

CAPITOL INDUSTRIAL CENTER SOUTH

9828 BUSINESS PARK DR • SACRAMENTO, CA 95827



- Move-in ready units
- New carpet & paint
- Abundant parking
- Gradel level doors in most suites
- Zoned MP
- 14' to 16' clear height
- Quick access to highway 50

Property Summary

AVAILABLE SF	2,263-6,420 SF
BUILDING SIZE	114,473 SF
MARKET	Sacramento

For more information, please contact:

JOE DEPAOLI

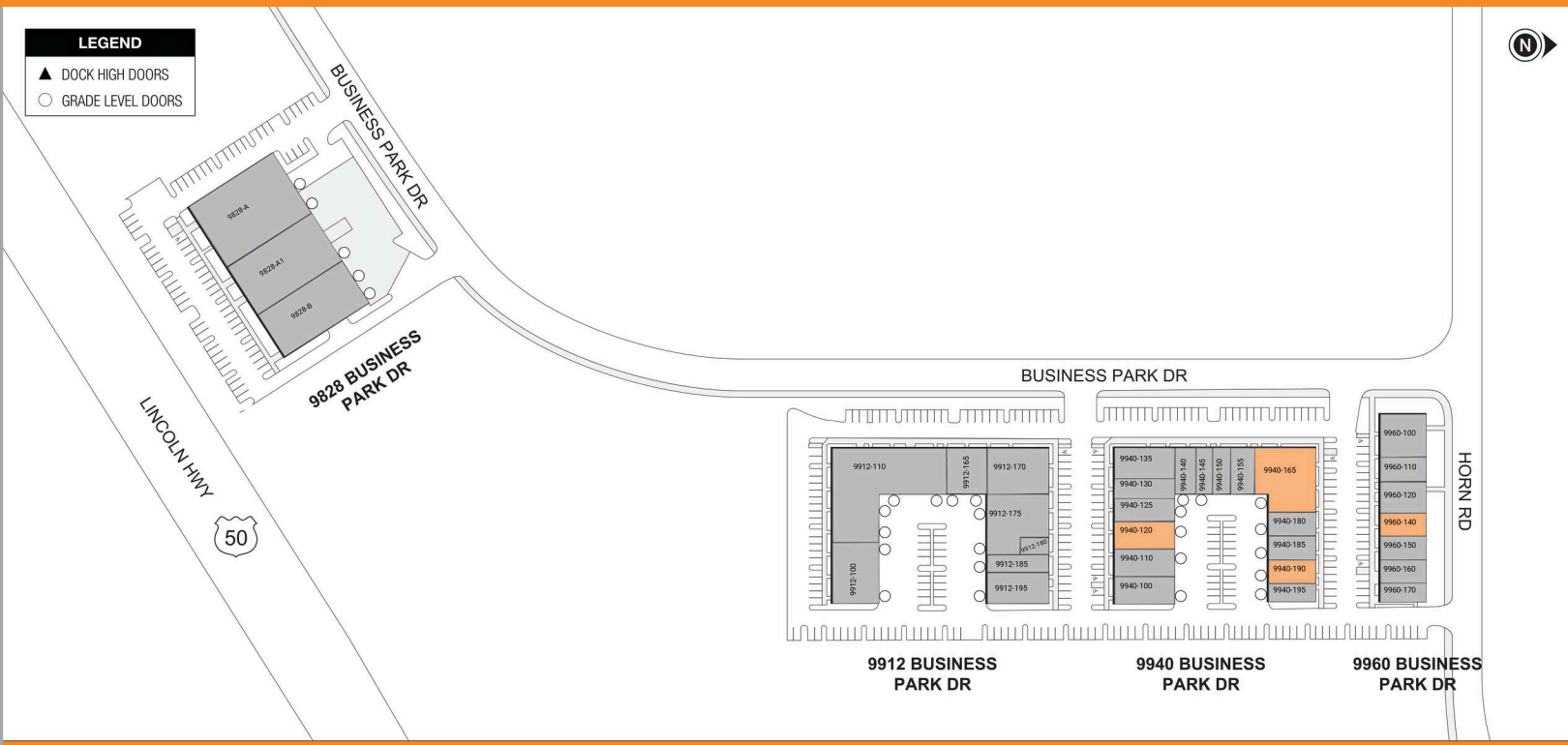
LEASING MANAGER
BKM MANAGEMENT COMPANY
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MATT COLOGNA

LEASING AGENT
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■ AVAILABLE ■ OCCUPIED

Available Units

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL	RATE
9940	9940-120	2263	1163	51	INDUSTRIAL	16	1	0	\$0.65 NNN
9940	9940-165	6420	5457	85	INDUSTRIAL	16	1	0	\$0.65 NNN
9940	9940-190	2025	1380	68	INDUSTRIAL	16	1	0	\$0.65 NNN
9960	9960-140	1643	1643	100	OFFICE	16	0	0	\$0.65 NNN

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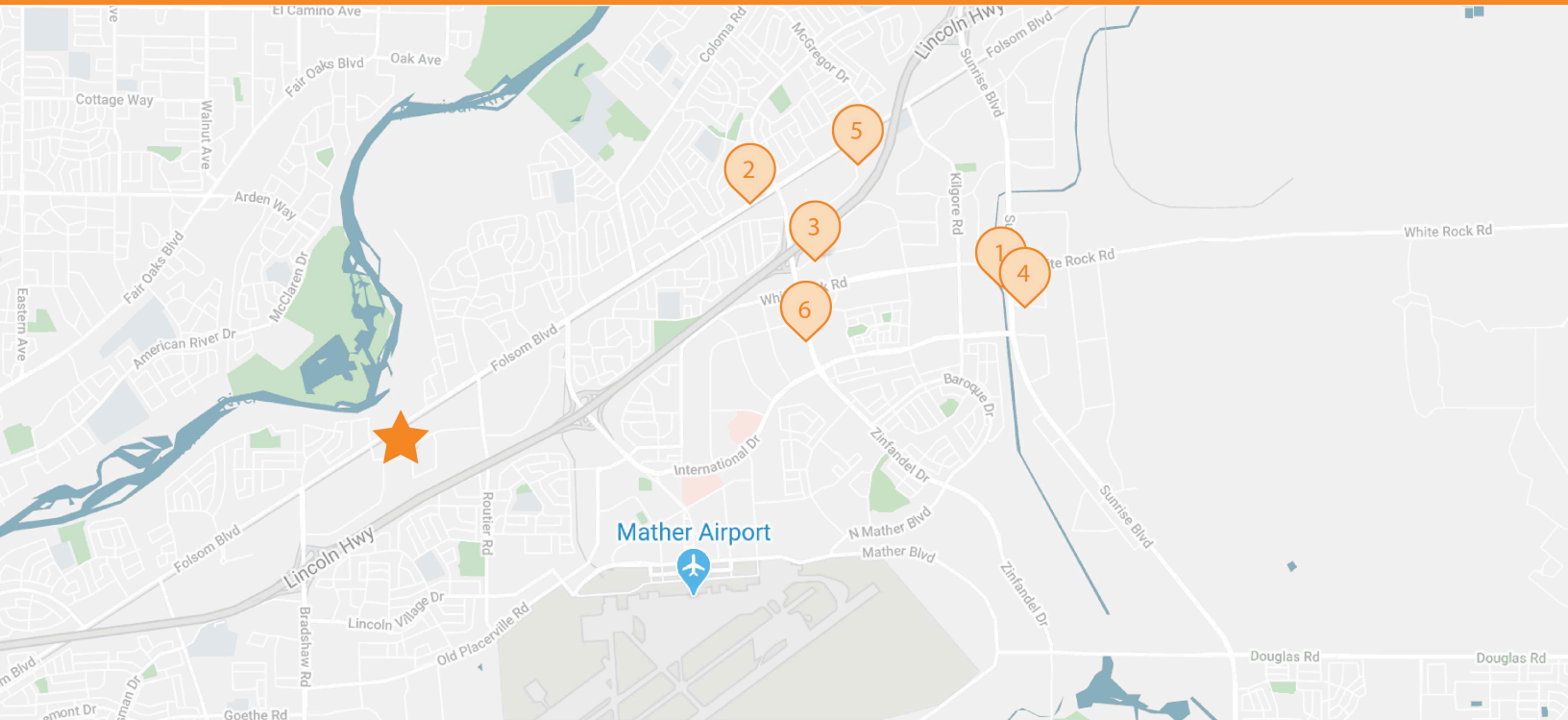
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NEARBY AMENITIES

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 **CAPITOL INDUSTRIAL CENTER**
9828, 9912, 9940 & 9660 Business Park Drive; 9881-9969 Horn Road, Sacramento, CA 95827

 **1 STARBUCKS**
3110 Sunrise Blvd.
Sacramento, CA

 **2 WALMART**
10655 Folsom Blvd.
Sacramento, CA

 **3 RESIDENCE INN**
2779 Prospect Dr.
Sacramento, CA

 **4 COSTCO WHOLESALE**
11260 White Rock Rd.
Sacramento, CA

 **5 US POSTAL SERVICE**
10923 Progress Crt.
Sacramento, CA

 **6 FEDEX SHIPPING**
3161 Zinfandel Dr.
Sacramento, CA