

# 4391 Pell Drive, Suite G

Sacramento, CA

### AVAILABLE FOR LEASE | ± 41,852 SF



#### Jeff Kvarme

First Vice President C: 916 203 5257 jeff.kvarme@cbre.com Lic. 01954968

### Zac Sweet, SIOR

Senior Vice President C: 916 717 4768 zac.sweet@cbre.com Lic. 01352800

#### Tyler Howell

Senior Associate C: 916 781 4835 tyler.howell1@cbre.com Lic. 02100245

#### Courtney Lee

Associate C: 916 906 5544 courtney.lee@cbre.com Lic. 02031694

#### 4391 Pell Drive

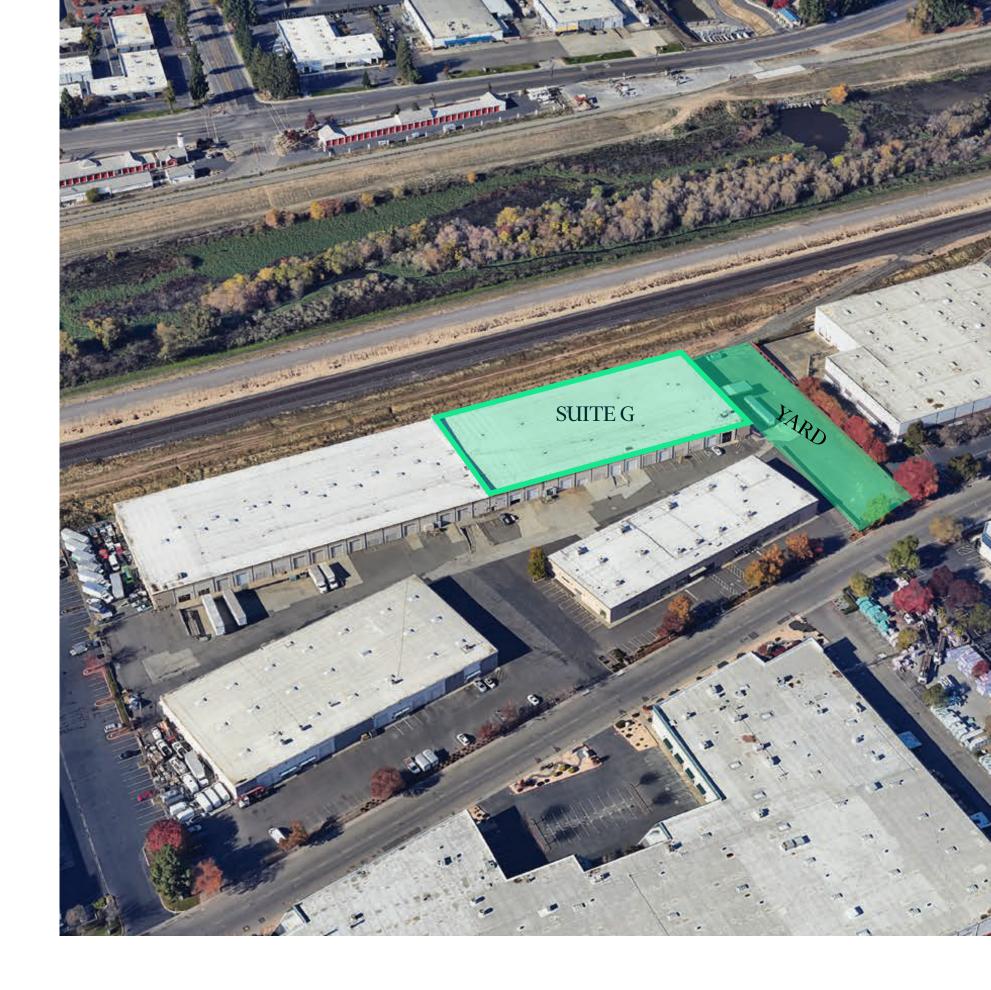
Sacramento, CA

## **Property Highlights**

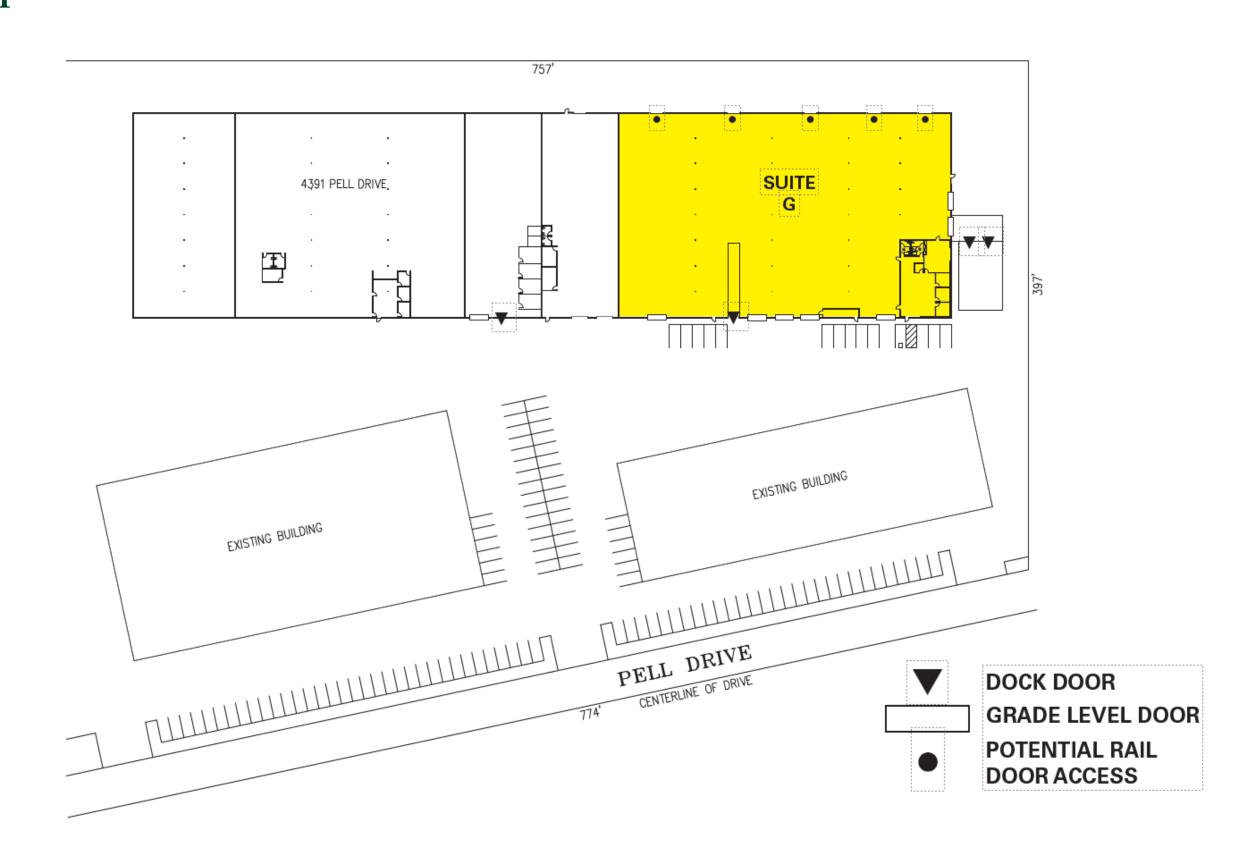
- + ±20 Clear Height
- + Sprinklered
- + M-1 Light Industrial Zoning
- + Dock and Grade Level Loading
- + New Roof Recently Installed
- + Possible Rail Spur Access (TBD)
- + Immediate Access to I-80 via Northgate Interchange

#### 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

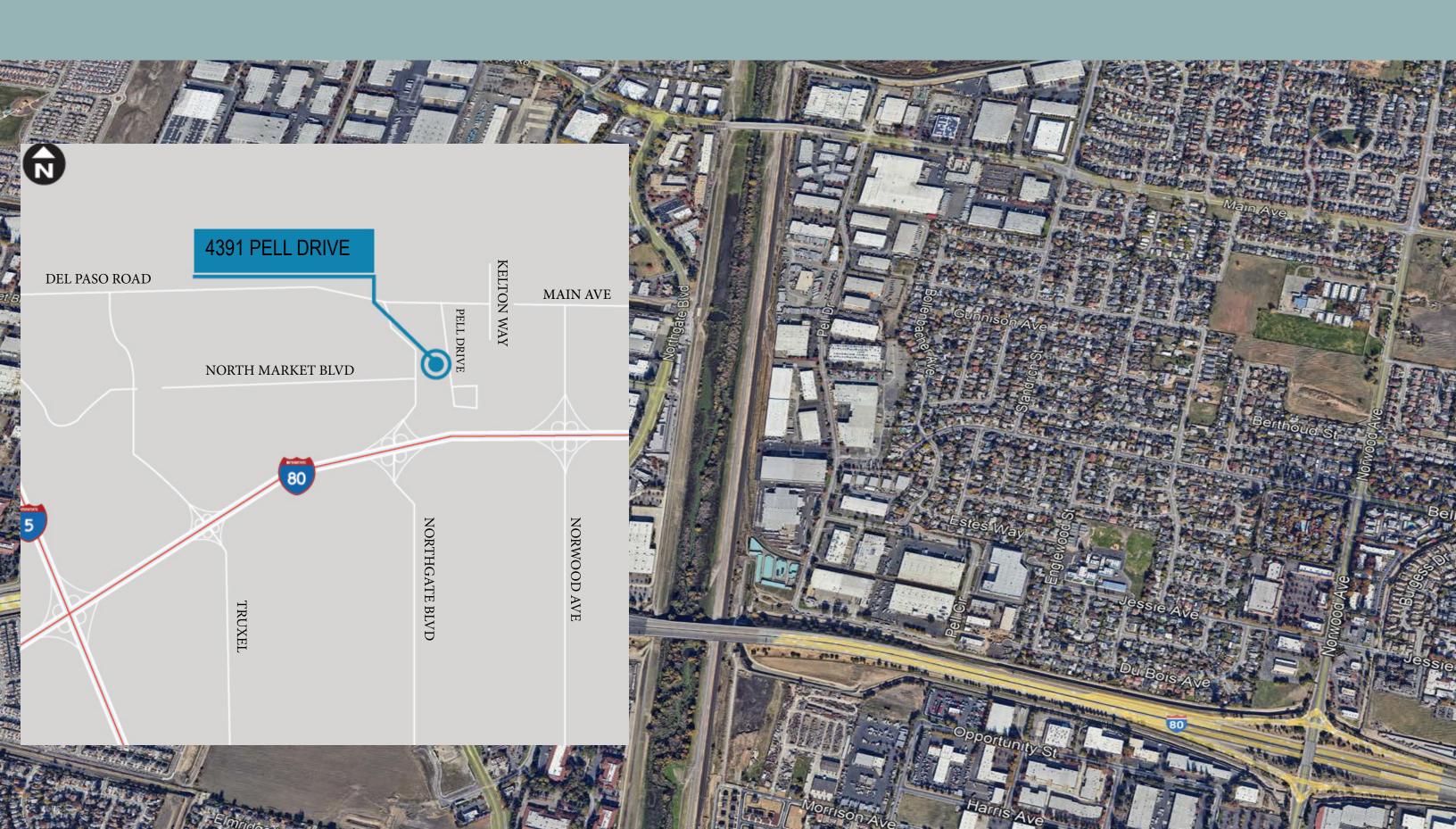


### Site Plan



# **Property Photos**







Jeff Kvarme
First Vice President
C: 916 203 5257
jeff.kvarme@cbre.com
Lic. 01954968

Zac Sweet, SIOR Senior Vice President C: 916 717 4768 zac.sweet@cbre.com Lic. 01352800 Tyler Howell
Senior Associate
C: 916 781 4835
tyler.howell1@cbre.com
Lic. 02100245

Courtney Lee
Associate
C: 916 906 5544
courtney.lee@cbre.com
Lic. 02031694

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.