



**POINTWEST**  
BUSINESS  
PARK II

**FOR LEASE**  
**FLEX | OFFICE**  
±3,018 to ±4,229 SF

**1800-1832**  
Tribute Road  
Sacramento, California

FOR MORE INFORMATION,  
PLEASE CONTACT

**LENNY GOLD**

Director

**+1 916 288 4443**

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**CUSHMAN &  
WAKEFIELD**

# PROPERTY

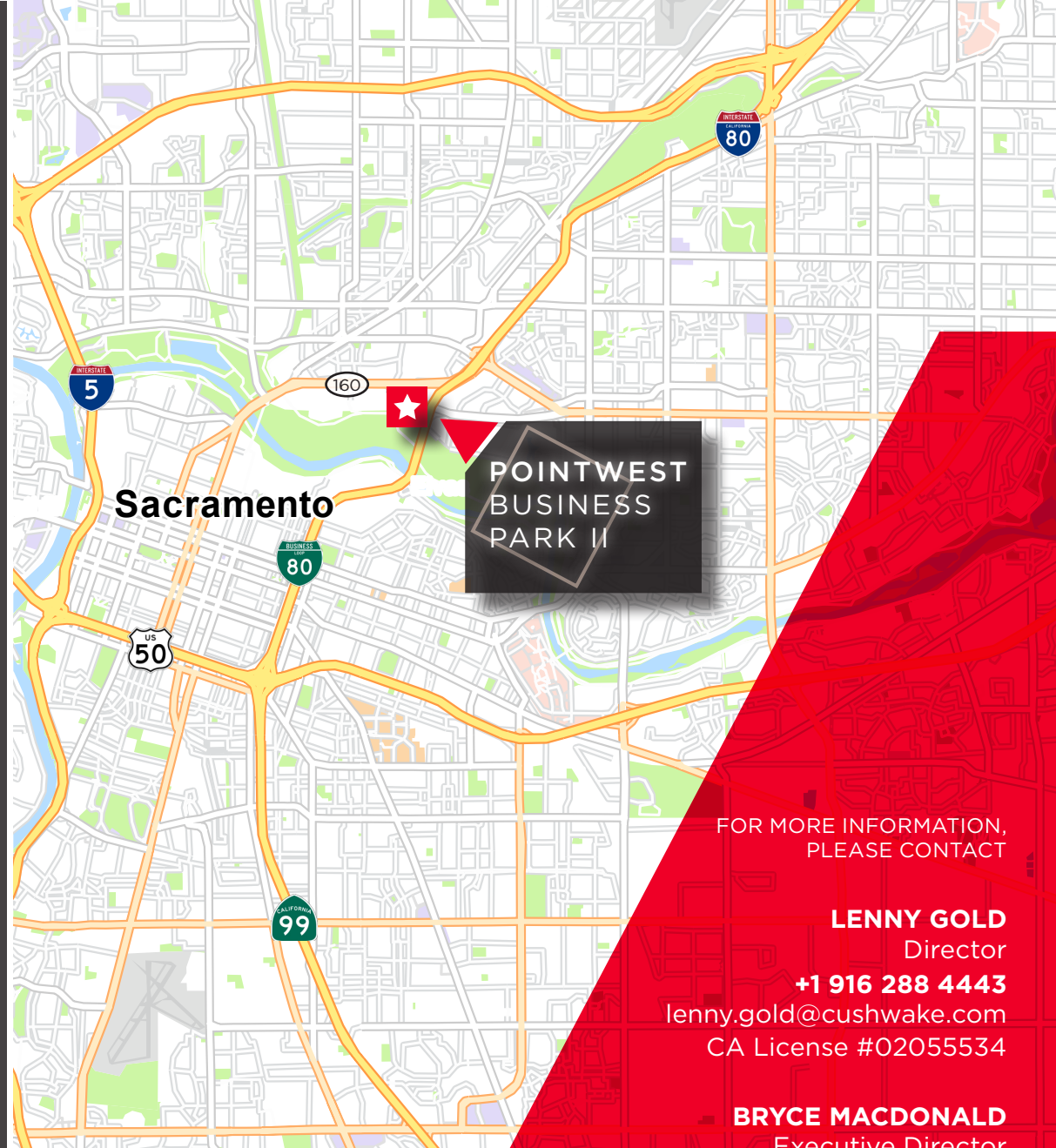
## DESCRIPTION & HIGHLIGHTS

### Available SF: ±3,018 SF up to ±4,229 SF

- Offering move-in ready office and flexible industrial units.
- Easy access and Excellent visibility to/from Hwy 160 and Convenient access to Business 80 Hwy.
- Immediate retail amenities nearby, including the Arden Fair Mall.
- Lease Rate: \$0.75-\$0.85/SF/Month - NNN
- Year Built: 1974 & 1984
- Clear Height: ±16' - ±18'
- Grade Level: Min. of one (1) in each flex unit
- Power: 100-200 amp / 110-208v
- Sprinkler: Yes
- Zoning: M-1

SUITE #	TOTAL SF±	WHS SF±	OFFICE SF±
1800-150	4,229	0	4,229
1832-J/K	3,018	1,400	1,618

\* MORE WAREHOUSE POSSIBLE.



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TRIBUTE RD

N Sacramento Fwy

Lincoln Hwy

160

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**AVAILABLE**



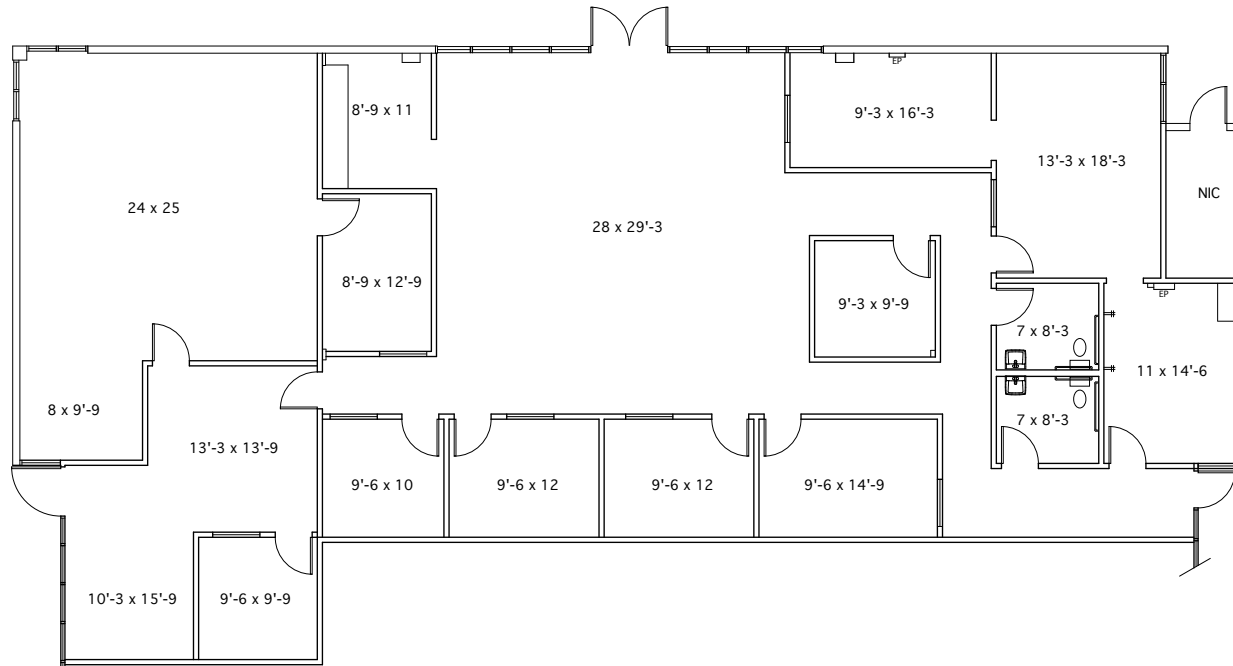
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# FLOOR PLANS

FOR LEASE  
**1800-1832** Tribute Road / Sacramento, California

**1800** Tribute Rd



.....  
Suite **150**

**±4,229 RSF**

Warehouse: 0 SF

Office: ±4,229 SF

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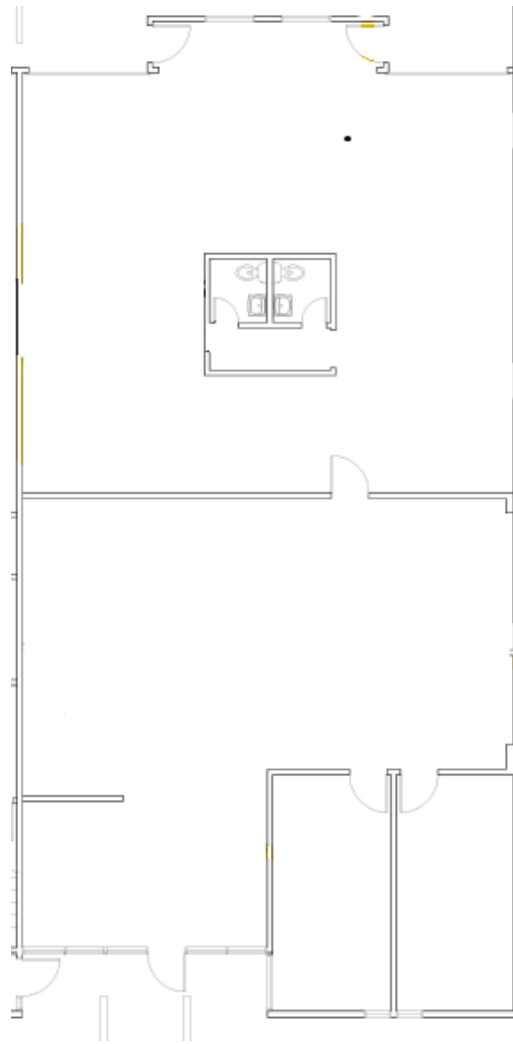
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# FLOOR PLANS

FOR LEASE  
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**1832** Tribute Rd



.....  
Suite **J/K**  
**±3,018 RSF**  
Warehouse: ±1,400 SF  
Office: ±1,618 SF

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