

FOR SALE OR LEASE

3941 Pell Circle | Sacramento, CA



± 2,132 to ±11,180 SF Available

- » Total: 11,180 SF
±3,000 SF Office Space
- » ±0.61 Acre Parcel
- » ±16' – 18' Clear Height
- » 2 Grade Level Doors
- » Separately Metered for 4 Suites
- » Single Tenant or Multi Tenant building
- » Large Restroom Core
- » 14 parking spaces
- » Masonary Block Construction
- » Sky lights
- » 2018 Remodel
- » LED Lighting

TOMMY PONDER, SIOR
Vice President
+ 1 916 563 3005
tommy.ponder@colliers.com
License #01431506

SPENCER BONES
Associate
+1 916 563 2628
spencer.bones@colliers.com
License #02014924



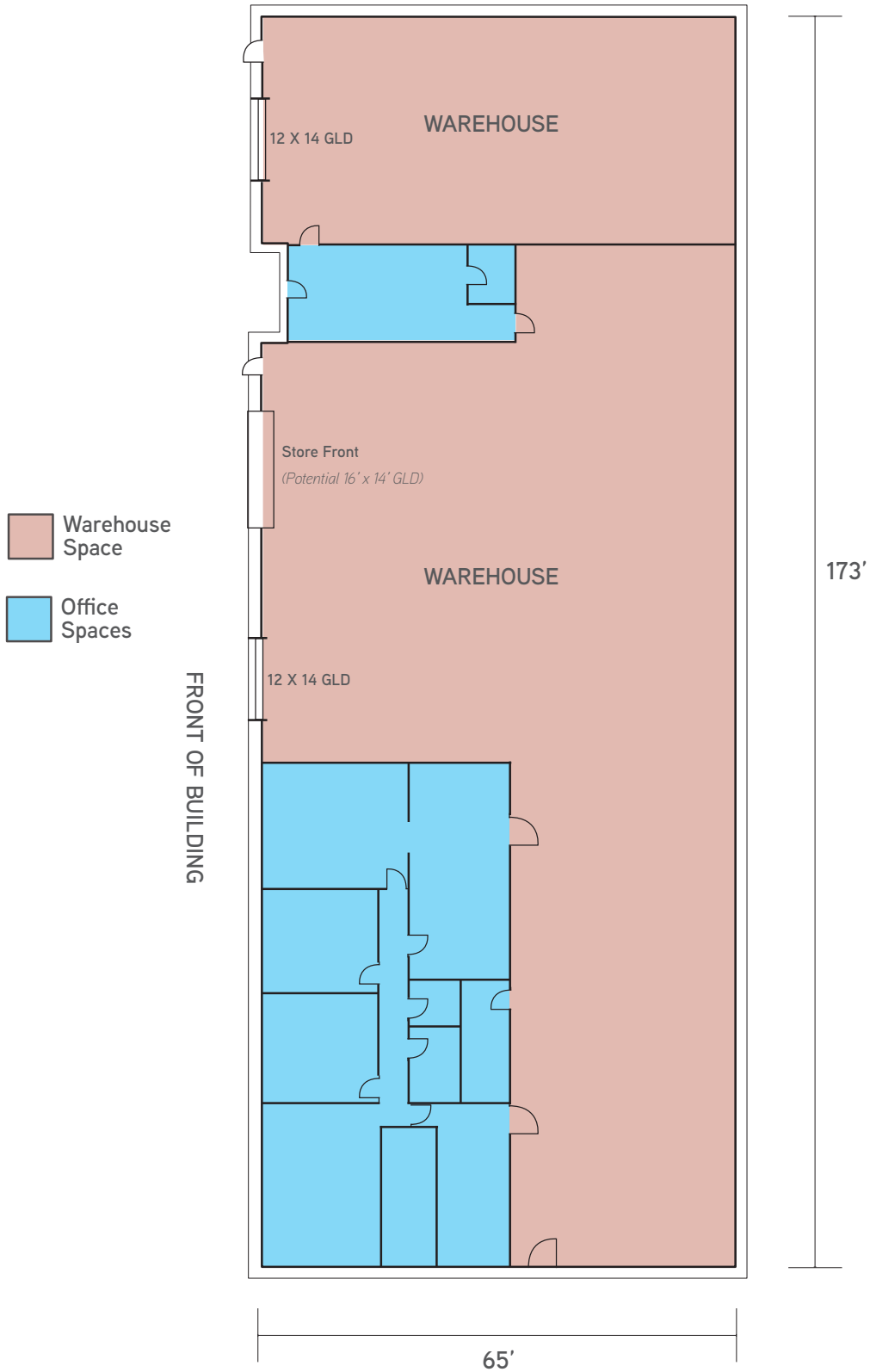
Highway Access
3 Miles to I-80



Zoning
M-1 S-R



FLOOR PLAN

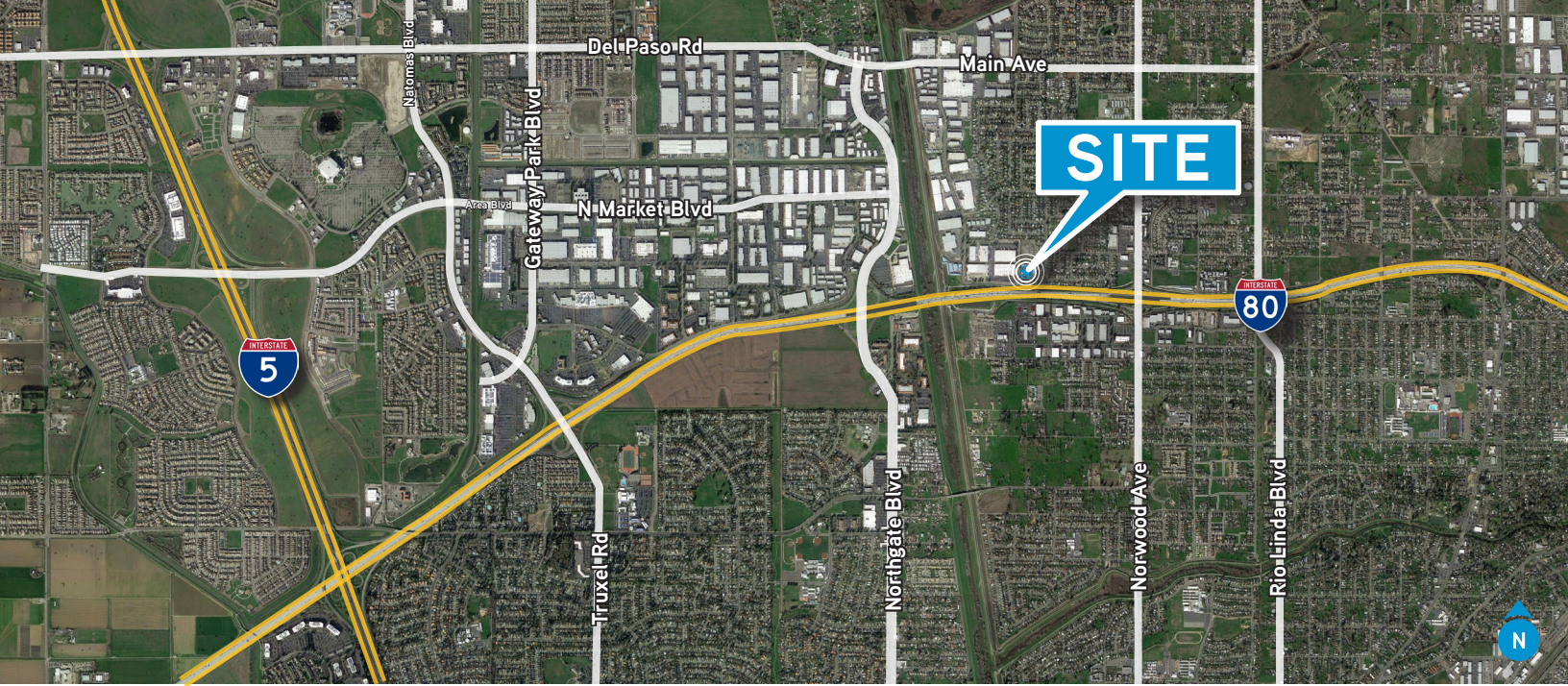


TOMMY PONDER, SIOR
Vice President
+ 1 916 563 3005
tommy.ponder@colliers.com
License #01431506

SPENCER BONES
Associate
+1 916 563 2628
spencer.bones@colliers.com
License #02014924



Colliers International
301 University Avenue Ste 100
Sacramento, CA 95825
+1 916 929 5999
www.colliers.com/sacramento



colliers.com/sacramento



TOMMY PONDER, SIOR
Vice President
+ 1 916 563 3005
tommy.ponder@colliers.com
License #01431506

SPENCER BONES
Associate
+1 916 563 2628
spencer.bones@colliers.com
License #02014924

Colliers International
301 University Avenue Ste 100
Sacramento, CA 95825
+1 916 929 5999
www.colliers.com/sacramento

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2018. All rights reserved.