

CAPITOL INDUSTRIAL CENTER NORTH

CAPITOL

INDUSTRIAL CENTER NORTH

9881-9969 HORN RD



RENOVATIONS RECENTLY COMPLETED

9881, 9901, 9911, 9921, 9925, 9931, 9941, 9951, 9961, 9965 & 9969 HORN ROAD
SACRAMENTO, CA 95827

FOR MORE INFORMATION:

MATT SUSAC

+1 916 781 4832

matt.susac@cbre.com

Lic. 01979110

TYLER HOWELL

+1 916 781 4835

tyler.howell1@cbre.com

Lic. 02100245

TODD SANFILIPPO

+1 916 781 4859

todd.sanfilippo@cbre.com

Lic. 01045162

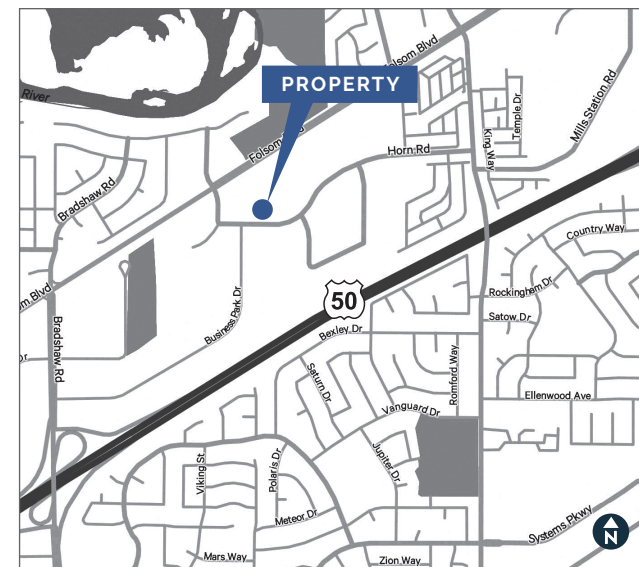
www.cbre.com

CBRE



Property Features

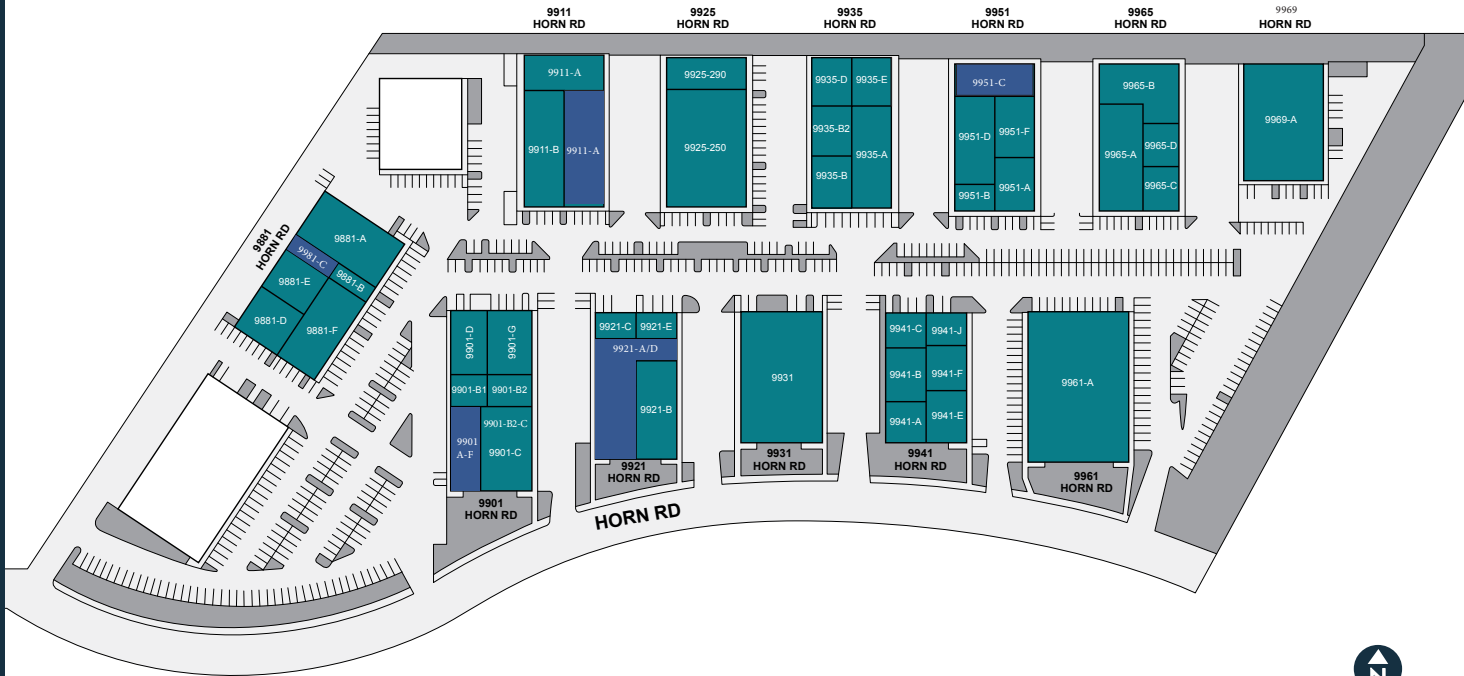
- Professionally managed
- Superior curb appeal
- Combination warehouse/office space
- HVAC within office space
- Clear Height: ±14'-16'
- 2.6/1,000± parking Ratio
- Fire sprinklers on bldgs. 9911, 9925, 9935, 9951, 9965, 9969
- Grade level roll-up doors
- Zoning: OIMU (Office Industrial Mixed Use)
- Hwy 50 access via Bradshaw Rd or Mather Field Rd
- Access to public transportation
- Supported by numerous nearby restaurant/retail services



© 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. PMStudio_March2026

CAPITOL INDUSTRIAL CENTER *NORTH*

Site Plan



FOR MORE INFORMATION

MATT SUSAC
 +1 916 781 4832
 matt.susac@cbre.com
 Lic. 01979110

TYLER HOWELL
 +1 916 781 4835
 tyler.howell1@cbre.com
 Lic. 02100245

TODD SANFILIPPO
 +1 916 781 4859
 todd.sanfilippo@cbre.com
 Lic. 01045162

www.cbre.com

CAPITOL INDUSTRIAL CENTER NORTH
 9881, 9901, 9911, 9921, 9925,
 9931, 9941, 9951, 9961,
 9965 & 9969 HORN ROAD
 SACRAMENTO, CA 95827



AVAILABILITIES

 AVAILABLE

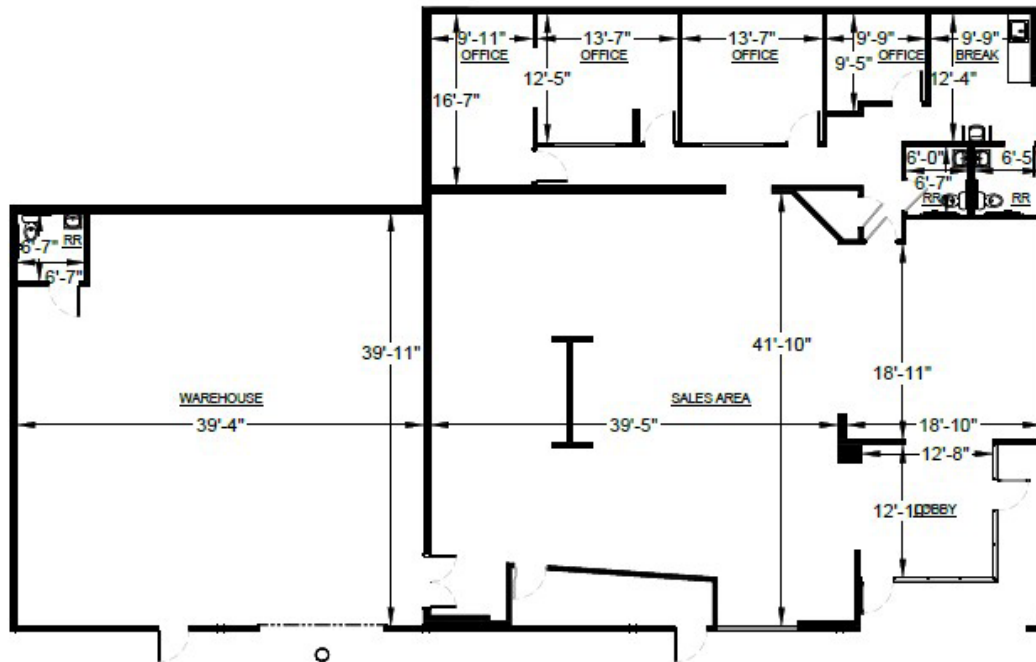
SUITE	TOTAL SF	OFFICE SF	AVAILABLE
9901-A-F	5,231 SF	3,601 SF	Now
9911-A	7,000 SF	947 SF	Now
9921-A/D	7,600 SF	693 SF	Now
9951-C	4,500 SF	1,134 SF	Now
9981-C	1,980 SF	255 SF	Now

CAPITOL INDUSTRIAL CENTER *NORTH*

Suite 9901-A-F



GPR VENTURES



SUITE DATA

Office Area	3,601 SF
Warehouse Area	1,630 SF
Total Suite Area	5,231 SF
Clear Height	16'-0"
Grade Level Door	1

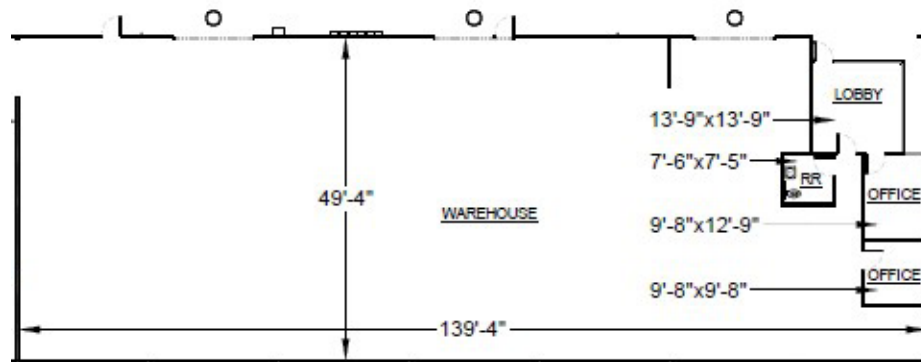
CAPITOL INDUSTRIAL CENTER NORTH
9881, 9901, 9911, 9921, 9925,
9931, 9941, 9951, 9961,
9965 & 9969 HORN ROAD
SACRAMENTO, CA 95827

CBRE

ALL MEASUREMENTS ARE APPROXIMATE.

CAPITOL INDUSTRIAL CENTER *NORTH*

Suite 9911-A



SUITE DATA

Office Area	947 SF
Warehouse Area	6,053 SF
Total Suite Area	7,000 SF
Clear Height	16'-0"
Grade Level Doors	3

CAPITOL INDUSTRIAL CENTER NORTH
9881, 9901, 9911, 9921, 9925,
9931, 9941, 9951, 9961,
9965 & 9969 HORN ROAD
SACRAMENTO, CA 95827

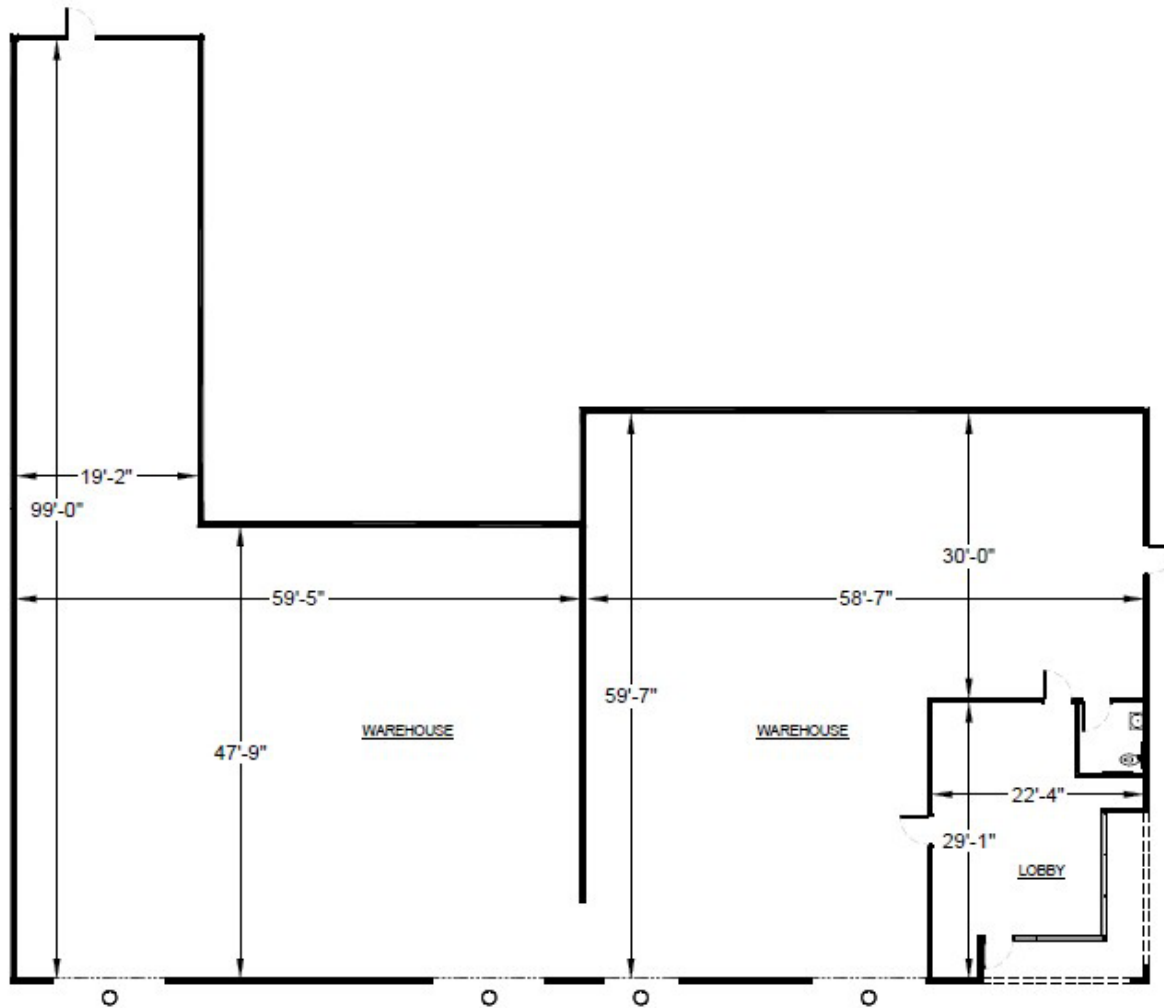
CBRE

CAPITOL INDUSTRIAL CENTER *NORTH*

Suite 9921-A/D



GPR VENTURES



SUITE DATA

Office Area	693 SF
Warehouse Area	2,907 SF
Total Suite Area	7,600 SF
Clear Height	16'-0"
Grade Level Doors	4

CAPITOL INDUSTRIAL CENTER NORTH
9881, 9901, 9911, 9921, 9925,
9931, 9941, 9951, 9961,
9965 & 9969 HORN ROAD
SACRAMENTO, CA 95827

CBRE

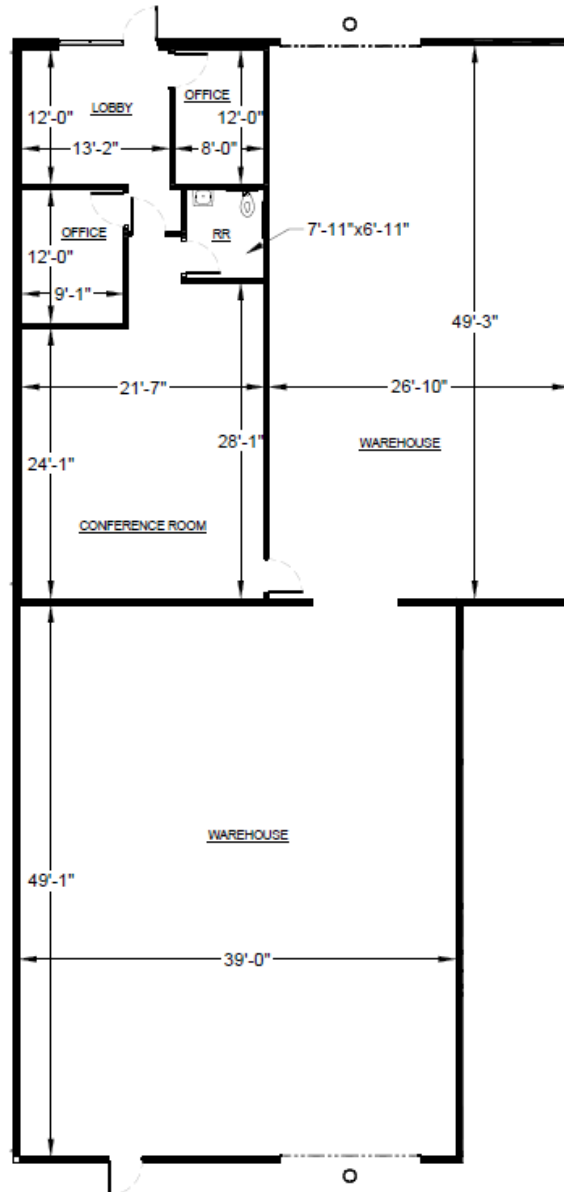
ALL MEASUREMENTS ARE APPROXIMATE.

CAPITOL INDUSTRIAL CENTER *NORTH*

Suite 9951-C



GPR VENTURES



SUITE DATA

Office Area	1,134 SF
Warehouse Area	3,366 SF
Total Suite Area	4,500 SF
Clear Height	16'-0"
Grade Level Doors	2

CAPITOL INDUSTRIAL CENTER NORTH
 9881, 9901, 9911, 9921, 9925,
 9931, 9941, 9951, 9961,
 9965 & 9969 HORN ROAD
 SACRAMENTO, CA 95827

CBRE

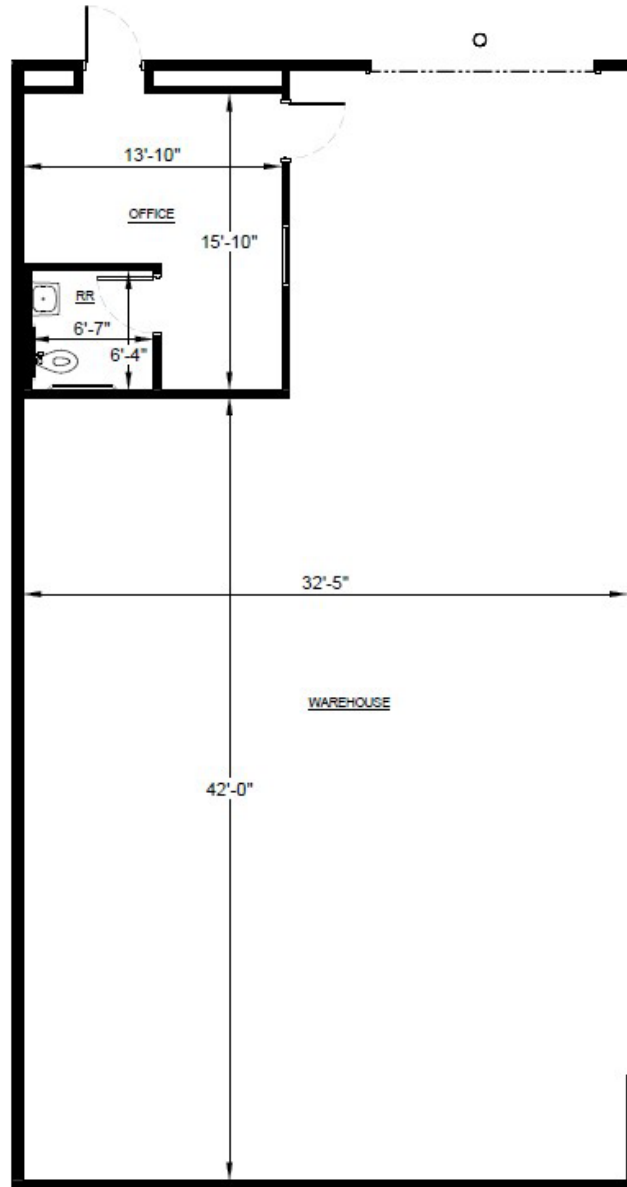
ALL MEASUREMENTS ARE APPROXIMATE.

CAPITOL INDUSTRIAL CENTER *NORTH*

Suite 9981-C



GPR VENTURES



SUITE DATA

Office Area	255 SF
Warehouse Area	1,725 SF
Total Suite Area	1,980 SF
Clear Height	16'-0"
Grade Level Doors	1

CAPITOL INDUSTRIAL CENTER NORTH
9881, 9901, 9911, 9921, 9925,
9931, 9941, 9951, 9961,
9965 & 9969 HORN ROAD
SACRAMENTO, CA 95827

CBRE

ALL MEASUREMENTS ARE APPROXIMATE.

CAPITOL INDUSTRIAL CENTER *NORTH*



GPR VENTURES



FOR MORE INFORMATION:

MATT SUSAC

+1 916 781 4832

matt.susac@cbre.com

Lic. 01979110

TYLER HOWELL

+1 916 781 4835

tyler.howell1@cbre.com

Lic. 02100245

TODD SANFILIPPO

+1 916 781 4859

todd.sanfilippo@cbre.com

Lic. 01045162

CBRE

1512 Eureka Road, Ste. 100

Roseville, CA 95661

www.cbre.com



CAPITOL INDUSTRIAL CENTER NORTH

9881, 9901, 9911, 9921, 9925,

9931, 9941, 9951, 9961,

9965 & 9969 HORN ROAD

SACRAMENTO, CA 95827

CBRE

