

FOR SALE

# 4240

Pell Drive

SACRAMENTO | CA 95838

±4,800 SF  
Industrial Building

- > Aluminum & glass construction
- > 400 amp 277/480 v electrical svc
- > ±18' clear height
- > 12'x14' grade level door
- > Glass storefront
- > Situated on ±0.28 acres
- > Built in 2005
- > Zoned M1 X
- > Excellent access to interstates I-5 and I-80
- > Close to North Natomas amenities

Asking Price \$695,000



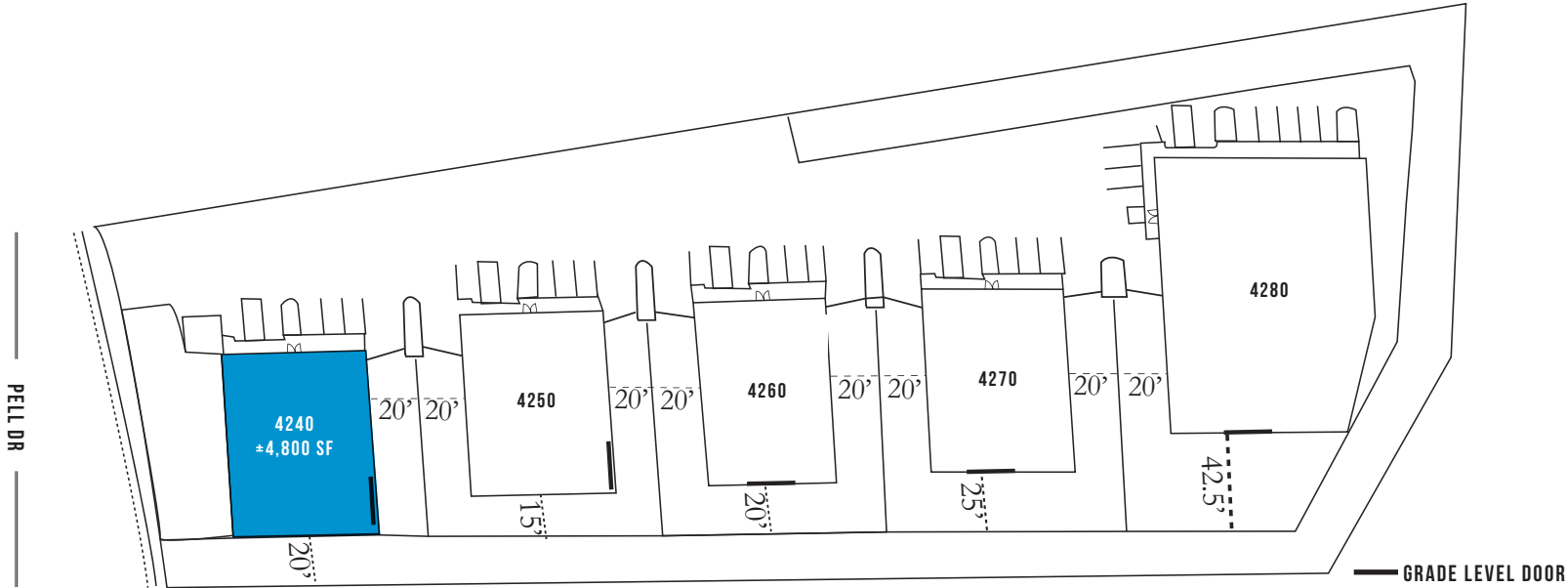
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# SITE PLAN

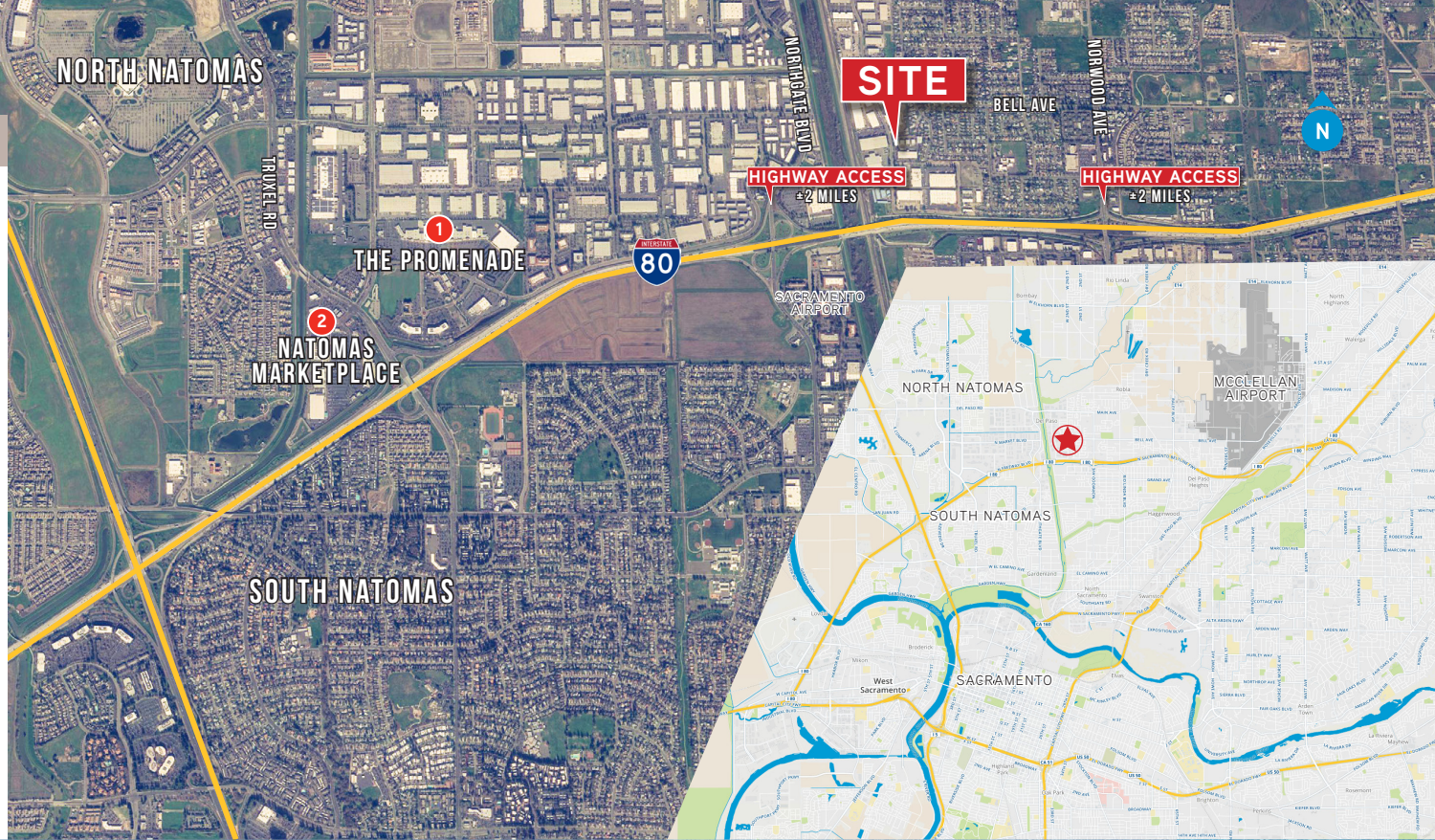


**1 THE PROMENADE**  
±3 MILES AWAY

- Ashley Furniture
- Bank of America
- Barnes & Noble
- Beach Hut Deli
- Best Buy
- Bed Bath & Beyond
- BevMo!
- B.J.'s Brewery
- Buffalo Wild Wings
- Burlington Coat Factory
- Cost Plus World Market
- Daiso USA
- Don Quixote Mexican Grill
- Falafel Corner
- Five Star Nails
- Golden Salon & Spa
- Ground Zero
- Jenny Craig
- Logan's Road House
- Mimi's Café
- Mizu
- Natomas Senior Community
- Off Broadway Shoes
- Old Navy
- Panda Express
- Panera Bread
- Promenade Dental
- SBS Beauty
- Shalimar Restaurant
- Shop KP
- SportClips
- Springleaf Financial
- Target
- The Men's Wearhouse
- The Sandwich Spot
- Tokyo Steak House
- ULTA Salon
- UMAI Hot dogs
- Vampire Penguin
- Verizon
- Wingstop
- Youngsters, Inc.
- Zeeshan Market

**2 NATOMAS MARKETPLACE**  
±3 MILES AWAY

- Applebee's Grill & Bar
- AT&T Mobility
- Banfield Pet Hospital (Inside PetSmart)
- Bank of America (ATM Only)
- Bath & Body Works
- Claire's
- Del Taco
- Family Dentistry, Luzminda C. Corpuz, DMD
- Famous Footwear
- GameStop
- GNC
- Home Depot
- Hooters
- I Love Teriyaki
- In-N-Out Burger
- India Oven
- Mattress Discounters
- Metro PCS
- Michaels
- Milestonz Jewelers
- On the Border Mexican Grill & Cantina
- Orchid Thai Express NEW!
- Payless ShoeSource
- Perfect Nails and Spa
- PetSmart
- Regal Cinemas
- Ross Dress for Less
- Rubio's Fresh Mexican Grill
- Sally Beauty
- See's Candies
- ShareTea
- Shell Oil
- Sizzling Fresh Mongolian BBQ
- Sleep Train
- Staples
- Starbucks Coffee
- Supercuts
- Walmart
- Wayside Noodles
- Yo-Go Frozen Yogurt



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**12'x14'**  
**GL Door**



**400 Amps**  
**277/480v**



**Aluminum &**  
**Glass Construction**



**±0.28**  
**Acres**



**M1 X**  
**Zoning**

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