

INDUSTRIAL | FOR LEASE



CBRE



4450 RALEY  
BLVD

NEWLY CONSTRUCTED ESFR INDUSTRIAL BUILDING

**±42,000 SQ. FT.**  
MCCELLAN SUBMARKET  
SACRAMENTO, CA

**ZAC SWEET, SIOR**  
Senior Vice President  
C: +1 916 717 4768  
[zac.sweet@cbre.com](mailto:zac.sweet@cbre.com)  
Lic. 01352800

**JEFF KVARME**  
First Vice President  
C: +1 916 203 5257  
[jeff.kvarme@cbre.com](mailto:jeff.kvarme@cbre.com)  
Lic. 01924968

**TYLER HOWELL**  
Senior Associate  
C: +1 805 428 4964  
[tyler.howell1@cbre.com](mailto:tyler.howell1@cbre.com)  
Lic. 02100245

**COURTNEY LEE**  
Associate  
C: +1 916 906 5544  
[courtney.lee@cbre.com](mailto:courtney.lee@cbre.com)  
Lic. 02031694

**STACY LADD**  
Senior Asset Manager  
Buzz Oates  
D: +1 916 379 3847  
[stacyladd@buzzoates.com](mailto:stacyladd@buzzoates.com)

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

OFFICE: **±6,090 SF**

DOCK HIGH DOORS: **5 – 9'x10'**

GRADE LEVEL DOORS: **5 – 12'x14'**

CLEAR HEIGHT: **26'**

SPRINKLER: **ESFR system**

PARKING: **45 Stalls**

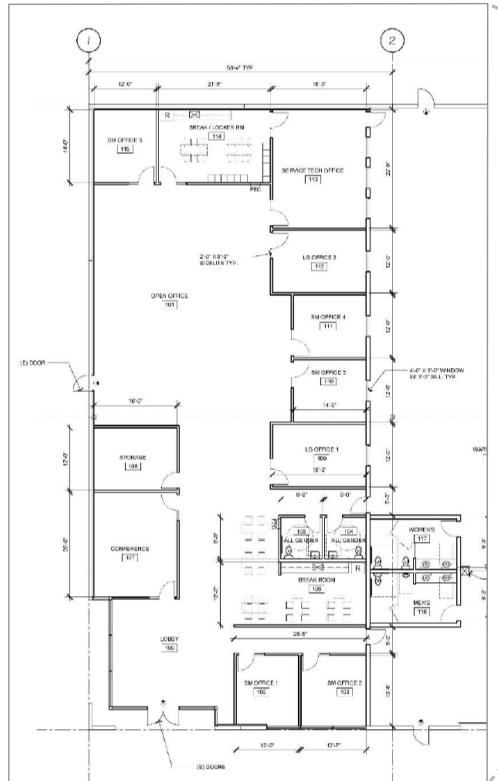
POWER: **800a, 277/480v\***

CONSTRUCTION: **Tilt-Up**

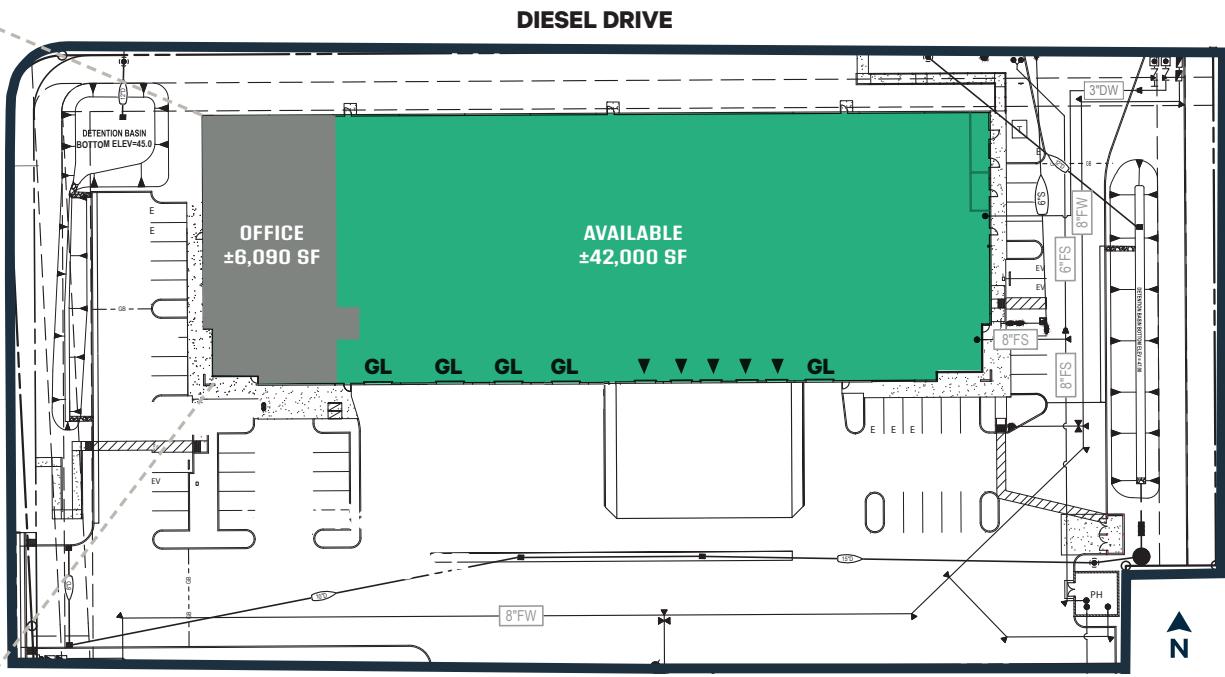
ROOF: **TPO with 1% skylights**

SITE: **Fenced and Secured**

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



RALEY BOULEVARD



▼ = Dock High Door (9'x10')

GL = Grade Level Door (12'x14')

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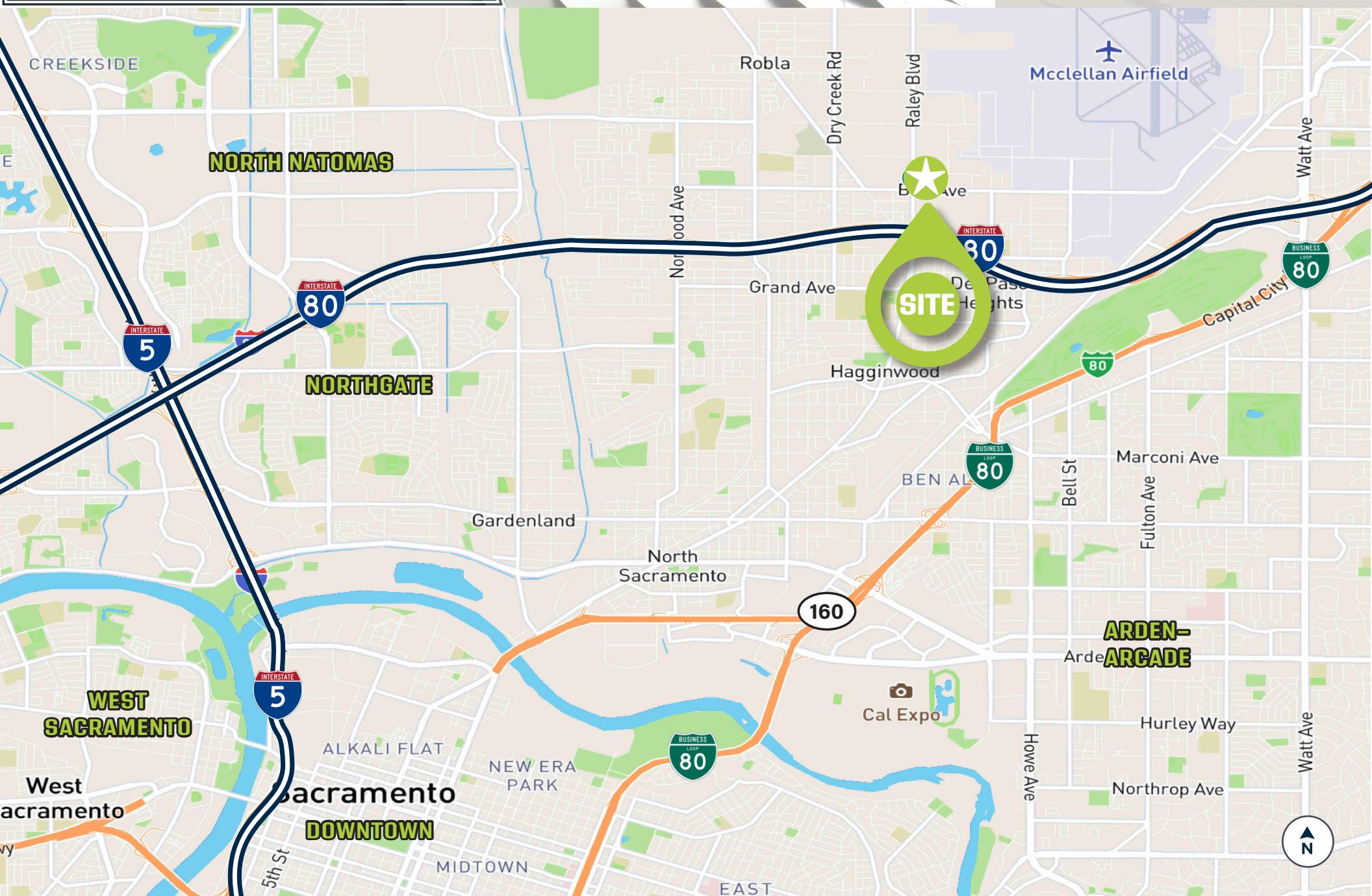


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MAP

HIGHWAY ACCESS



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PHOTOS  
SITE FOR LEASE



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