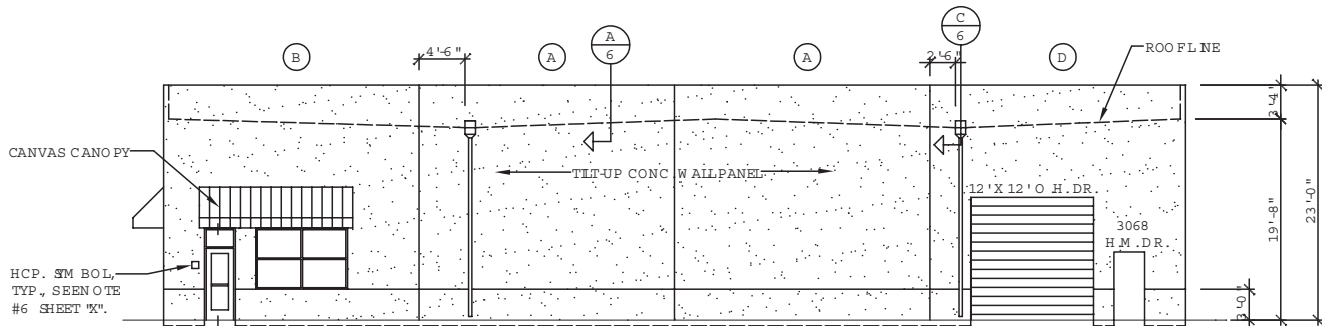


FOR SALE

FREESTANDING BUILDINGS WITH STORAGE YARD

BELL AVENUE & PINELL STREET • SACRAMENTO, CA



BELL INDUSTRIAL PARK

FEATURES:

- 12 PLANNED FREESTANDING INDUSTRIAL BUILDINGS
- CONCRETE TILT CONSTRUCTION
- ±5,000 SF
- EACH BUILDING FEATURES :
 - ±3,500 SF YARD
 - ±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 ON/OFF RAMPS (I-80/ RALEY BLVD & I-80/WINTERS ST)
- QUICK ACCESS TO ALL FREEWAYS



Map Is Not To Scale.

EXCLUSIVE AGENTS:

TODD SANFILIPPO

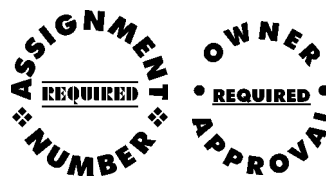
(916) 781-4859

WALTER SMYTH

(916) 781-4843

1512 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661

SEE REVERSE SIDE FOR SITE PLAN



CBRE
CB RICHARD ELLIS

