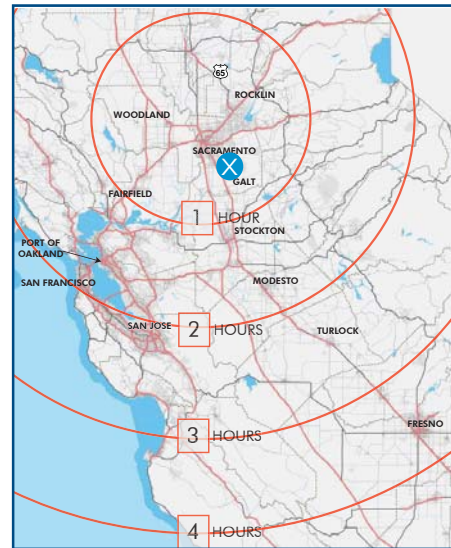
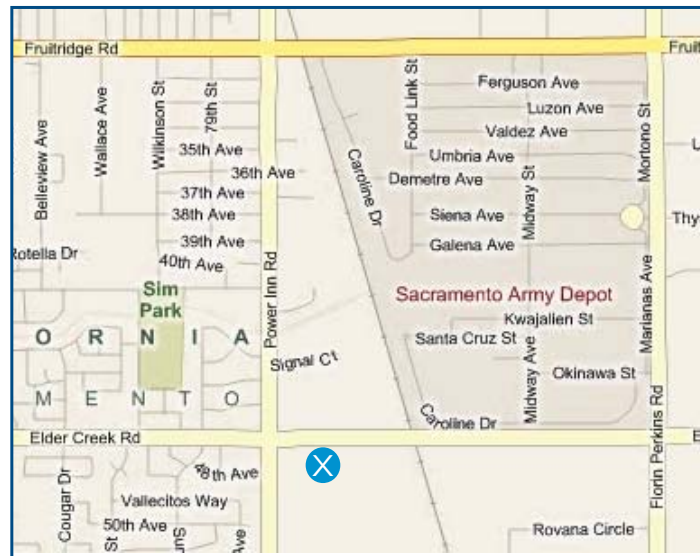
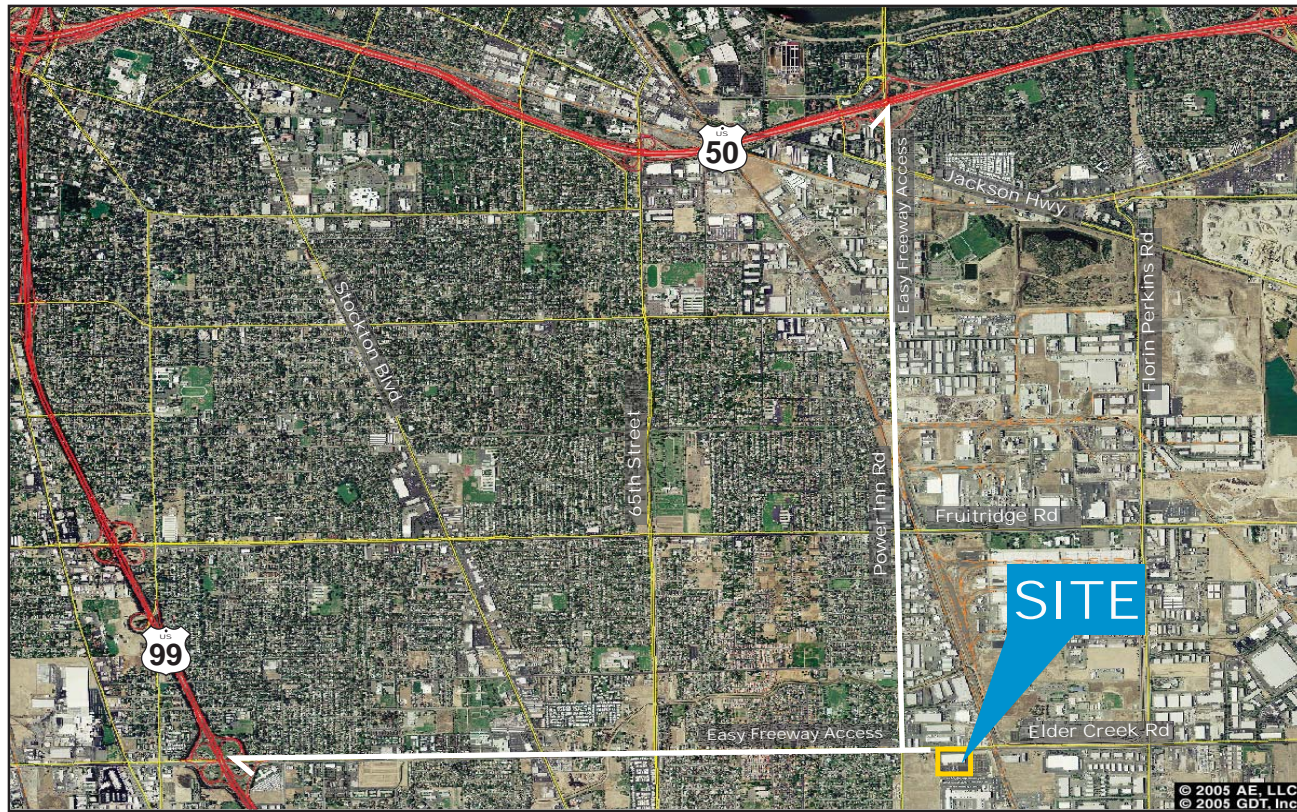


**NORTHWOOD
COMMERCE
CENTRE**



INDUSTRIAL

**8170 - 8188 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA**

**SMALL UNITS
FOR SALE & LEASE**



**SBA FINANCING AVAILABLE
5% DOWN PAYMENT**

**5% COMMISSION FEE TO
PROCURING BROKER**

**MOVING EXPENSES
- INCLUDING FUEL -
UP TO \$10,000**

(for qualified tenants who sign a 3-year lease or longer at asking rents)

- Two units available of ±10,000 SF each
- Each unit includes 2,000 SF of yard area
- Additional yard available for sale or lease
- Zoned heavy industrial (M-2)
- Concrete tilt-up construction
- 200 to 400 amp 120/208 volt electrical service
- Easy access to local freeways
- Grade level loading (12'x14')
- 24-foot minimum clear height
- Brand new storefronts & facade treatments
- New asphalt paving
- Fully sprinklered



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MARK DEMETRE, SIOR
CA License No. 00852871



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Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice. Colliers CMN 2009

Our Knowledge is your Property



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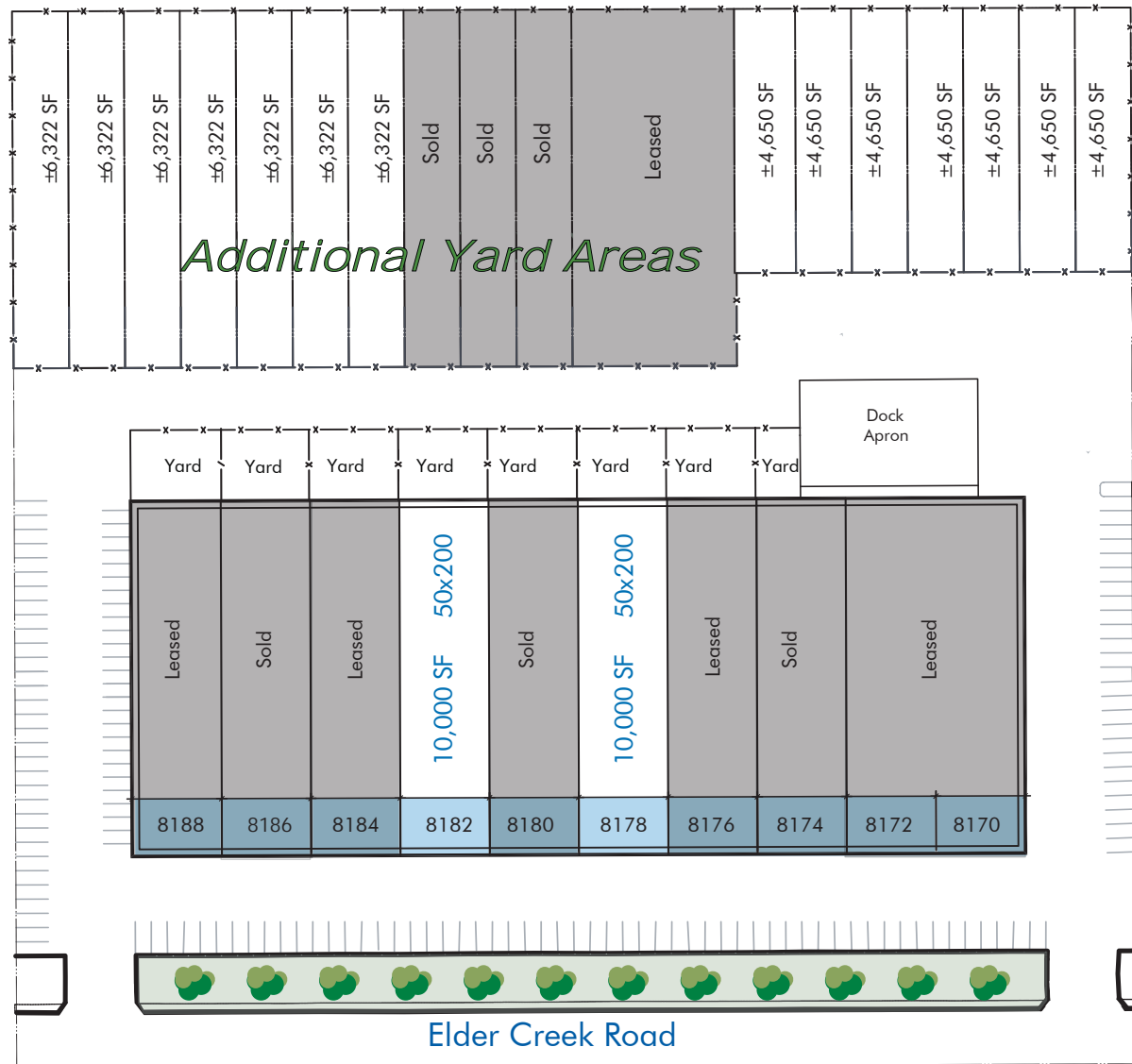
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OFFICE | INDUSTRIAL | RETAIL | INVESTMENT | MARKET RESEARCH | VALUATION SERVICES

Our Knowledge is your Property

SITE PLAN



PROPERTY FEATURES

Northwood Properties brings you another quality project in Northwood Commerce Centre. It provides industrial business owners with an opportunity to reap the rewards of owning real estate such as building equity by paying a mortgage rather than rent.

The Centre offers industrial zoned units, which can be leased or purchased, ranging in size from ±10,000 up to ±20,000 square feet - ideal for sales, service, manufacturing or distribution.

The property has excellent exposure on Elder Creek Road, just off the heavily traveled Power Inn Road. Proximity to both Highway 99 and Highway 50 makes navigating the Sacramento and outlying areas easy.



AVAILABLE UNITS

UNIT NUMBER	GROSS SQ. FT.	OFFICE SQ. FT.	REST ROOMS	LOADING DOCK	GRADE
8170-8172	Leased	1,600	2	3	1
8174	Sold	300	1	1	1
8176	Leased	400	1	0	1
8178	±10,000	400	1	0	1
8180	Sold	700	1	0	2
8182	±10,000	700	1	0	1
8184	Leased	500	1	0	2
8186	Sold	100	1	0	2
8188	Leased	500	3	0	2