

FOR SALE

BELL AVENUE & PINELL STREET • SACRAMENTO, CA

FREESTANDING BUILDINGS
WITH STORAGE YARD



BELL INDUSTRIAL PARK

FEATURES:

- READY FOR IMMEDIATE OCCUPANCY
- ONLY 5 BLDGS REMAINING
- CONCRETE TILT CONSTRUCTION
- ±5,000 SF (±50' x 100')
- EACH BUILDING FEATURES :
 - ±3,740 TO ±5,133 SF YARD (±40' x 93.5')
 - ±18' MINIMUM CLEAR HEIGHT
 - ±200 AMP, 220 VOLT, 3 PHASE POWER
 - FIRE SPRINKLERS (.33/2,000 DENSITY)
 - TWO ±12'x14' GL TRUCK DOORS
 - GLASS STOREFRONTS FOR OFFICE ENTRY
- LOCATED BETWEEN TWO I-80 INTERCHANGES (I-80/RALEY BLVD & I-80/WINTERS ST)
- QUICK ACCESS TO ALL FREEWAYS
- SEE REVERSE SIDE FOR SITE PLAN



Map Is Not To Scale.

EXCLUSIVE AGENTS:

TODD SANFILIPPO

(916) 781-4859

WALTER SMYTH

(916) 781-4843

1512 EUREKA ROAD, SUITE 100

ROSEVILLE, CA 95661

www.cbre.com/roseville



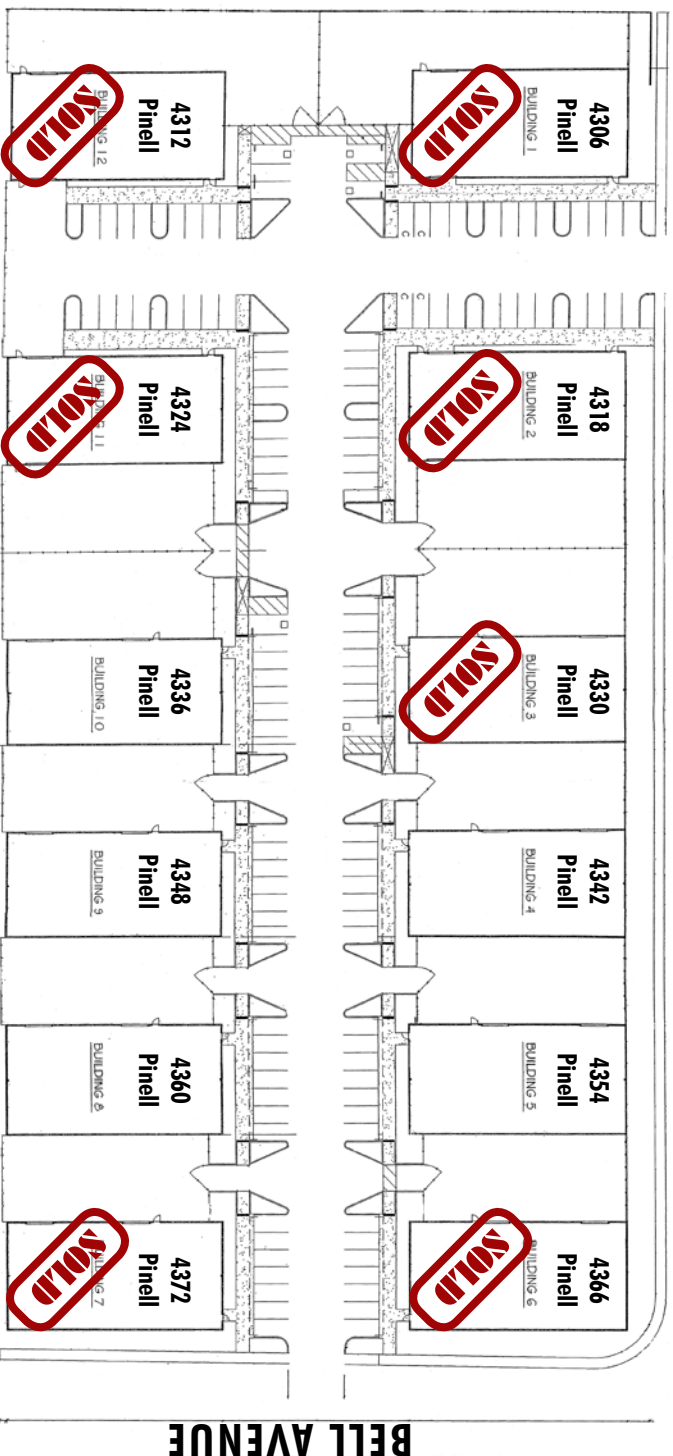
Another Development By:

Doerken Properties
INCORPORATED

CBRE
CB RICHARD ELLIS

BELL AVENUE & PINELL STREET • SACRAMENTO, CA

PINELL STREET



BELL AVENUE

Bldg #	ADDRESS	AREA SF*	YARD SF*
1	4306 Pinell	5,000	5,133
2	4318 Pinell	5,000	3,740
3	4330 Pinell	5,000	3,740
4	4342 Pinell	5,000	3,740
5	4354 Pinell	5,000	3,740
6	4366 Pinell	5,000	3,740
7	4372 Pinell	5,000	3,740
8	4360 Pinell	5,000	3,740
9	4348 Pinell	5,000	3,740
10	4336 Pinell	5,000	3,740
11	4324 Pinell	5,000	3,740
12	4312 Pinell	5,000	5,133

*MEASUREMENTS ARE APPROXIMATED



NOT TO SCALE

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CBRE
CB RICHARD ELLIS

**Bell Industrial Park
Price List*
(August 2010)**

Bldg #	Address	Building Size	Yard Size	Total Price
1	4306 Pinell	±5,000 SF	±5,133 SF	SOLD
2	4318 Pinell	±5,000 SF	±3,740 SF	SOLD
3	4330 Pinell	±5,000 SF	±3,740 SF	SOLD
4	4342 Pinell	±5,000 SF	±3,740 SF	\$445,000
5	4354 Pinell	±5,000 SF	±3,740 SF	\$445,000
6	4366 Pinell	±5,000 SF	±3,740 SF	SOLD
7	4372 Pinell	±5,000 SF	±3,740 SF	SOLD
8	4360 Pinell**	±5,000 SF	±3,740 SF	\$510,000
<i>**4360 Pinell includes a ±552 SF office space (2 offices with restrooms) and can be leased for \$0.65 per square foot per month gross.</i>				
9	4348 Pinell	±5,000 SF	±3,740 SF	\$445,000
10	4336 Pinell	±5,000 SF	±3,740 SF	\$445,000
11	4324 Pinell	±5,000 SF	±3,740 SF	SOLD
12	4312 Pinell	±5,000 SF	±5,133 SF	SOLD

**Prices are subject to change at any time without notice.*

EXCLUSIVE AGENTS:

TODD SANFILIPPO

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