

INDUSTRIAL | FOR LEASE



# 1645 BELL AVE

±25,500 SQ. FT.  
MCCLELLAN SUBMARKET  
SACRAMENTO, CA

ESTIMATED COMPLETION SEPTEMBER 2024

**ZAC SWEET**  
Senior Vice President  
C: +1 916 717 4768  
zac.sweet@cbre.com  
Lic. 01352800

**COURTNEY LEE**  
Associate  
C: +1 916 906 5544  
courtney.lee@cbre.com  
Lic. 02031694





# 1645 BELL AVE

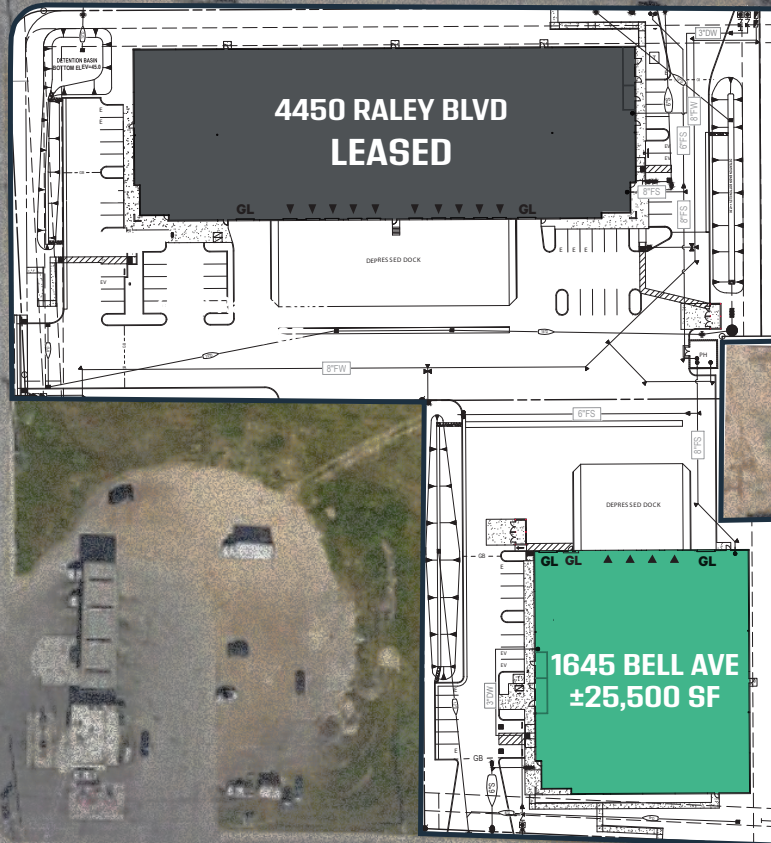
AERIAL  
OVERVIEW



RALEY BLVD

DIESEL DRIVE

## UNDER CONSTRUCTION



BELL AVENUE

ESTIMATED COMPLETION SEPTEMBER 2024





### Building Specs

SIZE: ±25,500 SF

SPEC OFFICE: ±2,457 SF

DOCK HIGH DOORS: 4 – 9'x10'

GRADE LEVEL DOORS: 3 – 12'x14'

CLEAR HEIGHT: 24'

SPRINKLER: ESFR system

PARKING: 16 Stalls

POWER: 600 Amps\*

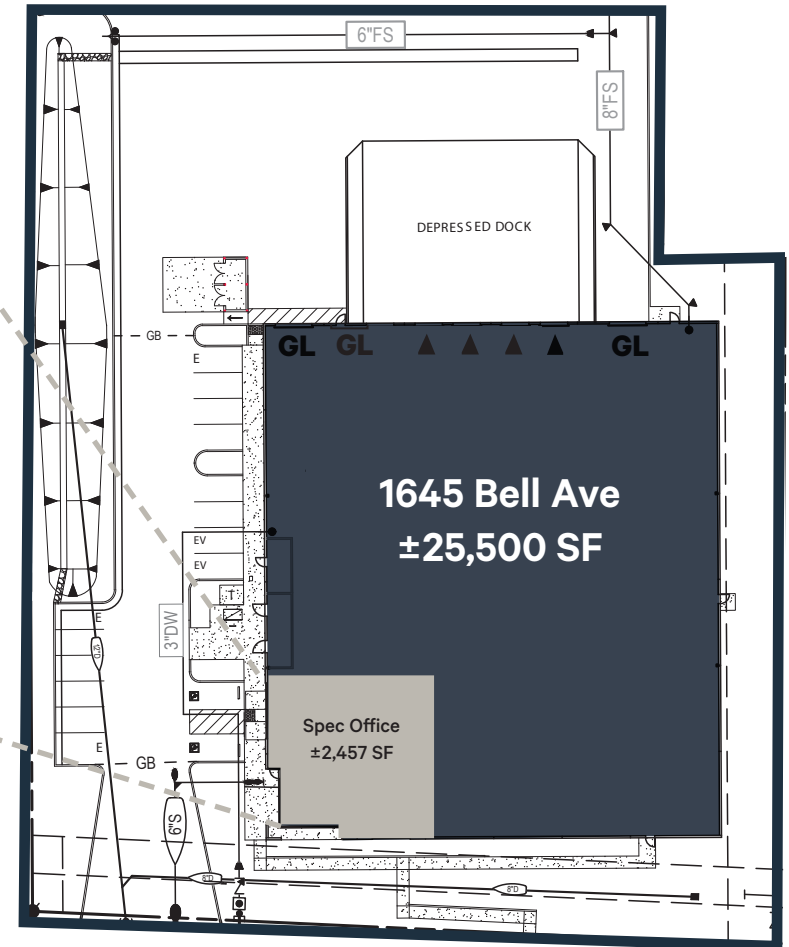
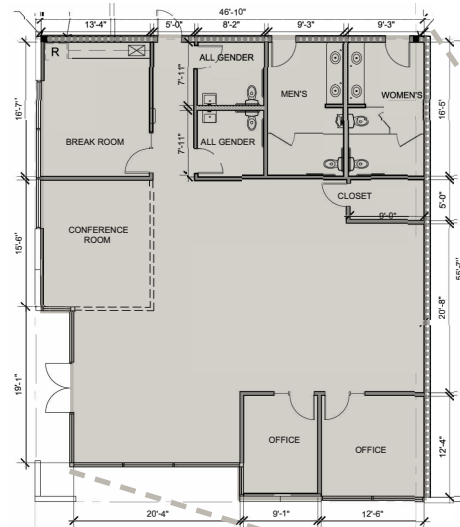
CONSTRUCTION: Tilt-up

ROOF: TPO with 1% skylights

SITE: Fenced and paved

\*tenant to independently verify prior to entering binding agreement

### Spec Office Layout



BELL AVENUE



▼ = Dock High Door (9'x10')

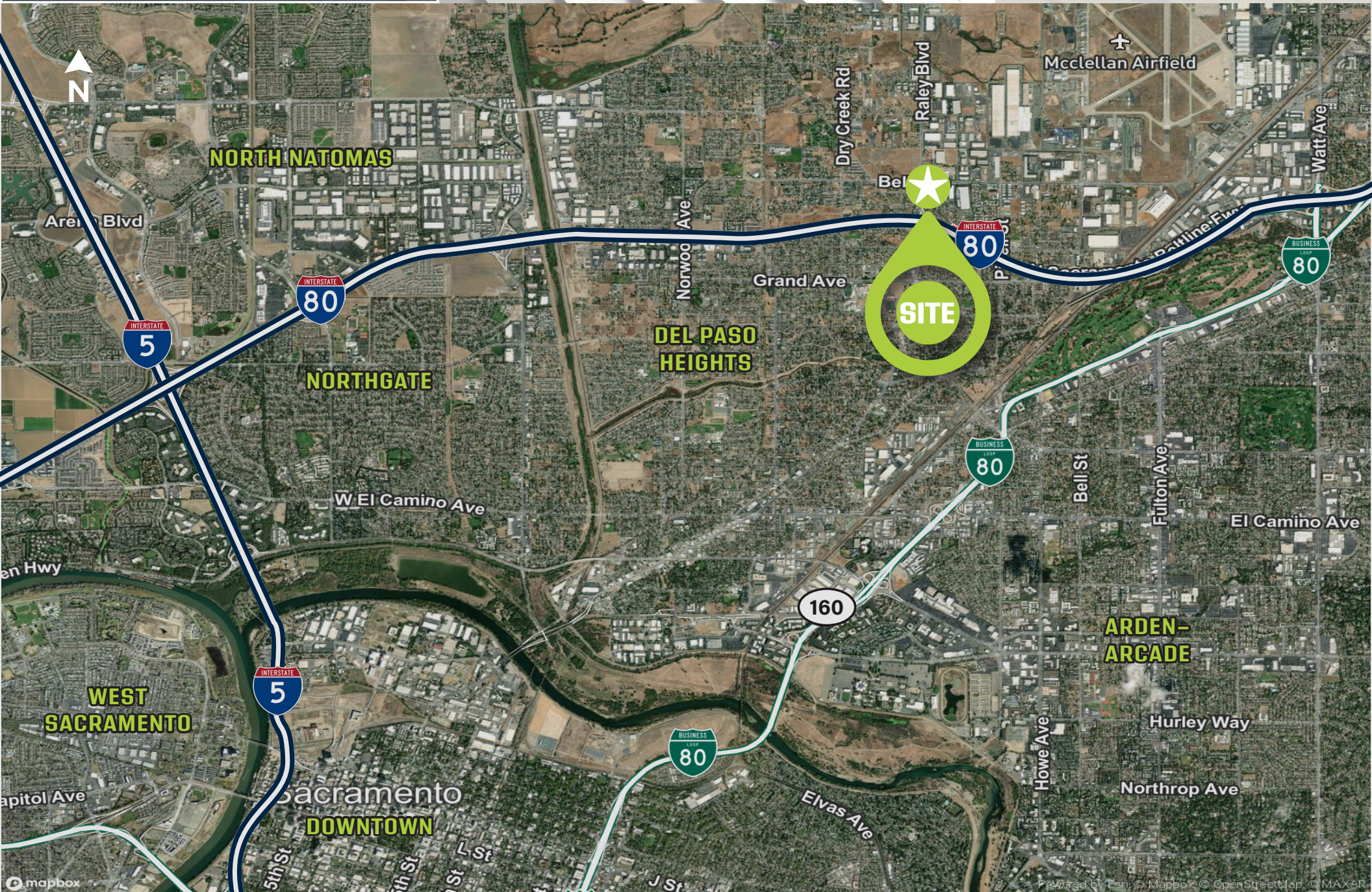
GL = Grade Level Door (12'x14')



# 1645 BELL AVE

AREA

AERIAL OVERVIEW





**1645** BELL  
AVE

PHOTOS

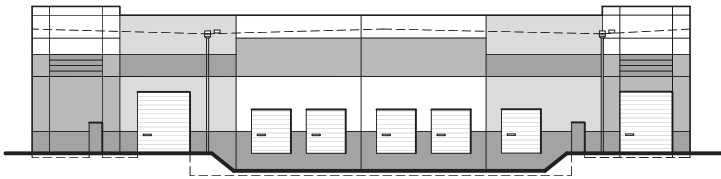
SITE PROGRESS



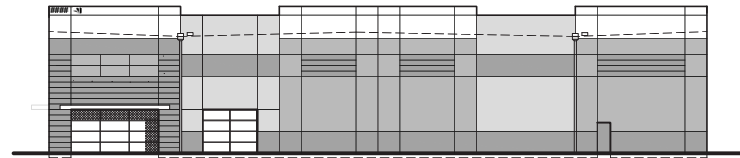


**1645** BELL  
AVE

**BUILDING  
ELEVATIONS**



NORTH ELEVATION



SOUTH ELEVATION

---



**INDUSTRIAL | FOR LEASE**

[WWW.CBRE.COM/ROSEVILLE](http://WWW.CBRE.COM/ROSEVILLE)

# 1645 BELL AVENUE

SACRAMENTO, CA

**ZAC SWEET**

Senior Vice President

C: +1 916 717 4768

[zac.sweet@cbre.com](mailto:zac.sweet@cbre.com)

Lic. 01352800

**COURTNEY LEE**

Associate

C: +1 916 906 5544

[courtney.lee@cbre.com](mailto:courtney.lee@cbre.com)

Lic. 02031694



**SIOR**<sup>®</sup>



**BUZZ OATES**

**CBRE**

© 2024 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\_March2024