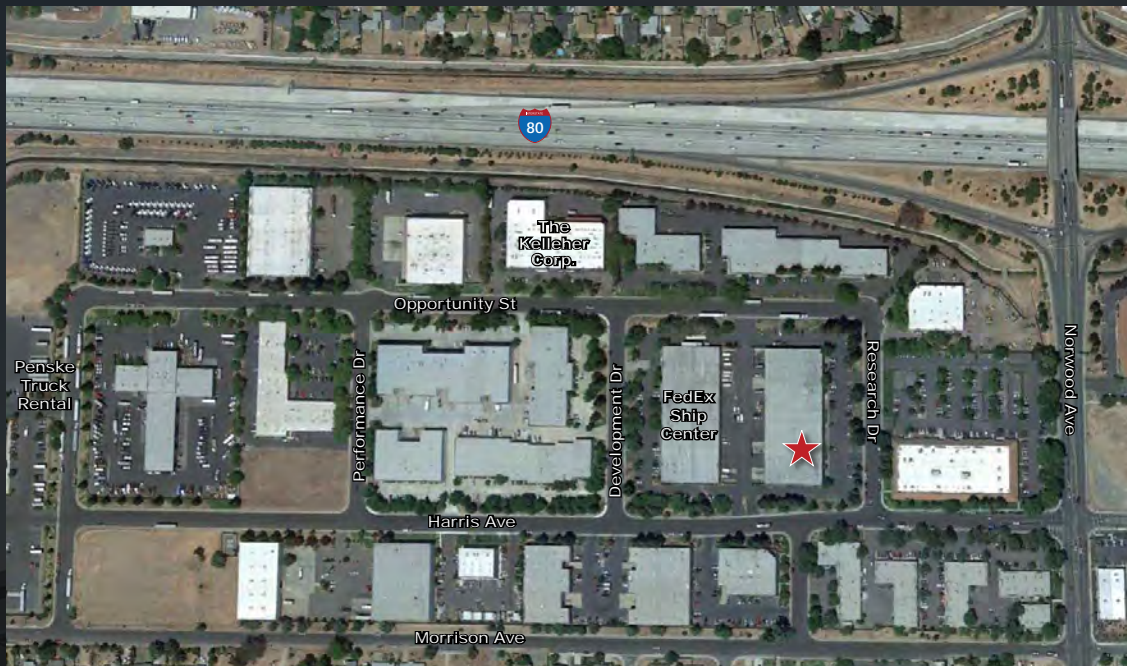
Building	Suite	Total SF	Office SF	Notes
3951	C	10,736	750	Two (2) privates, two (2) restrooms, warehouse, two (2) dock high door, one (1) grade level door

# FLOOR PLAN



MIKE SMITH | Director | **916-569-2352** | [mike.smith@nrmk.com](mailto:mike.smith@nrmk.com) | CA RE License #01504428  
IRINA SHPYRKA | Associate | **916-569-2360** | [irina.shpyrka@nrmk.com](mailto:irina.shpyrka@nrmk.com) | CA RE License #02037207  
COLE CUMMINGS | Associate | **916-569-2366** | [cole.cummings@nrmk.com](mailto:cole.cummings@nrmk.com) | CA RE License #02106833

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. 16-1586 • 10/24



**MIKE SMITH** | Director | **916-569-2352** | [mike.smith@nrmk.com](mailto:mike.smith@nrmk.com) | CA RE License #01504428  
**IRINA SHPYRKA** | Associate | **916-569-2360** | [irina.shpyrka@nrmk.com](mailto:irina.shpyrka@nrmk.com) | CA RE License #02037207  
**COLE CUMMINGS** | Associate | **916-569-2366** | [cole.cummings@nrmk.com](mailto:cole.cummings@nrmk.com) | CA RE License #02106833

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. 16-1586 • 10/24