



For Sublease | 4350 Pell Drive, Sacramento, CA

±44,949 SF Available with 0.83 AC of Yard

Spencer Applegate

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Thomas Skeoch

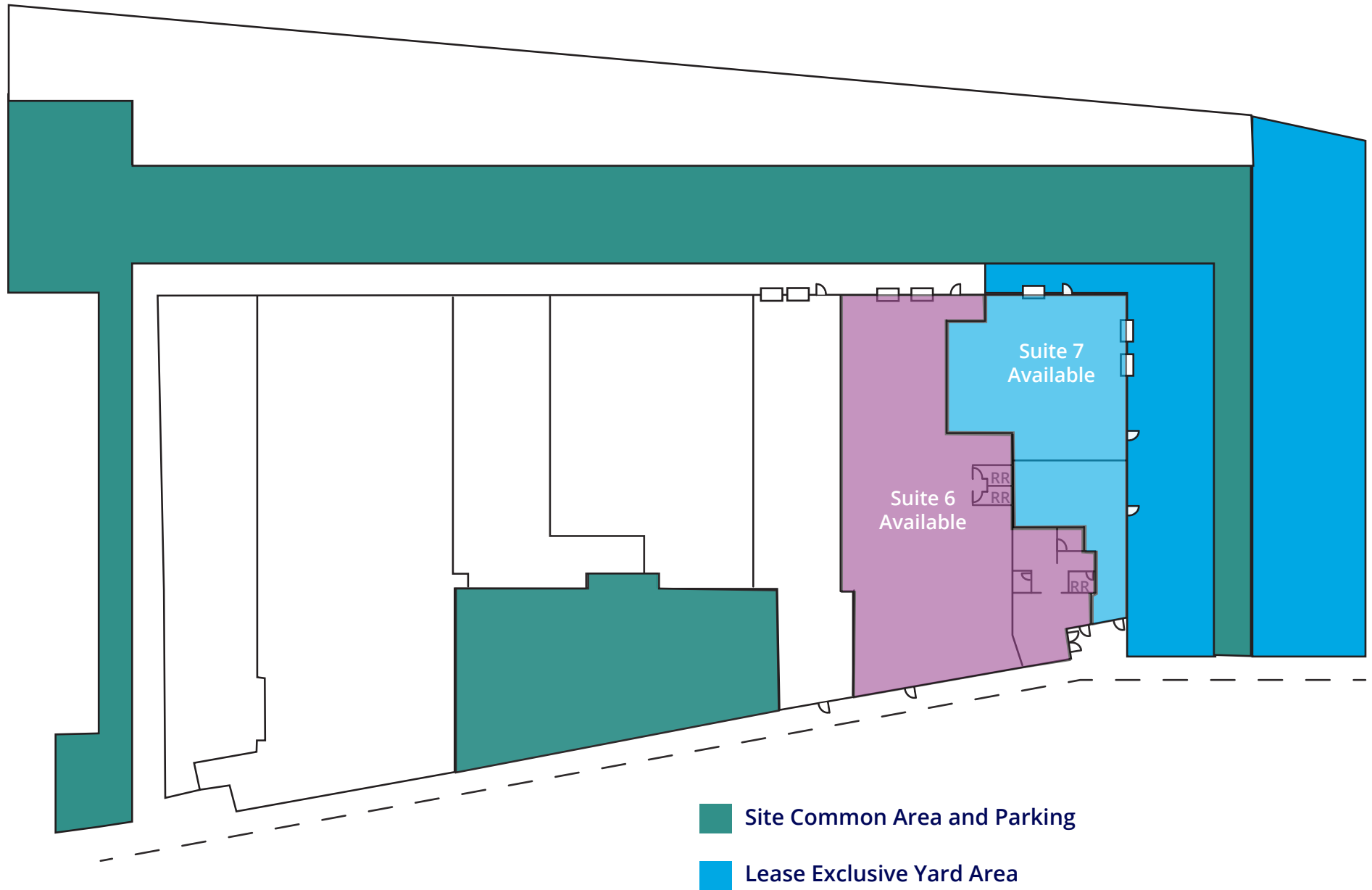
Associate

+1 916 563 6658

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Floor Plan



Property Details

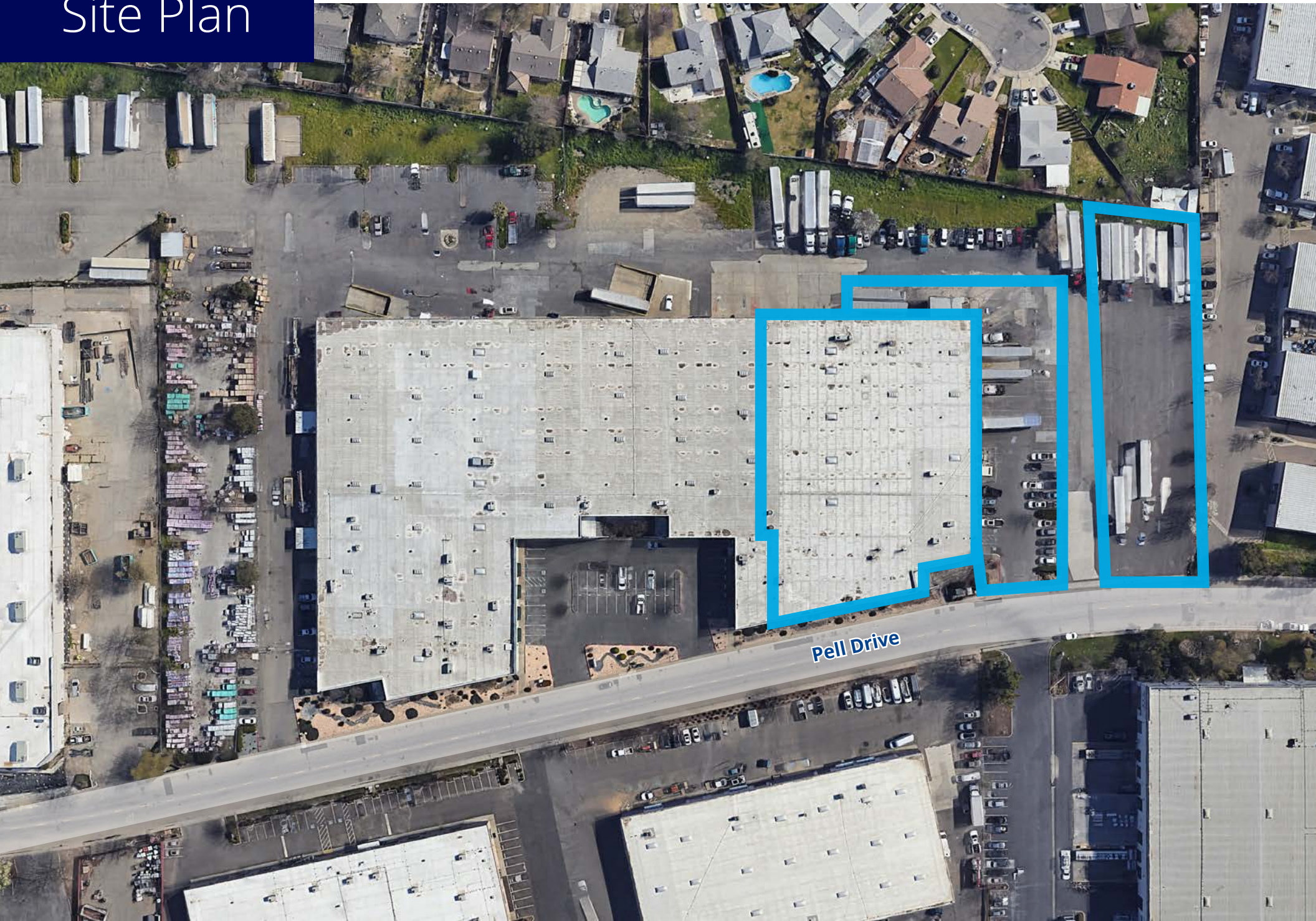
Asking Rate: \$0.85 NNN

Property Highlights

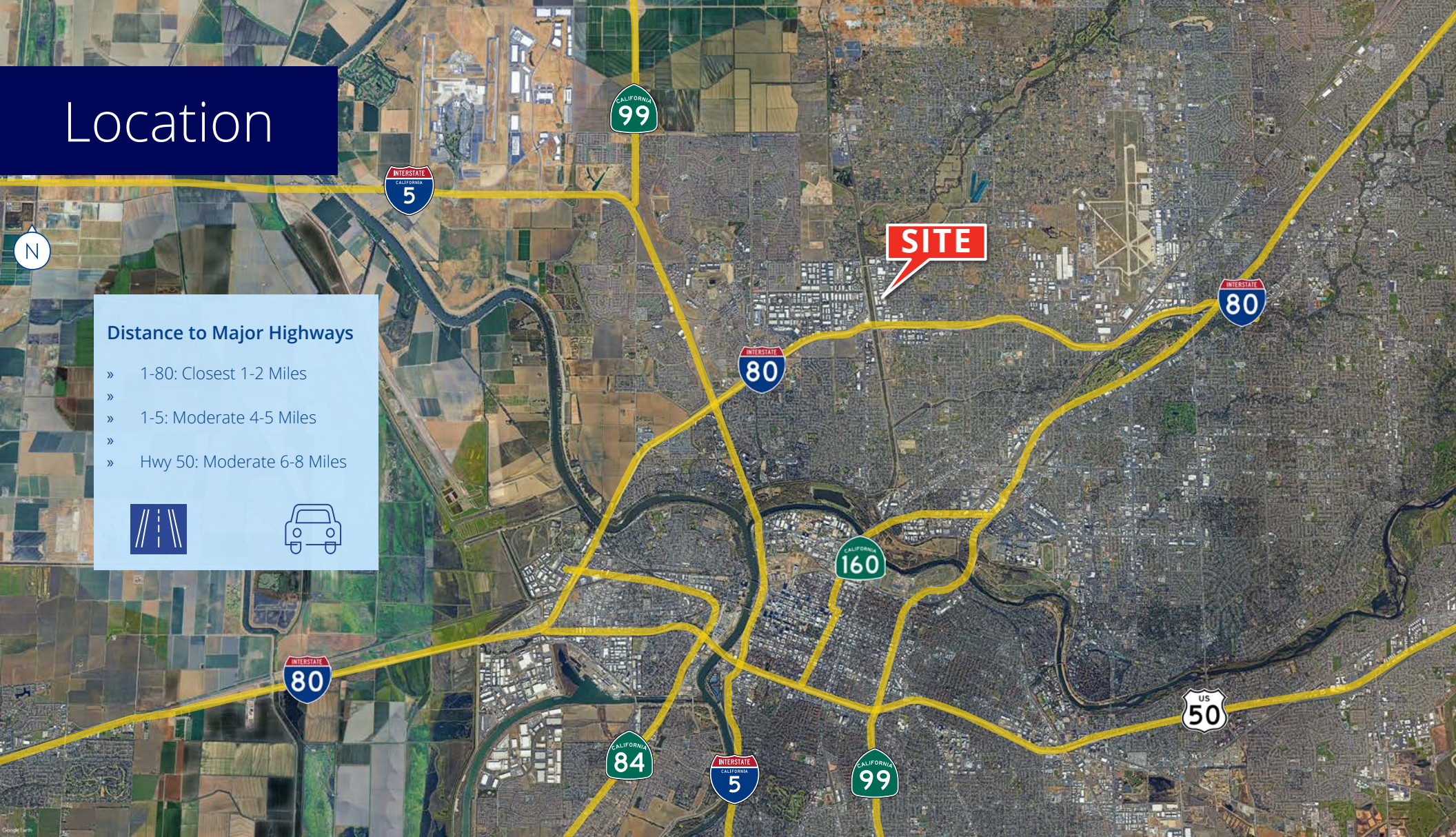
- ±44,949 SF with 0.83 AC of Yard
- 1700 Amps of 480V
- ±20 Minimum Clear Height
- ±4,684 SF of Improved Office
- 2 Dock Doors and 2GL Doors
- ±1 AC of Paved Yard
- Sublease Expires: December 31, 2027



Site Plan



Location



Distance to Major Highways

- » 1-80: Closest 1-2 Miles
- » 1-5: Moderate 4-5 Miles
- » Hwy 50: Moderate 6-8 Miles



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