

CBRE



SACRAMENTO / CA

FOR LEASE OR SALE

**±23,636 SF Planned Industrial Building
with ESFR Sprinklers, Secured Yard,
and Dock & Grade Level Loading**

3761 Bombardier Court

**Conceptual rendering*

CONTACTS FOR FURTHER INFORMATION



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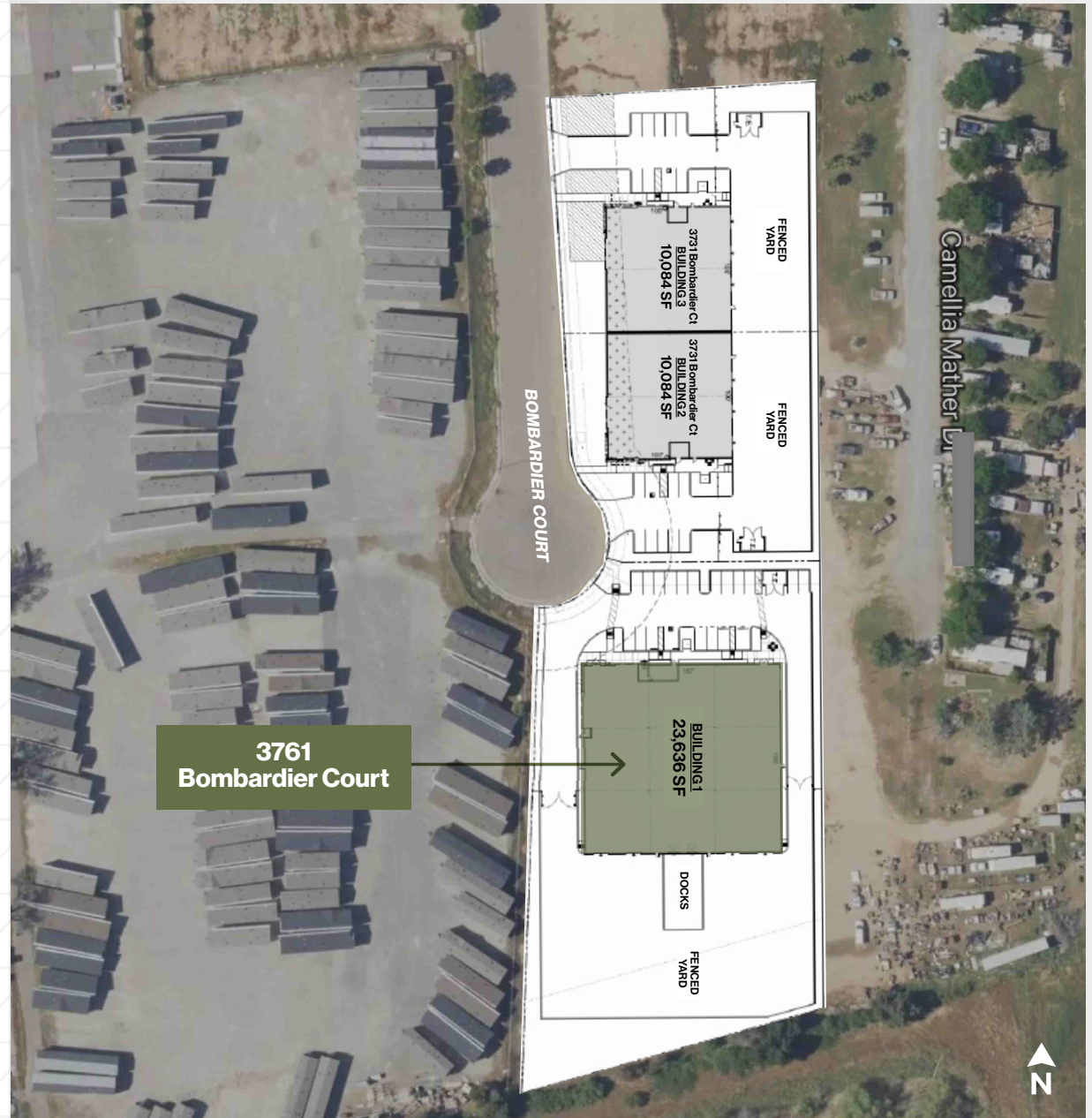
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Site Details

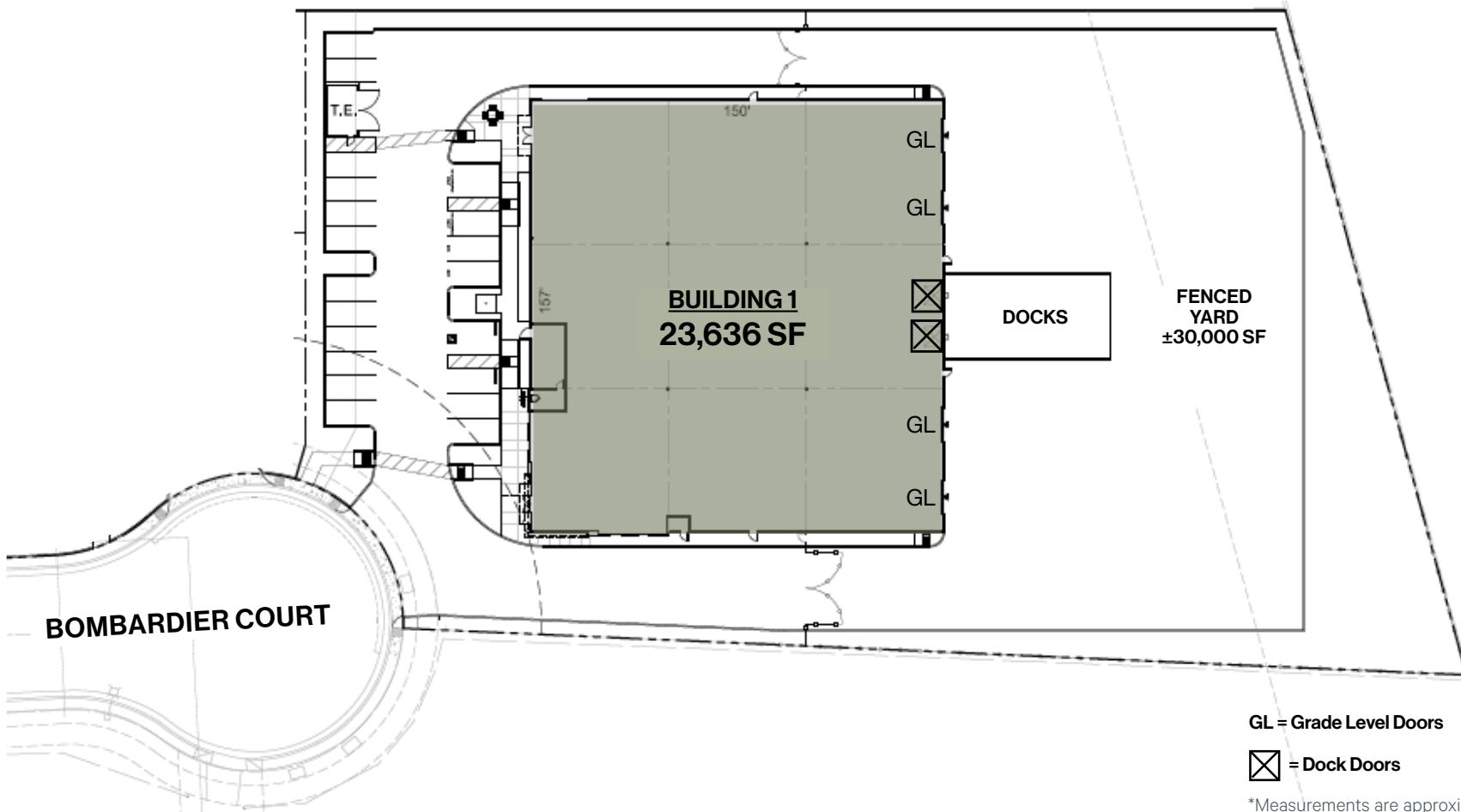
3761 Bombardier Court

BUILDING AREA:	±23,636 SF*
BUILDING DIMENSIONS:	150' x 157'
COLUMN SPACING:	52' x 50'
BUILDING FAR:	27%
SITE AREA:	±2.03 Acres
TRUCK COURT:	130'
OFFICE AREA:	±2,364 SF*
DOCKS:	2
GRADE LEVEL DOORS:	(4) 12'x14'
CLEAR HEIGHT:	24'
FENCED YARD AREA:	±30,000 SF
AUTO PARKING:	20 Stalls including 2-4 EV
ELECTRICAL:	800 amps, 277/480v
FIRE SUPPRESSION:	ESFR
SLAB:	6" Concrete
ROOF:	Hybrid, 40 mil TPO
SKYLIGHTS:	1%
LIGHTING:	30FC
COUNTY:	Sacramento
ZONING:	M-1 Light Industrial



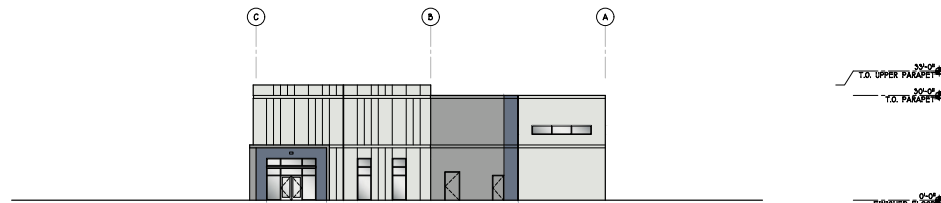
Site Plan

3761 Bombardier Court

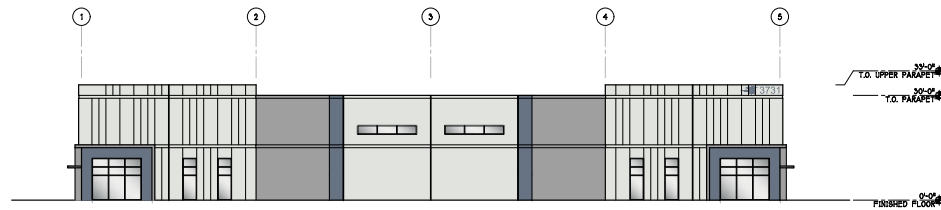


Rendering / Elevations

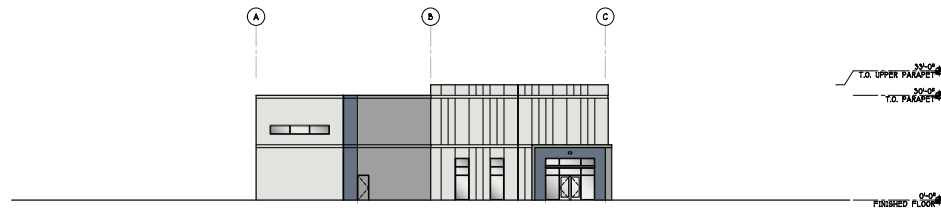
3761 Bombardier Court



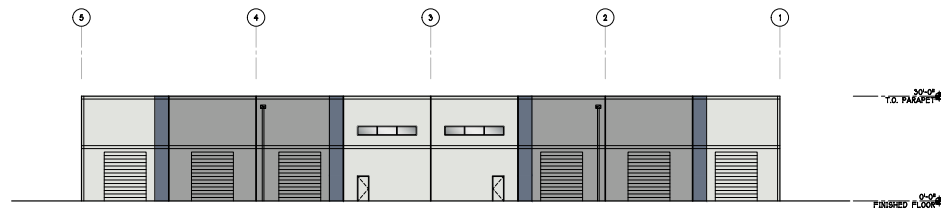
SOUTH ELEVATION (PARKING)



WEST ELEVATION (BOMBARDIER COURT)



NORTH ELEVATION (DOCKS)



EAST ELEVATION

Amenities | Corporate Users

#1 - RETAIL AMENITIES

- Don Javi's Tacos
- Pita Q
- Subway
- New York Pizza
- Neptune Seafood
- Sacramento Appliances and Power Tools
- Lavash Land and Bakery
- Pho Momma
- Folsom Tire & Wheels
- Ozmotive Auto Repair
- Jack in the Box
- K1 Speed Sacramento
- Chevron

#4 - RETAIL AMENITIES

- Burger Station
- Taqueira Los Compadres III
- VCA Mather Animal Hospital
- Metro by T-Mobile
- The Sandwich Spot
- Kiki Chicken Place
- Postal Annex

#2 - RETAIL AMENITIES

- RC Country Hobbies
- West Marine
- Wells Fargo
- 24 Hour Fitness
- Geisthaus Brewing Co
- Travel Lodge by Wyndham
- Huckleberry's
- El Pollo Loco
- Oz Korean BBQ
- Aldaberto's Mexican Food
- 7-Eleven

#3 - RETAIL AMENITIES

- Subway
- Burger King
- Starbucks
- Mountain Mike's Pizza
- Dollar Tree
- Food 4 Less
- Shell
- KFC
- IHOP

★ 3731 Bombardier Ct

Clayton Homes

Granite Construction

Office of Inspector General

Mather Air Center

Mather Sports Center

Cal OES

Mather

Macready Ave

Femoyer St

Old Placerville Rd

Router Rd

Folsom Blvd
Horn Rd

U.S. 50

#1

#2

#3

#4



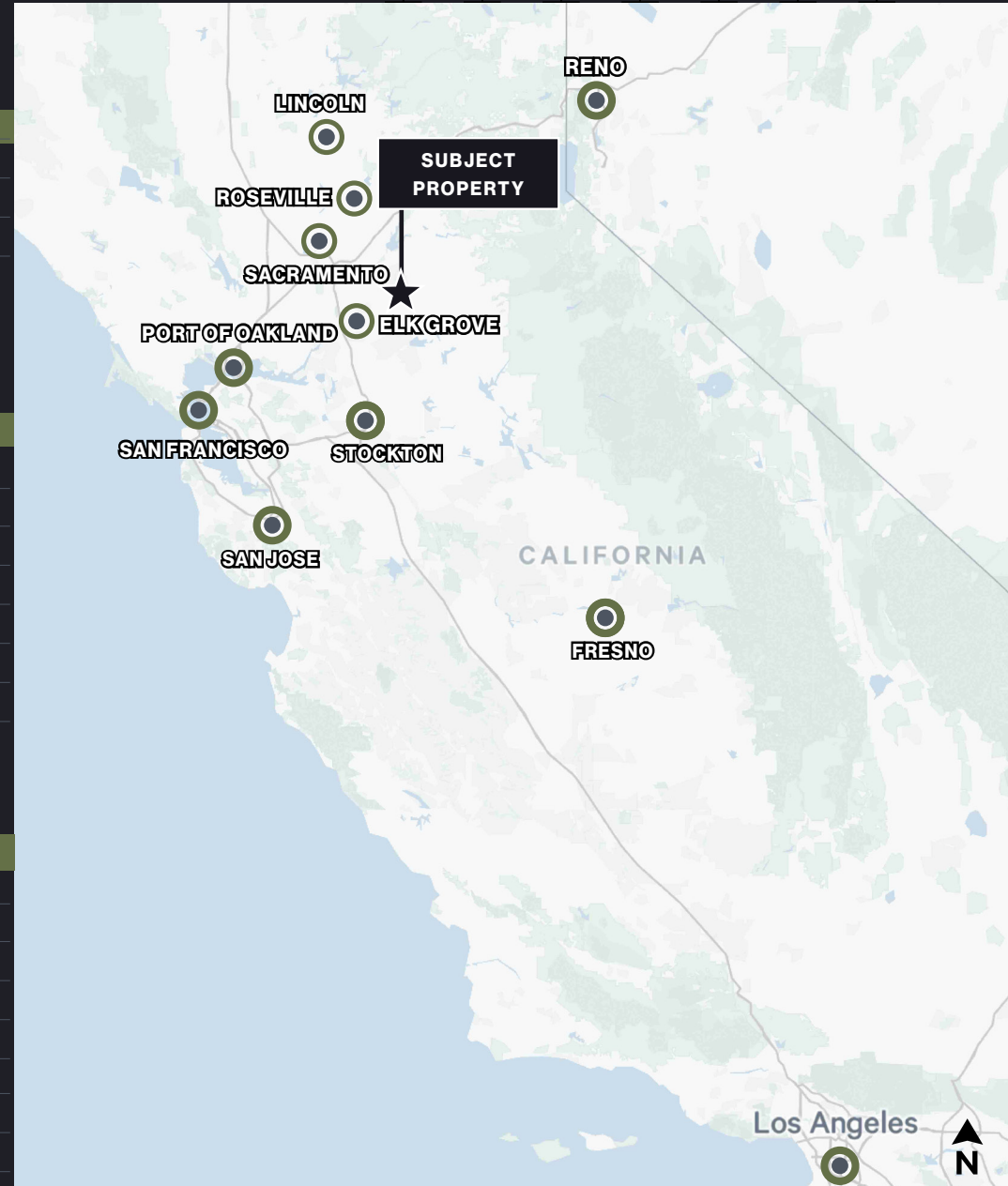
Major Distribution

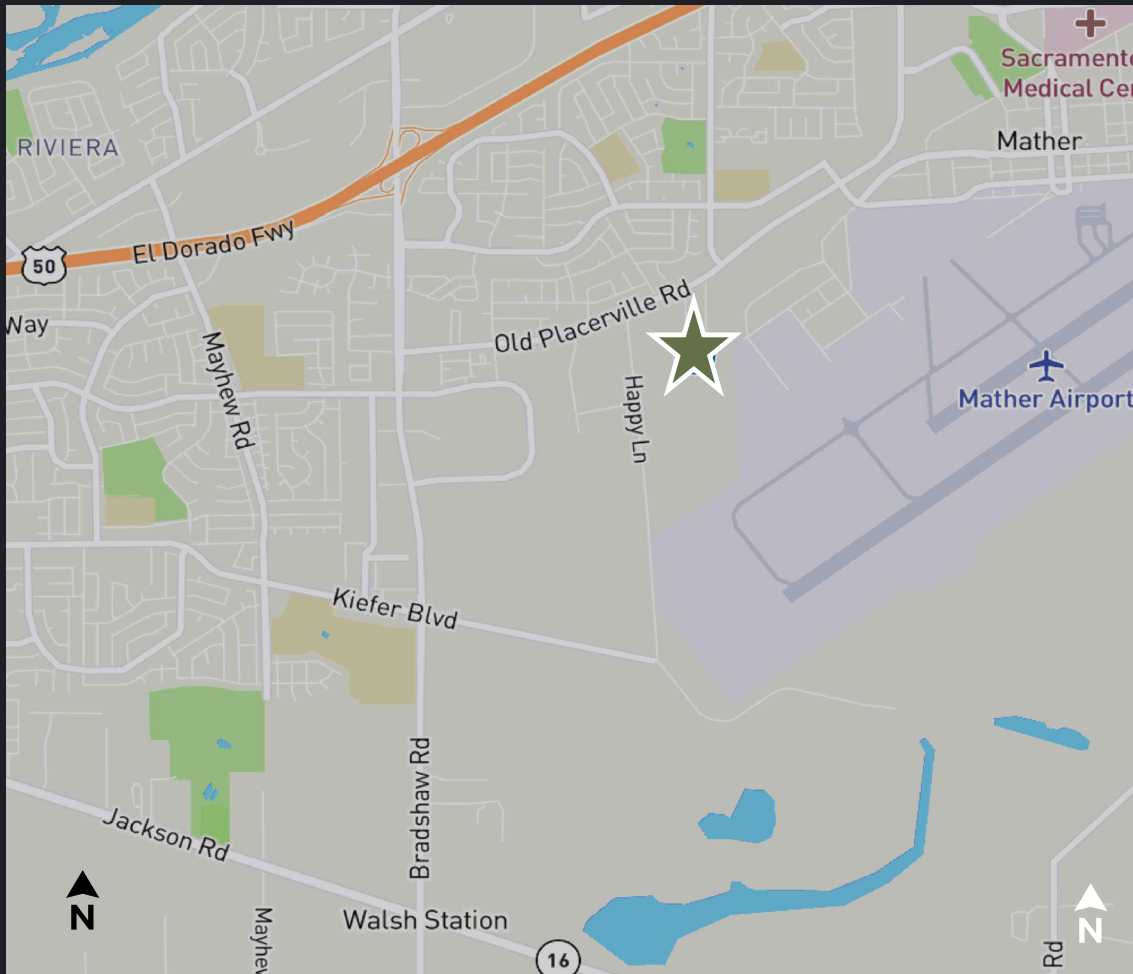
Drive Times

THIRD PARTY DISTRIBUTION	±DRIVE TIME
UPS HUB	3-MINS
FED EX GROUND HUB	16-MINS
FED EX OVERNIGHT HUB	22-MINS

LOCAL DISTRIBUTION	±DRIVE TIME
RANCHO CORDOVA	6-MINS
DOWNTOWN SACRAMENTO	16-MINS
WEST SACRAMENTO	16-MINS
ELK GROVE	20-MINS
SMF	25-MINS
ROSEVILLE	26-MINS
LINCOLN	35 MINS

REGIONAL DISTRIBUTION	±DRIVE TIME
STOCKTON	50-MINS
PORT OF OAKLAND	1 HR. 25-MINS
SAN FRANCISCO	1 HR. 30-MINS
SFO	1 HR. 40-MINS
SAN JOSE	2 HR. 0-MINS
RENO	2 HR. 20-MINS
FRESNO	2 HR. 40-MINS
LOS ANGELES	5 HR. 0-MINS





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