

3077

FITE CIRCLE
SACRAMENTO

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NEWMARK

FOR SALE ±40,959 SF
FOR LEASE ±13,000 SF

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PROPERTY HIGHLIGHTS

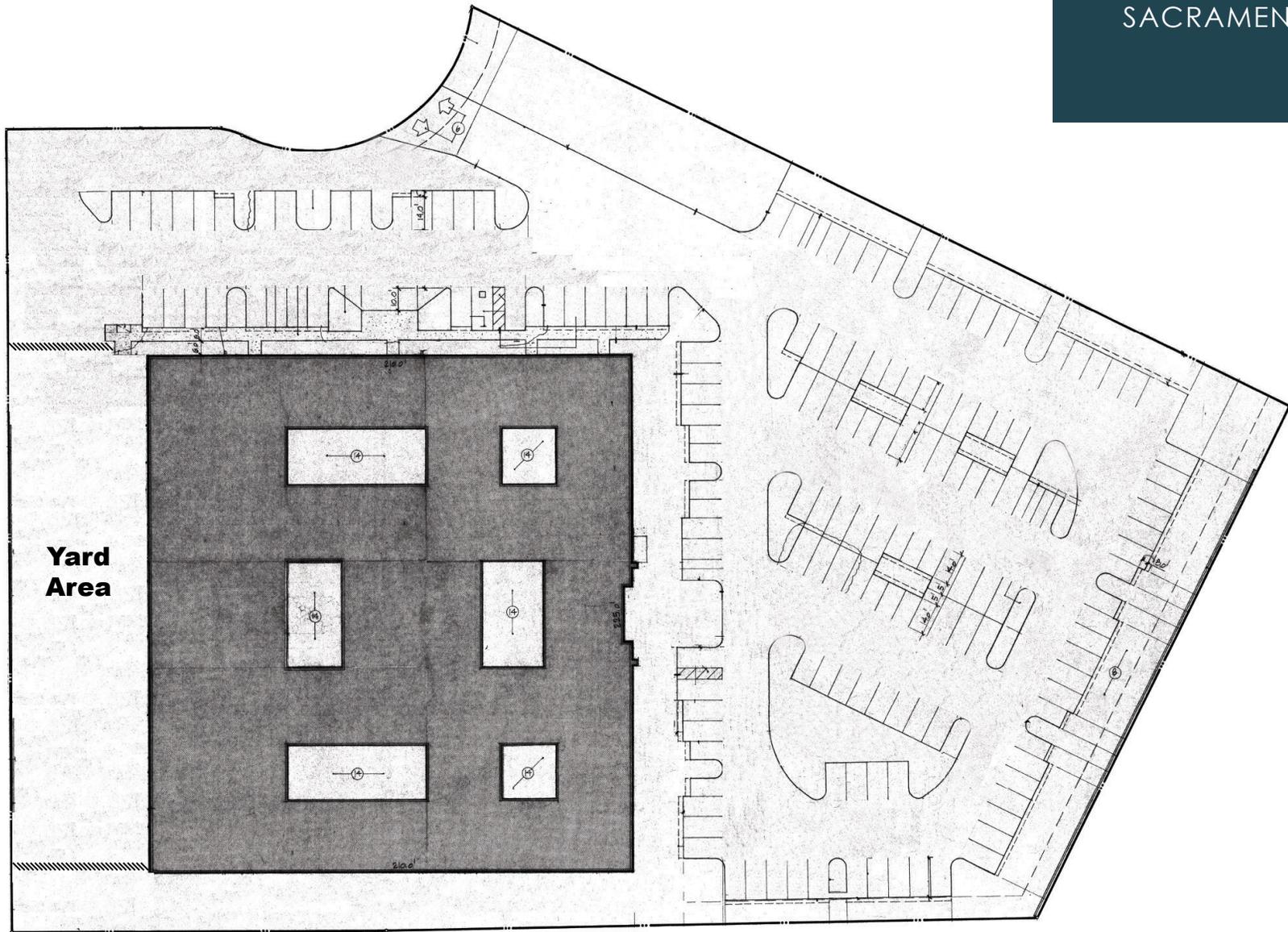
- \$1.45 Full Service Gross with market incentives
- Parking: 4.5/1,000 with the ability to deliver 8.0/1,000
- Direct visibility from Highway 50
- Private interior courtyards
- Professionally managed by Fite Properties
- One 10x12 grade level door
- ±1,500 SF flex conditioned warehouse
- ±16' - 20' clear height
- Income in place for owner-user
- New long-term State lease

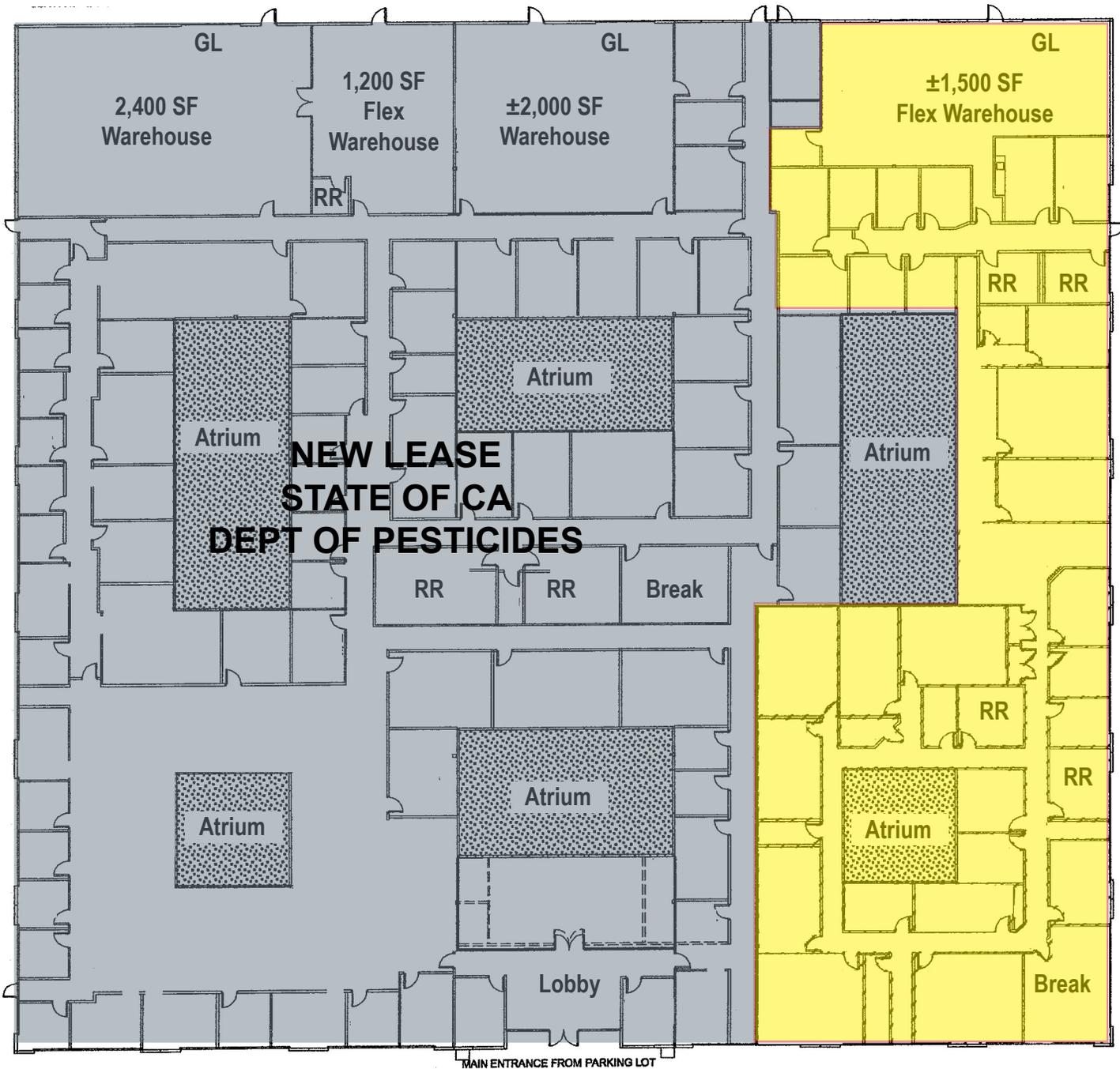


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SITE PLAN

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