

INDUSTRIAL | FOR LEASE



EQUITIES



CBRE

4450

4450 RALEY
BLVD

NEWLY CONSTRUCTED ESR INDUSTRIAL BUILDING

±42,000 SQ. FT.
MCCLELLAN SUBMARKET
SACRAMENTO, CA

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4450 RALEY BLVD

BUILDING

SPECS / SITE PLAN

SIZE: **±42,000 SF** (divisible to ±20,000 SF)

CLEAR HEIGHT: **26'**

CONSTRUCTION: **Tilt-Up**

OFFICE: **±6,090 SF**

SPRINKLER: **ESFR system**

ROOF: **TPO with 1% skylights**

DOCK HIGH DOORS: **5 – 9'x10'**

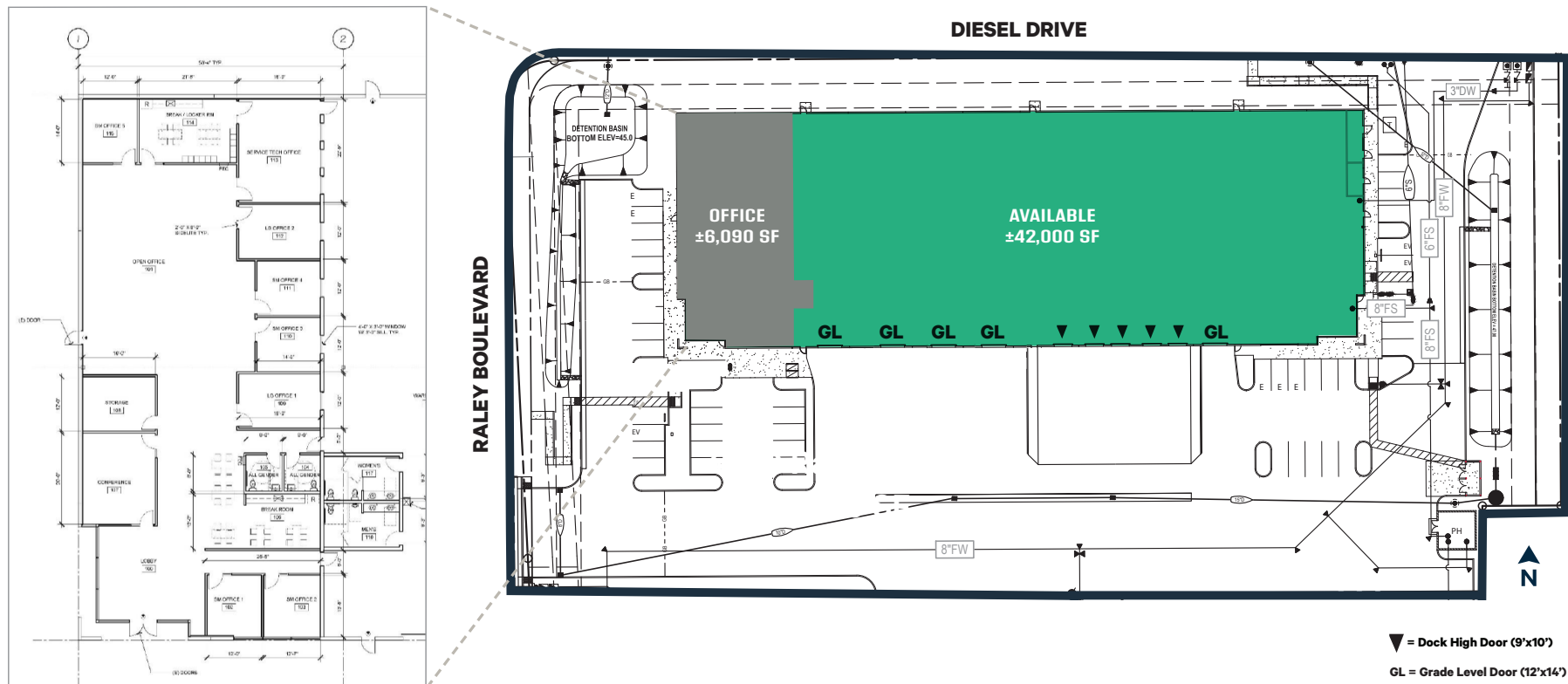
PARKING: **45 Stalls**

SITE: **Fenced and Secured**

GRADE LEVEL DOORS: **5 – 12'x14'**

POWER: **800a, 277/480v***

**Tenant to independently verify prior to entering into any binding agreement*



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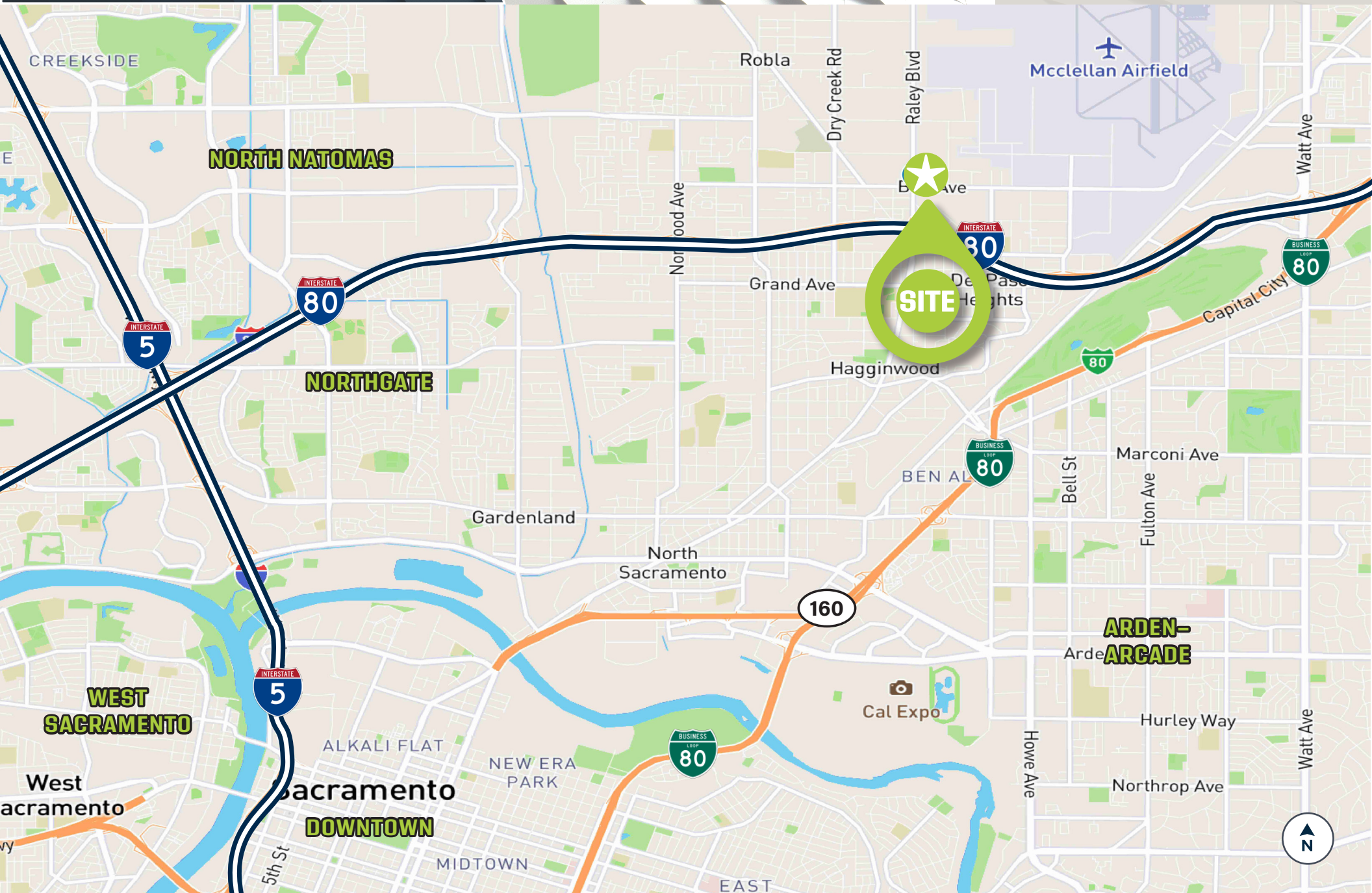
INTERSTATE 80 ACCESS / CORPORATE NEIGHBORS



4450 RALEY BLVD

MAP

HIGHWAY ACCESS



4450 RALEY
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PHOTOS

SITE FOR LEASE



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