

For lease

Divisible warehouse with yard

8141 Elder Creek Road Sacramento, CA 95824



8141 Elder Creek Rd / Sacramento, CA

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 insepction report avaiable 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)

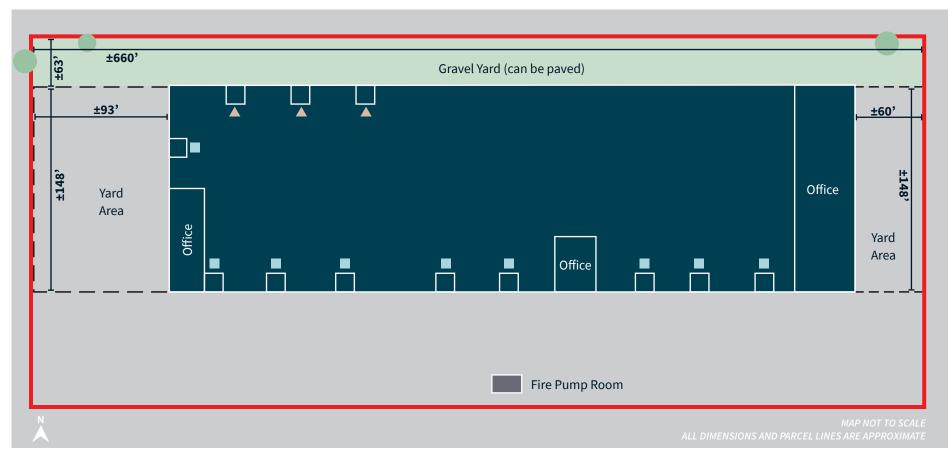
- Total possible yard area ±1.47 acres:
 - East side ±8,880 SF (±60' x ±148')
 - West side ±13,764 SF (±93' x ±148')
 - North side gravel yard ±41,580 SF
 (±63' x ±660') (see also page 3)





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Site plan





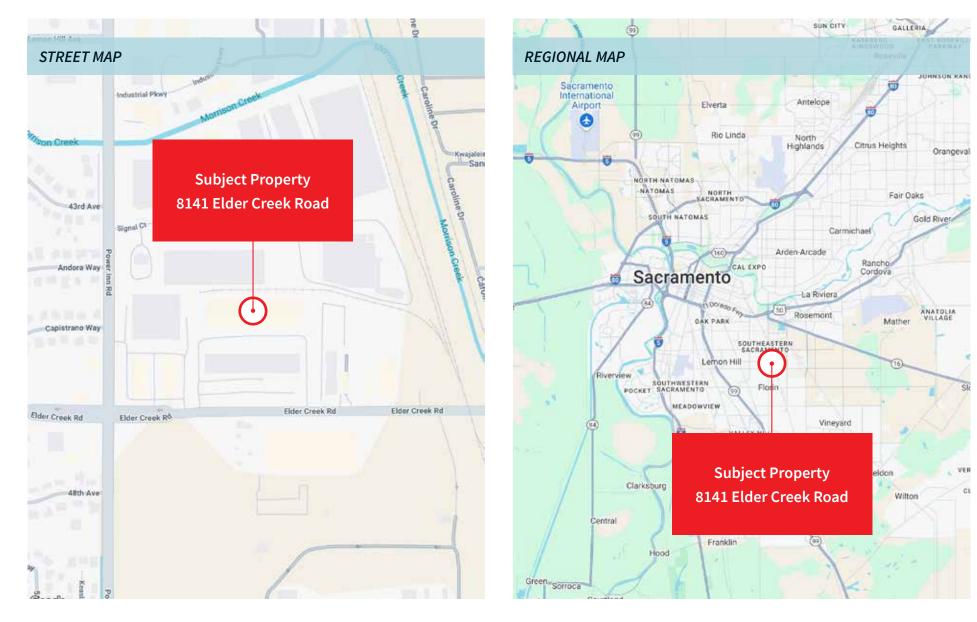
NOTE: Yard ramps can be provided to created grade level access at any dock position.



Sample warehouse yard ramp

8141 Elder Creek Rd / Sacramento, CA

Location Maps



JLL SEE A BRIGHTER WAY

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