

# 8110

POWER RIDGE ROAD

Rail Line

FOR LEASE

±57,000 SF - ±114,000 SF

Colliers





# 8110 POWER RIDGE ROAD

Located strategically in the heart of the Power Inn Submarket, 8110 Power Ridge Road is located just a few miles from Hwy 50 which connects to all of the regions major arteries providing excellent access to both local and regional transportation routes. This ±235,000 SF distribution warehouse offers functionality with several dock positions, a large dock apron for staging and is rail served. There is flexibility in square footage ranging from ±57,000 SF to ±114,000 SF with an additional 27 trailer stalls.

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**57,000  
- 114,000**  
SF Available for  
Lease

**3,135**  
Office SF (Up to)

**Common  
Dock  
Apron**

**2-5**  
Access Doors

**24'x60'**  
Typical Column  
Spacing

**M-2**  
Zoning

**.326/  
3,000**  
Sprinkler Density

**Rail  
Served  
Property**

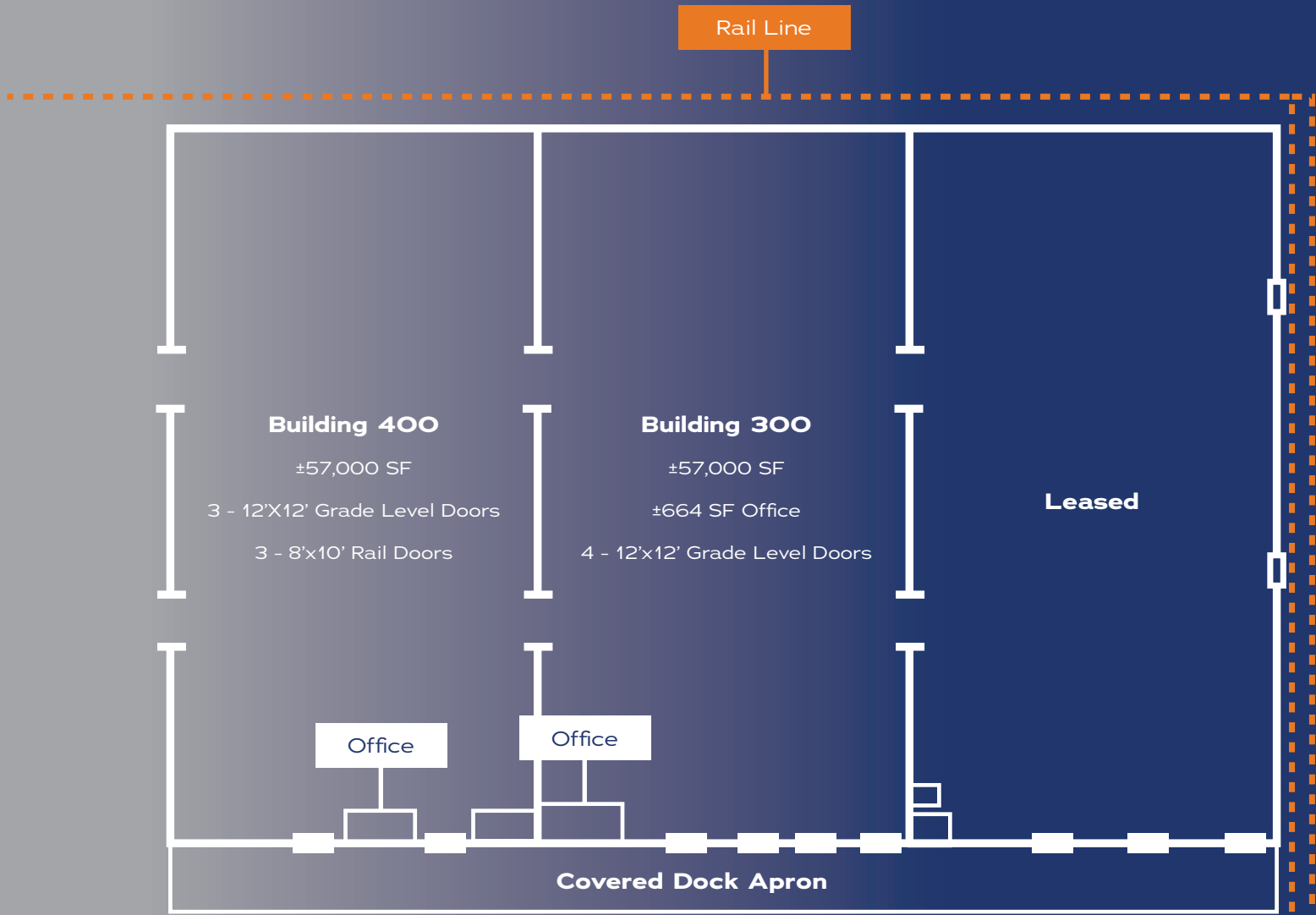
# PROPERTY HIGHLIGHTS



# BUILDING SPECIFICATIONS

<b>BUILDING SF</b>	±114,000
<b>DIVISIBLE TO</b>	±57,000
<b>OFFICE SF</b>	Variable
<b>RAIL SERVICE</b>	Yes
<b>DOCK DOORS</b>	23 (18 with levelers)
<b>ACCESS DOORS</b>	2 - 4 per suite
<b>CLEAR HEIGHT</b>	24'
<b>TYPICAL COLUMN SPACING</b>	20' X 60'

<b>DOCK APRON</b>	30' covered dock apron
<b>SKYLIGHTS</b>	Yes
<b>RAIL LINES</b>	2
<b>FIRE SUPPRESSION</b>	.326/3,000 Sprinklers
<b>LIGHTING</b>	LED
<b>AUTO PARKING</b>	27 Stalls
<b>TRAILER STALLS</b>	26 Stalls



# SITE PLAN



# LOCATION OVERVIEW

- |   |                                    |    |                          |
|---|------------------------------------|----|--------------------------|
| 1 | Downtown Sacramento                | 7  | Siemens                  |
| 2 | UC Davis Medical Center            | 8  | FedEx Ground             |
| 3 | Sacramento State University        | 9  | Airgas USA, LLC          |
| 4 | Grocery Outlet Distribution Center | 10 | Acme Construction Supply |
| 5 | Proctor & Gamble                   | 11 | Big Sexy Brewing Company |
| 6 | Ferguson Plumbing Supply           |    |                          |





# POWER INN OVERVIEW



	1 MILE	3 MILES	5 MILES
<b>HOUSEHOLDS</b>	2,656	43,429	135,231
<b>HOUSEHOLD INCOME</b>	\$63,526	\$67,578	\$75,732
<b>POPULATION</b>	9,141	126,334	378,563
<b>CIVILIAN EMPLOYED</b>	92.5%	92.1%	93.0%
<b>CIVILIAN UNEMPLOYED</b>	7.5%	7.9%	7.0%
<b>WHITE COLLAR</b>	45.3%	55.0%	59.3%
<b>BLUE COLLAR</b>	27.3%	21.9%	19.8%
<b>SERVICES</b>	53.9%	51.0%	51.3%
<b>TRANSPORTATION/ UTILITIES</b>	9.6%	5.5%	6.4%
<b>MANUFACTURING</b>	7.3%	5.3%	5.3%

CITY	DISTANCE (MILES)
San Francisco, CA	93
Reno, NV	137
Los Angeles, CA	394
San Diego, CA	512
Boise, ID	558
Portland, OR	574
Las Vegas, NV	575
Salt Lake City, UT	655
Seattle, WA	747
Phoenix, AZ	765
Denver, CO	1177

PORT	DISTANCE (MILES)
Port of West Sacramento	93
Port of Oakland	137
Port of San Francisco	394



# PROXIMITY & ACCESSIBILITY

# 8110

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