



For lease

Divisible warehouse with yard

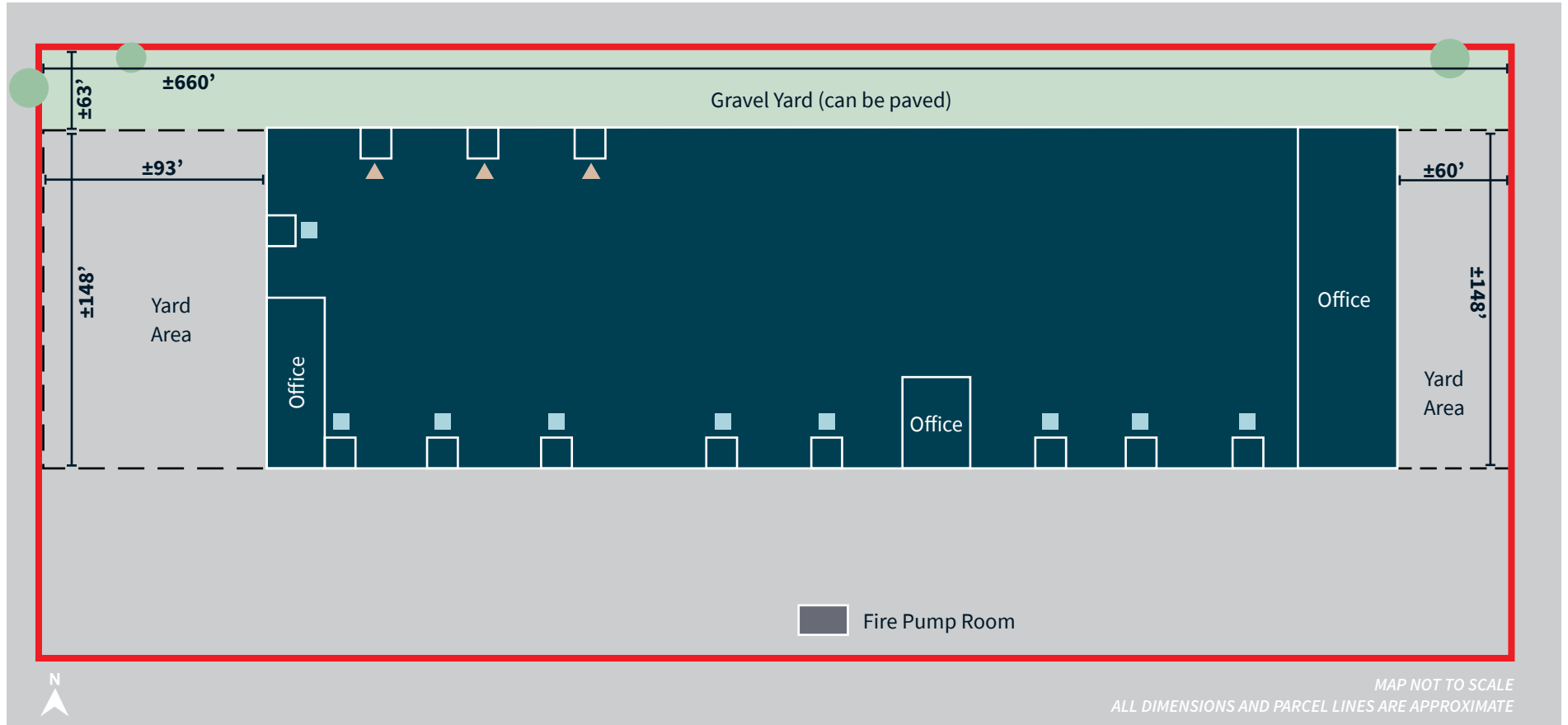
8141 Elder Creek Road
Sacramento, CA 95824

Property Highlights

- ±76,050 SF building (divisible)
- Situated on ±4.32 acre parcel
- Zoned M-2, heavy industrial (City of Sacramento)
- Three separate office areas with restrooms: ±2,000 - ±3,500 SF
- ±18' - 21' clear height
- ±24' x ±50' column spacing
- Sprinklered
(recent inspection report available for review)
- 9 exterior docks:
 - 2 with edge of dock levelers
 - 6 with pit levelers
(yard ramps can be added to any dock position to create grade level access)
- 3 rear doors, can be ramped to grade
- Fluorescent lighting
- Skylights in some warehouse areas
- Natural gas (PG&E)
- Power panel:
 - 800 Amps, 480Y/277v, 3-Phase
(to be independently verified by tenant prior to entering into a binding agreement)
- Total possible yard area ±1.47 acres:
 - East side ±8,880 SF (±60' x ±148')
 - West side ±13,764 SF (±93' x ±148')
 - North side gravel yard ±41,580 SF (±63' x ±660') (see also page 3)



Site plan



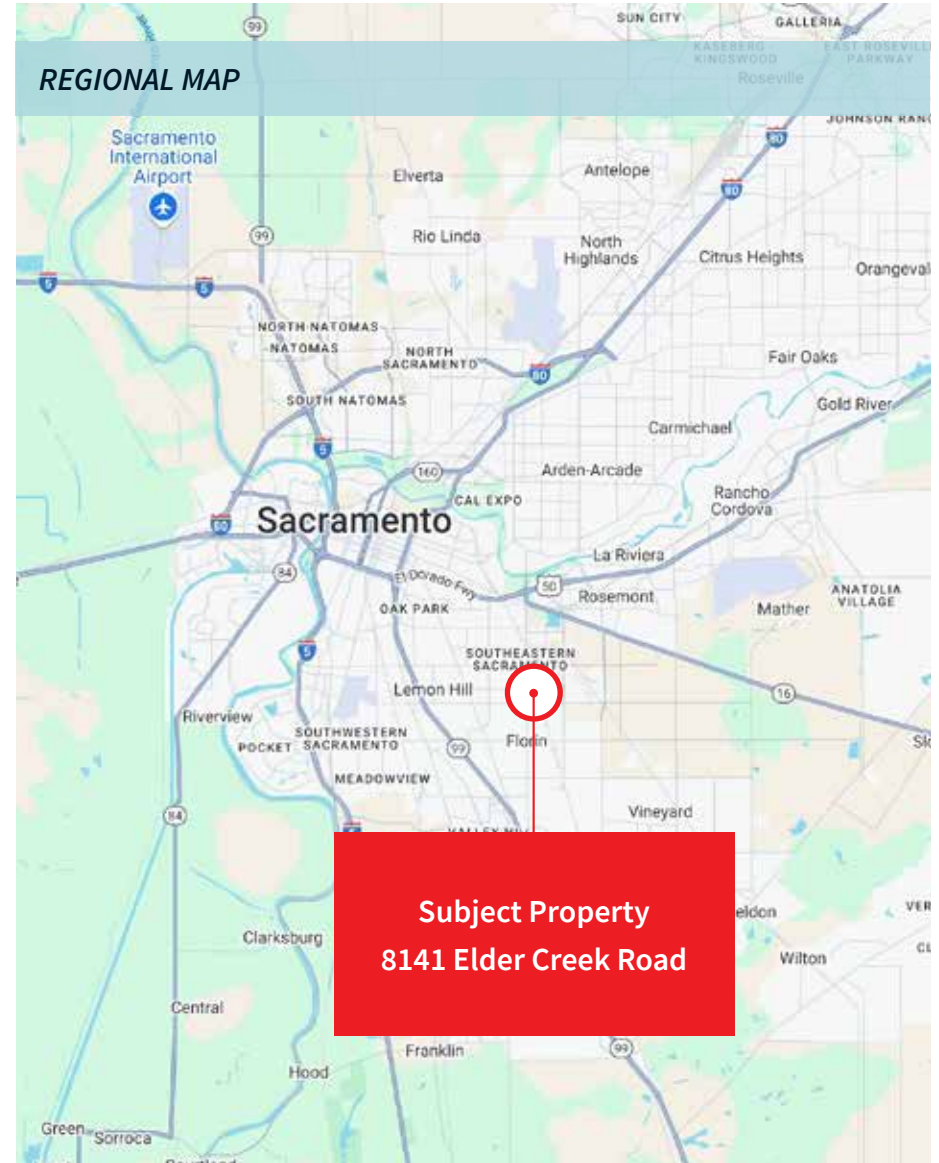
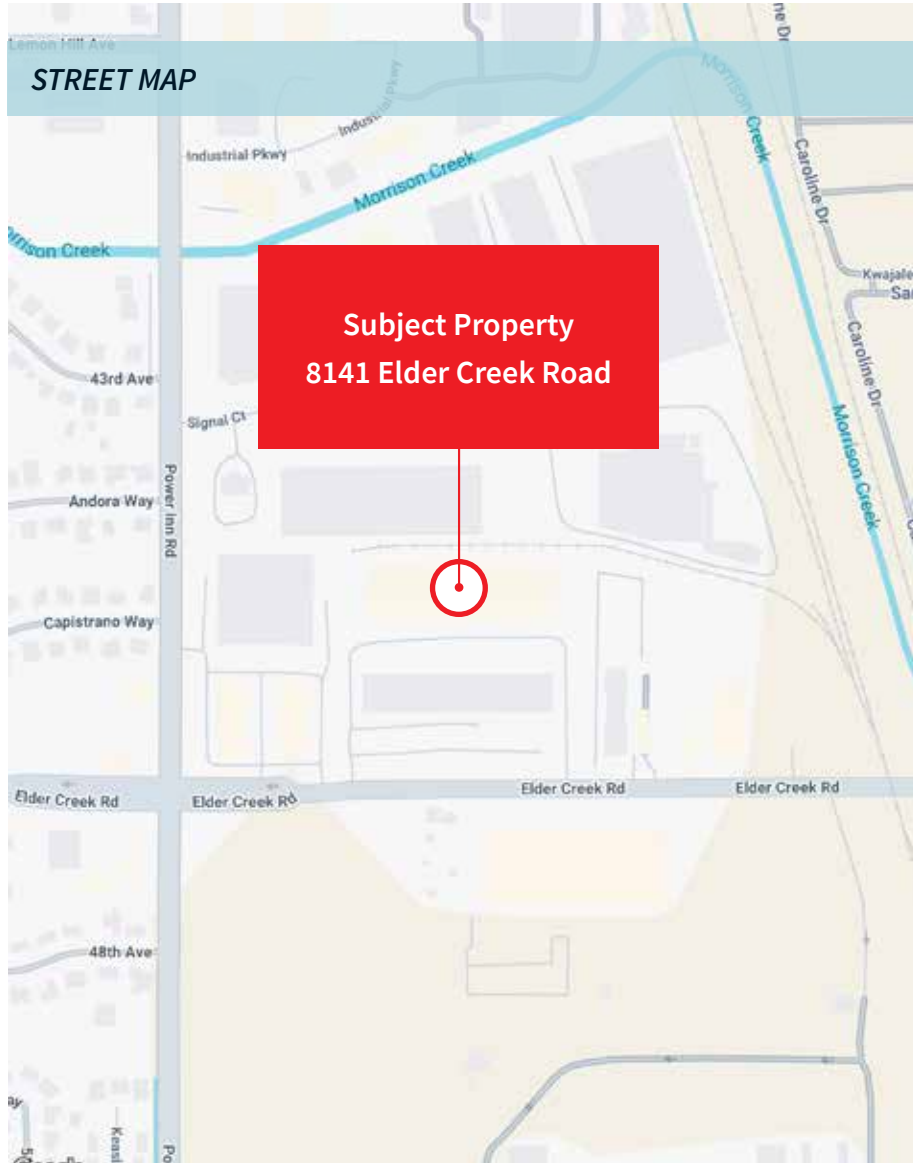
- = Dock Door
- = Rear Door
- = Fence/Gate
- = Parcel Line

NOTE: Yard ramps can be provided to created grade level access at any dock position.



Sample warehouse yard ramp

Location Maps



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JLL

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