

4391 Pell Drive, Suite G

Sacramento, CA

AVAILABLE FOR LEASE | ± 41,852 SF



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Property Highlights

- + ±20 Clear Height
- + Sprinklered
- + M-1 Light Industrial Zoning
- + Dock and Grade Level Loading
- + New Roof Recently Installed
- + Possible Rail Spur Access (TBD)
- + Immediate Access to I-80 via Northgate Interchange

Suite G

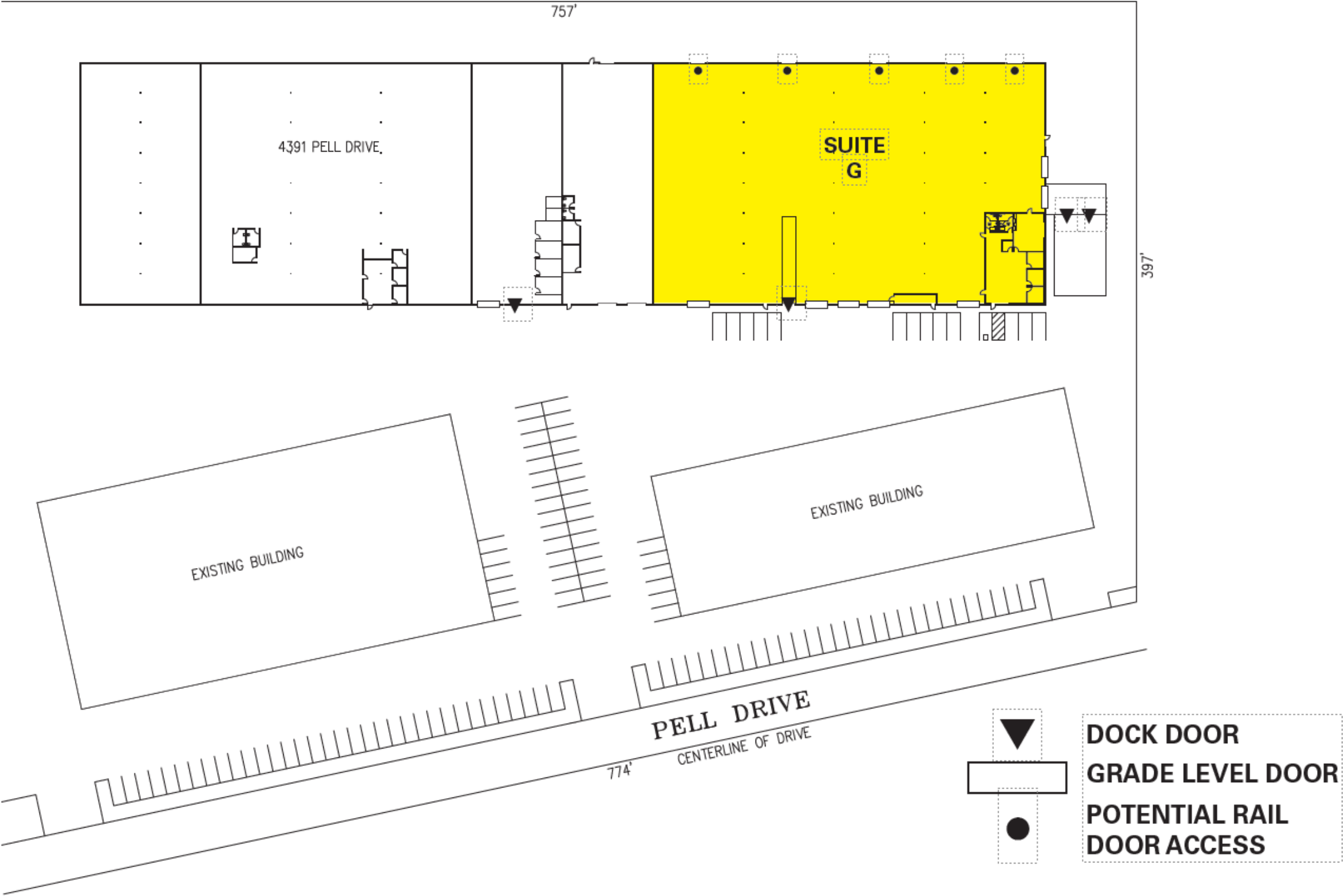
- + ±41,852 SF with ±2,400 SF Office
- + Three (3) Docks (2 Exterior/1 Interior Recessed)
- + 7 Grade Level Doors
- + 800 Amps, 3-Phase Power
- + ±30,000 SF Secured, Paved Yard



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Site Plan



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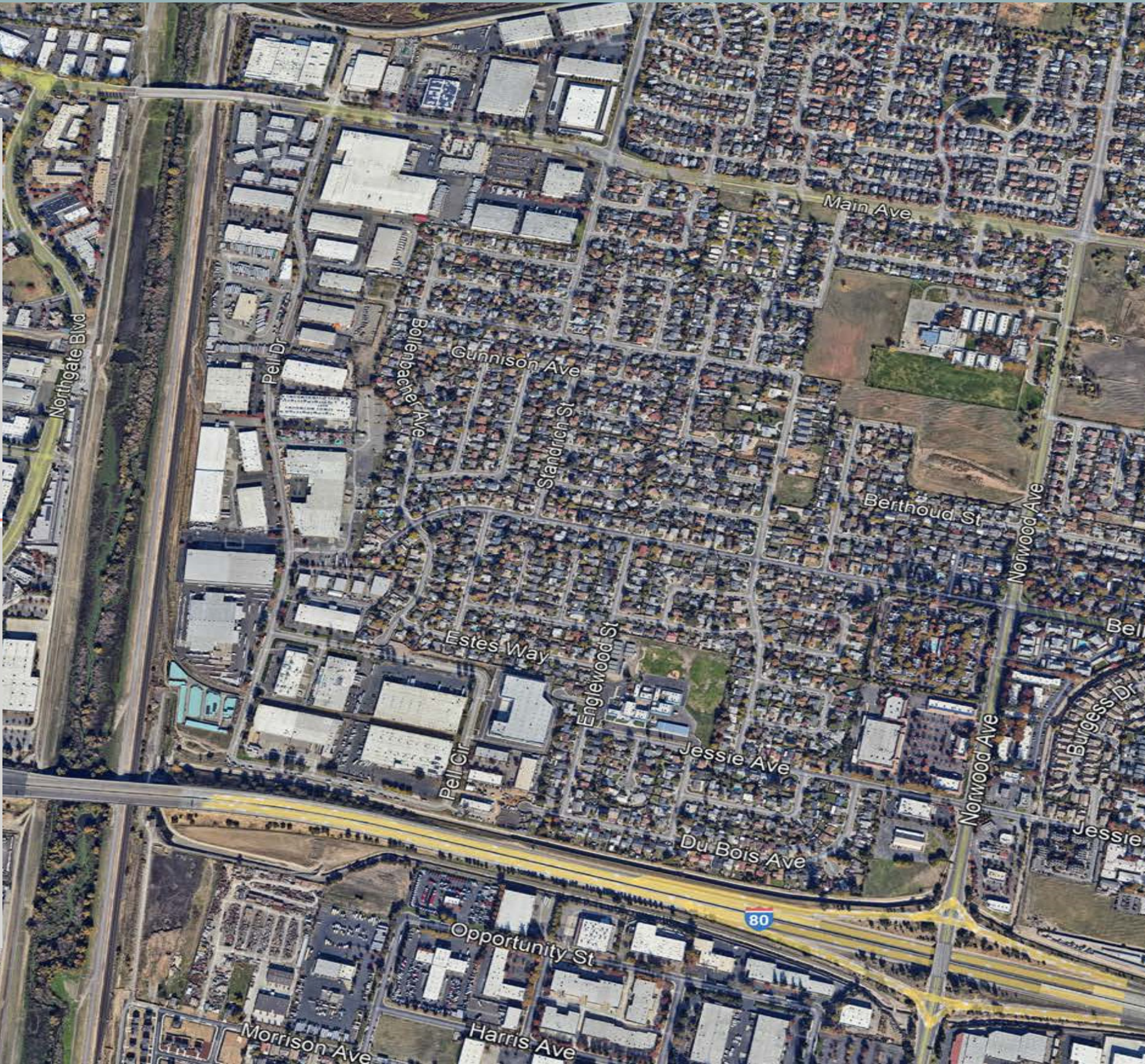
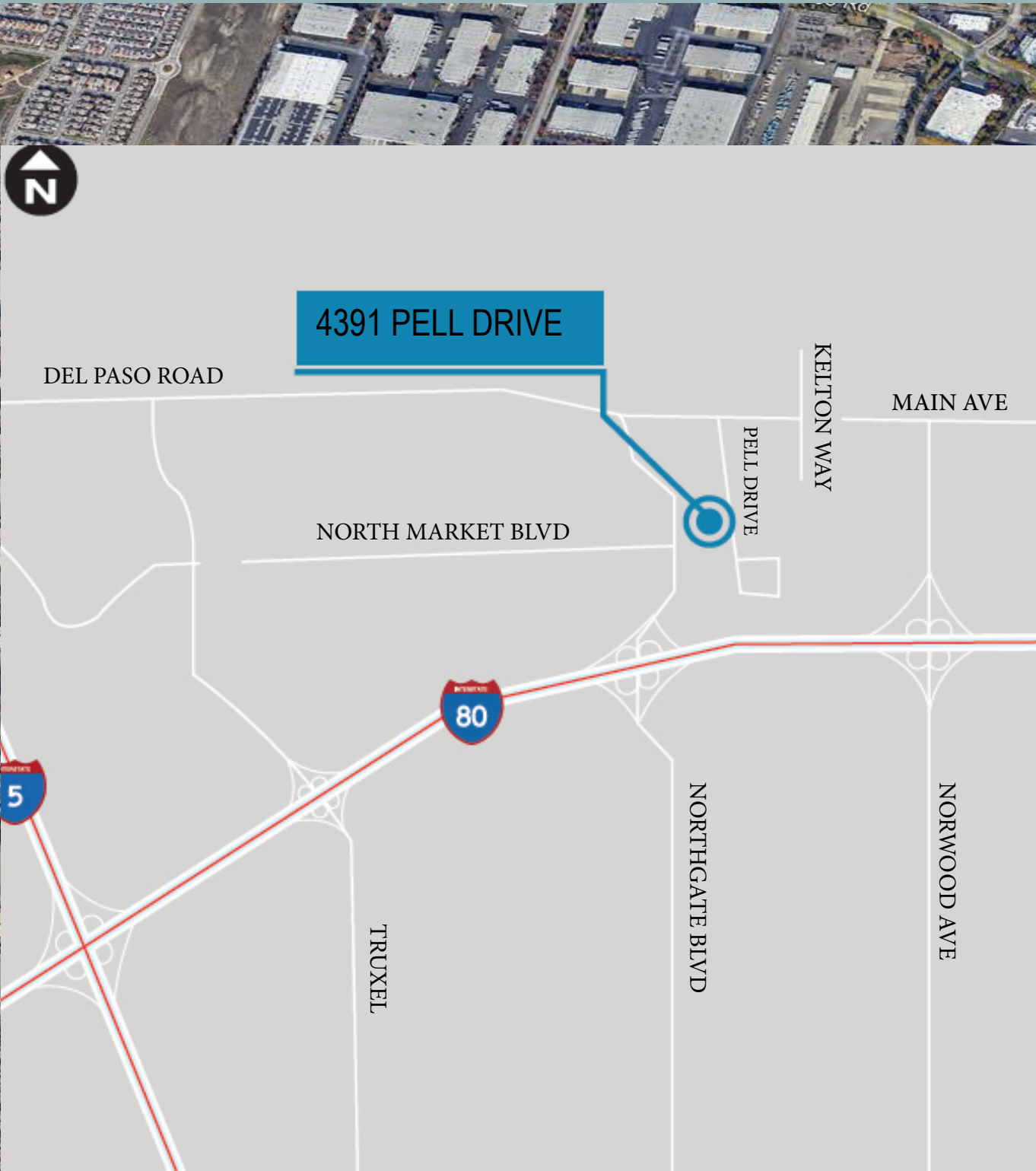
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Property Photos



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