

CAPITOL INDUSTRIAL CENTER *SOUTH*



RENOVATIONS RECENTLY COMPLETED

9828, 9912, 9940, 9960 BUSINESS PARK DRIVE | SACRAMENTO, CA 95827

FOR MORE INFORMATION:

MATT SUSAC

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Property Features

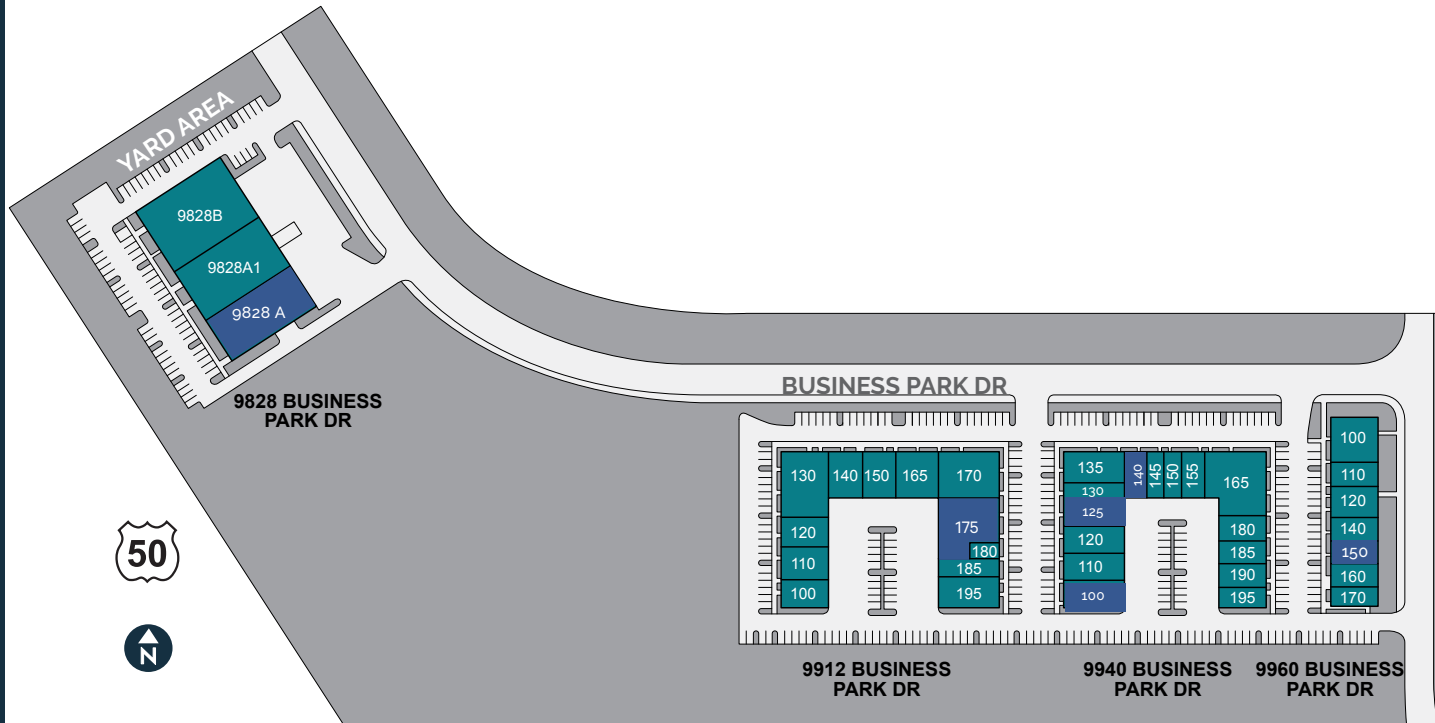
- Professionally managed
- Superior curb appeal
- Abundant office/showroom glass line
- HVAC within office space
- Clear Height: ±14'-16'
- 3/1,000± parking ratio
- Fire sprinklers
- Grade level roll-up doors
- Zoning: OIMU (Office Industrial Mixed Use)
- Immediate Hwy 50 access via Bradshaw Road
- Access to public transportation
- Supported by numerous nearby restaurant/retail services



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Site Plan



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AVAILABILITIES

 AVAILABLE

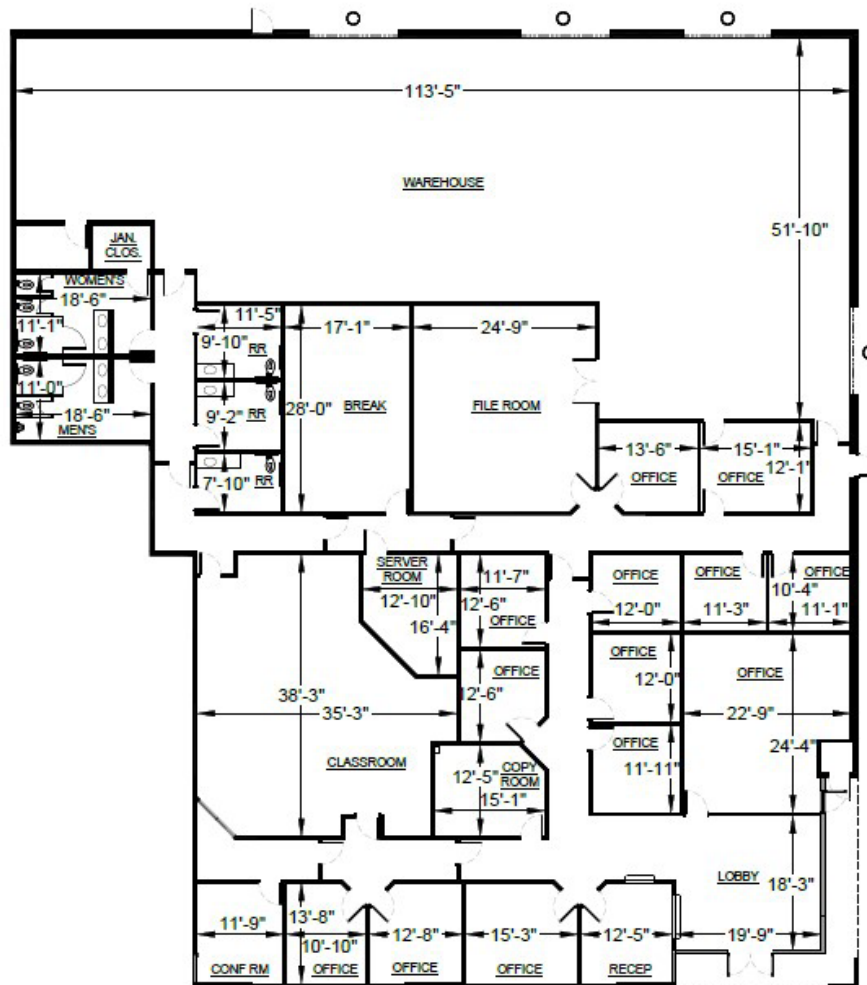
SUITE	TOTAL SF	OFFICE SF	AVAILABLE	COMMENTS
9828-A	13,211 SF	8,571 SF	Now	
9912-175	5,809 SF	4,318 SF	Now	
9940-100	2,215 SF	807 SF	04/01/26	Occupied
9940-125	2,241 SF	1,035 SF	Now	
9940-140	1,560 SF	690 SF	30 days	Occupied
9960-150	1,560 SF	1,560 SF	Now	

CAPITOL INDUSTRIAL CENTER *SOUTH*

Suite 9828-A



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SUITE DATA

Office Area	8,571 SF
Warehouse Area	4,640 SF
Total Suite Area	13,211 SF
Clear Height	16'-0"
Grade Level Doors	4



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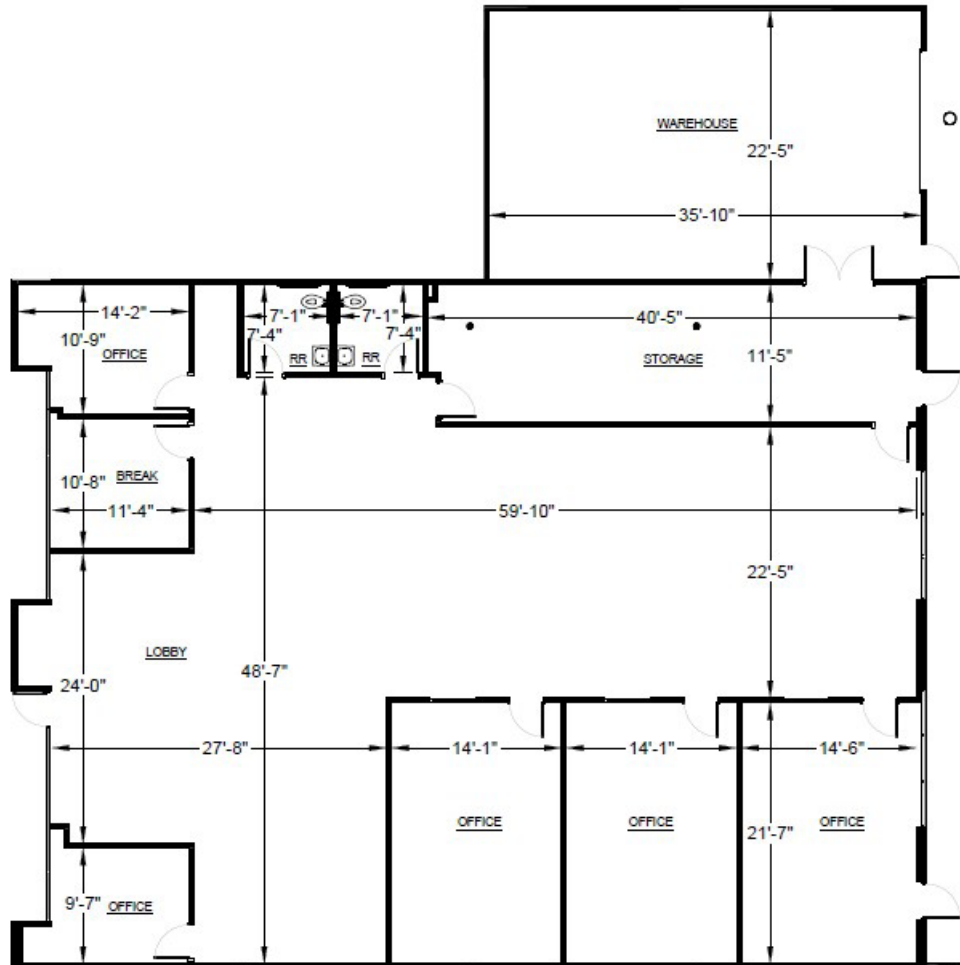
ALL MEASUREMENTS ARE APPROXIMATE.

CAPITOL INDUSTRIAL CENTER *SOUTH*

Suite 9912-175



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SUITE DATA

Office Area	4,318 SF
Warehouse Area	1,491 SF
Total Suite Area	5,809 SF
Clear Height	14'-1"
Grade Level Doors	1

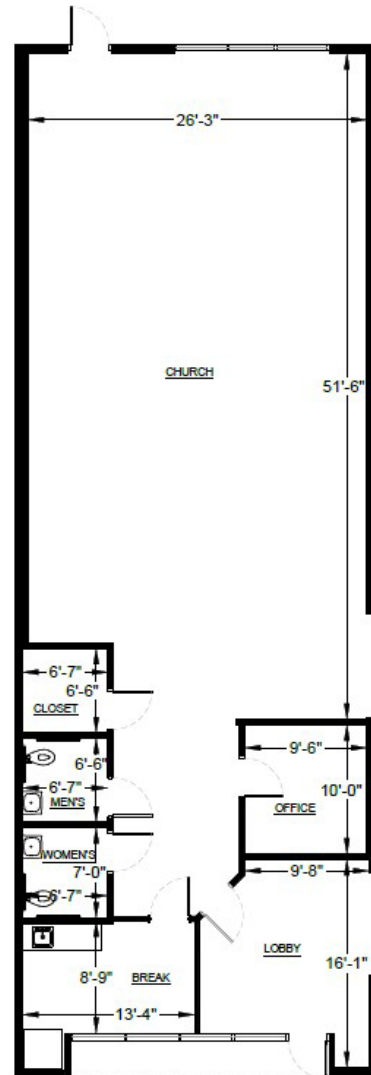
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ALL MEASUREMENTS ARE APPROXIMATE.

CAPITOL INDUSTRIAL CENTER *SOUTH*

Suite 9940-100



SUITE DATA

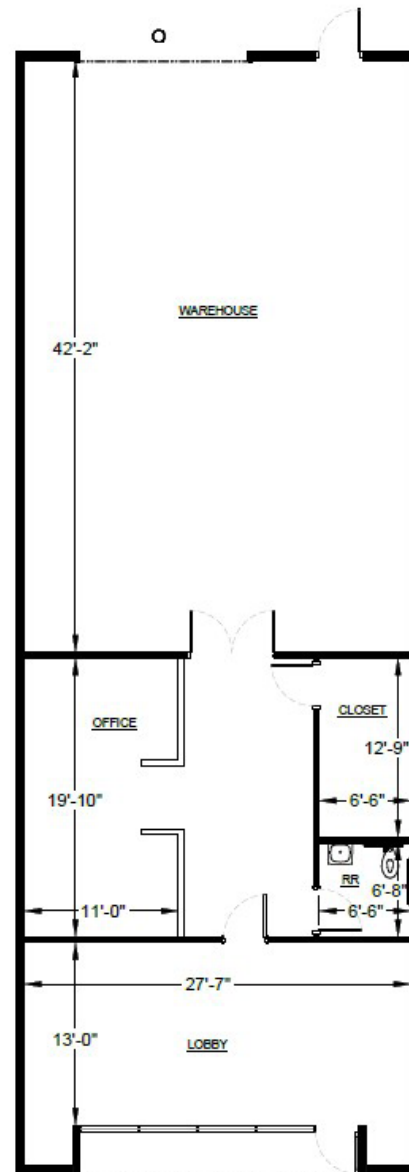
Office Area	807 SF
Warehouse Area	1,408 SF
Total Suite Area	2,215 SF
Clear Height	16'-0"
Grade Level Doors	0

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Suite 9940-125



SUITE DATA

Office Area	1,035 SF
Warehouse Area	1,206 SF
Total Suite Area	2,241 SF
Clear Height	16'-0"
Grade Level Doors	1

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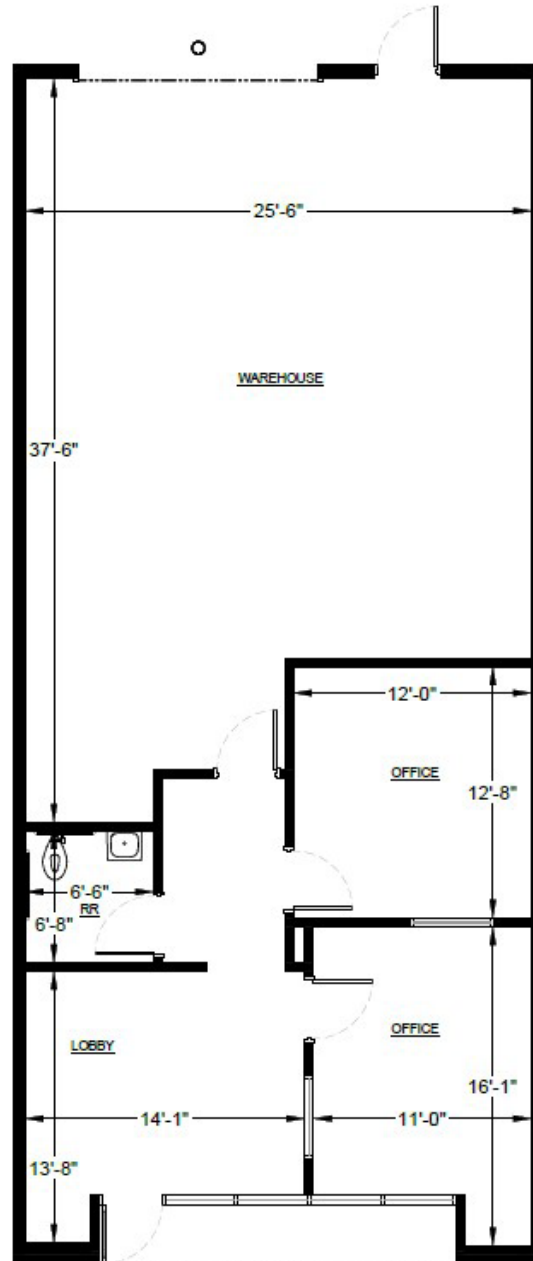
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Suite 9940-140



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SUITE DATA

Office Area	690 SF
Warehouse Area	870 SF
Total Suite Area	1,560 SF

Clear Height	16'-0"
Grade Level Doors	1

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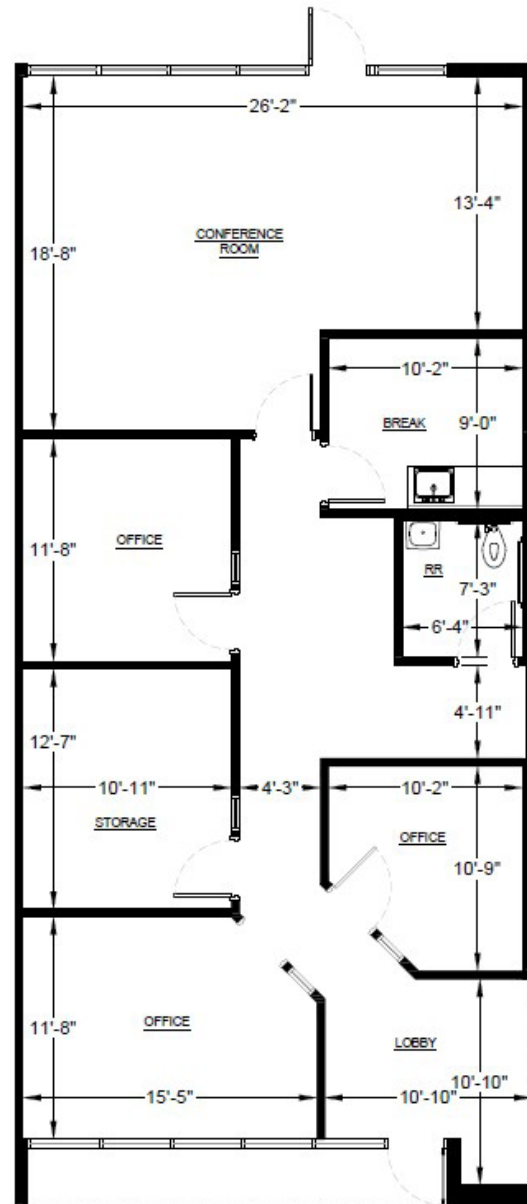
ALL MEASUREMENTS ARE APPROXIMATE.

CAPITOL INDUSTRIAL CENTER *SOUTH*

Suite 9960-150



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ALL MEASUREMENTS ARE APPROXIMATE.

SUITE DATA

Office Area	1,560 SF
Warehouse Area	0 SF
Total Suite Area	1,560 SF

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Amenities & Improvements

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