

5440
Stationers
Way



FOR SALE

±250,577 SF High-Cube Distribution Building
38 Docks | 30'-35' Clear Height | ESFR | Excess Trailer Parking

Colliers

PROPERTY OVERVIEW

General Info

Address 5440 Stationers Way, Sacramento, CA

Building Measurements

Building SF 250,577

Office SF 14,767

Acreage 14.5

Coverage 39.8%

Building Features

Loading 38 DH / 2 GL

Clear Height 30'-35'

Truck Court 180'

Parking 50 Trailer / 118 Auto

Sprinklers ESFR

Power 2,500 Amps, 277/480V

Slab 6"

Roof BUR

Lighting LED

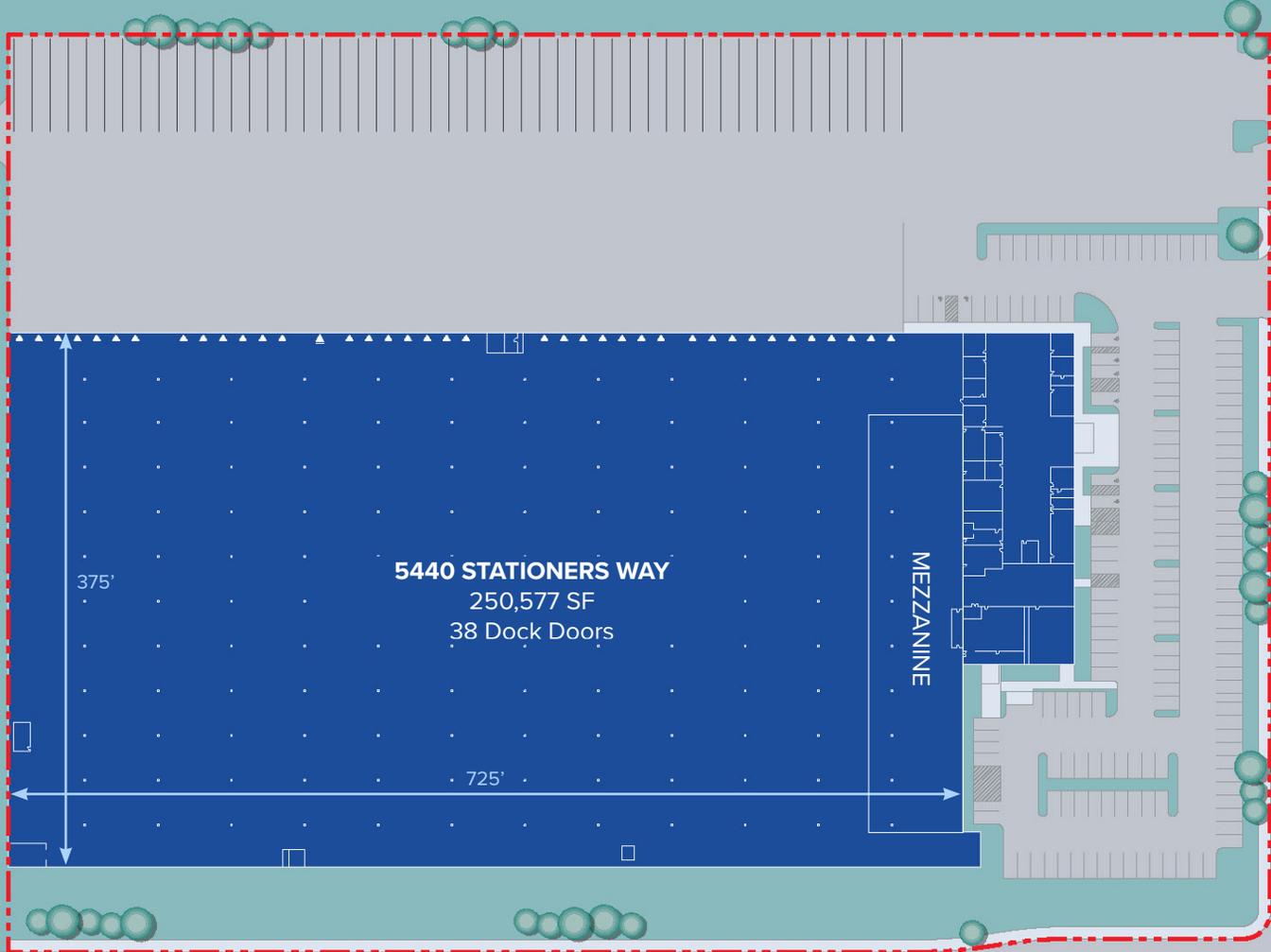
Year Built 1990



5440 STATIONERS WAY

SITE PLAN

- ▲ DOCK DOORS
- ▲ DRIVE IN DOORS



375'

5440 STATIONERS WAY
250,577 SF
38 Dock Doors

725'

MEZZANINE

STATIONERS WAY

ROSEVILLE RD



5440 STATIONERS WAY



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1.5 MILES | 5 MINUTES

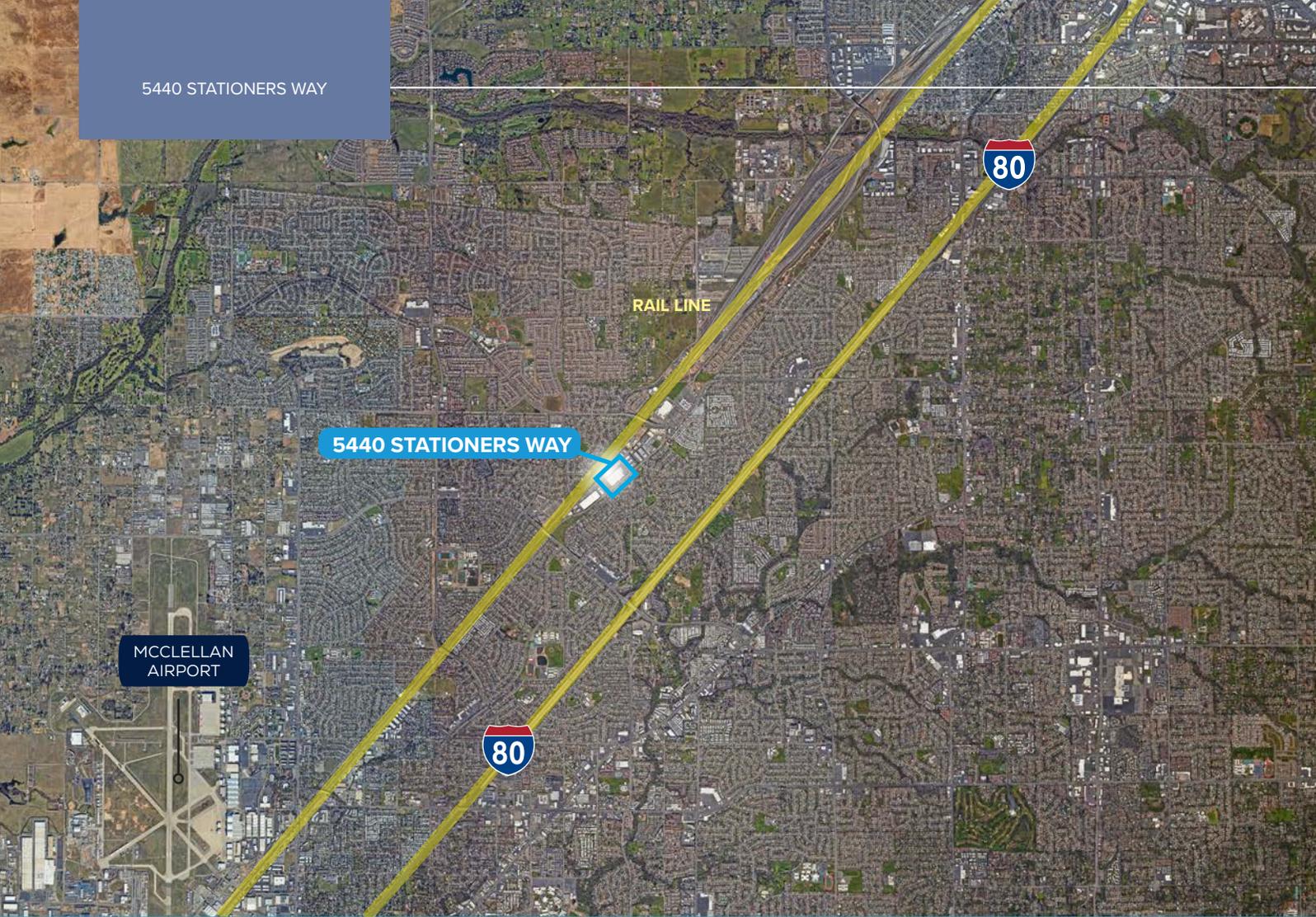
Rail Line

Diablo Dr

Elkhorn Blvd



5440 STATIONERS WAY



EXCEPTIONAL REGIONAL ACCESS

I-80, I-5, HWY 50, SR 273, SR 24, SR 99



19M

Households within
1-day drive

Transportation &
warehousing sector

2,252 Facilities
19,435 No. of employees

Distance To:

San Francisco
100 miles | 2h 45 min

Reno
115 miles | 2h 00 min

Los Angeles
400 miles | 6h 45 min

Boise
545 miles | 9h 15 min

Las Vegas
575 miles | 8h 45 min

Portland
585 miles | 9h 30 min

Salt Lake City
630 miles | 9h 30 min

Phoenix
750 miles | 12h 15 min

Sacramento Overview



Inventory
180.8M SF



Vacancy Rate
7.2%



Avg. Asking Rate
\$0.77 NNN



Under Construction
±1.35M SF

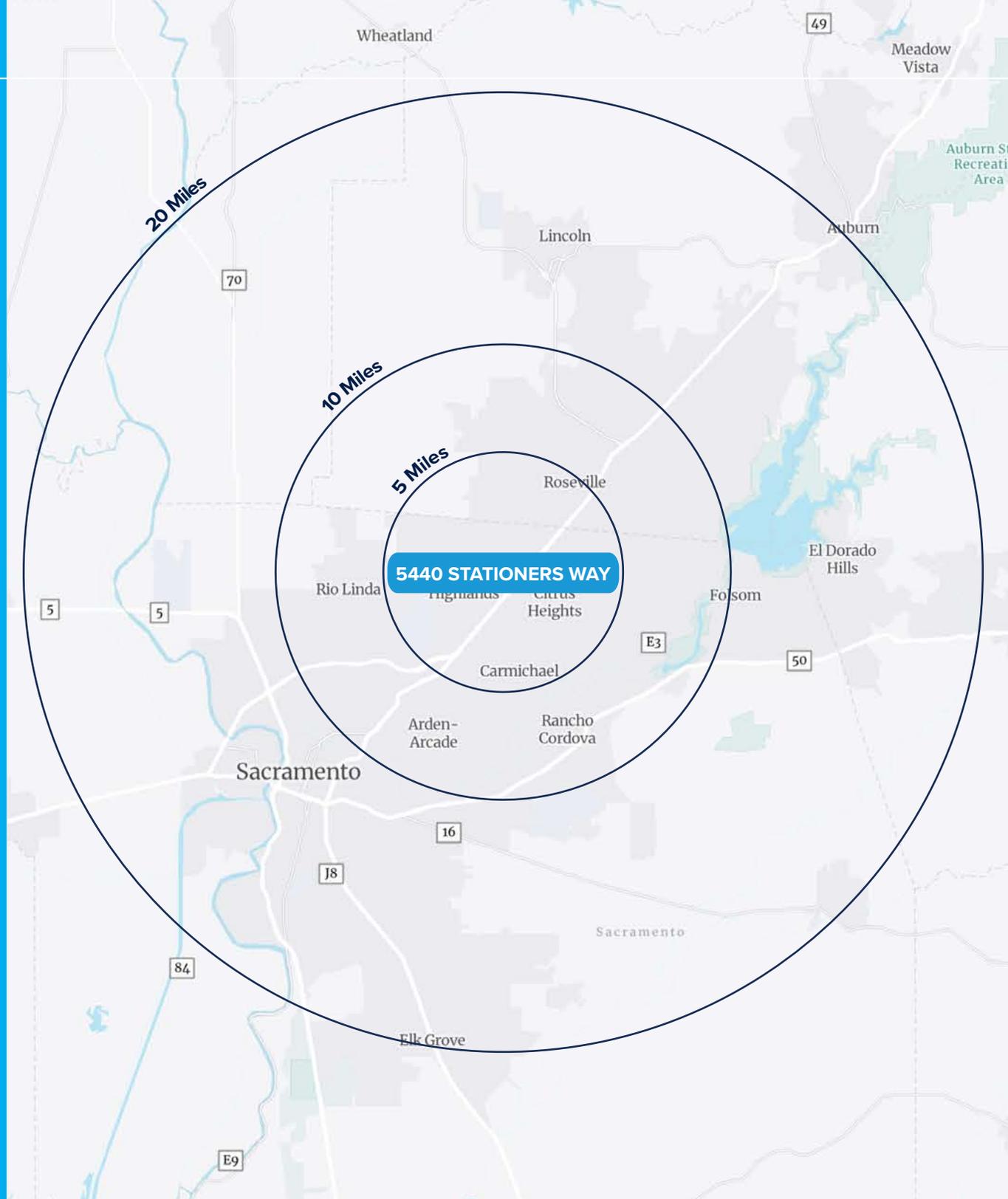


2025 Deliveries
1.35M SF

5440 STATIONERS WAY

SACRAMENTO DEMOGRAPHICS

	5 Miles	10 Miles	20 Miles
Total Population	365,602	985,736	1,972,629
Total Households	134,233	364,979	716,958
Avg. Household Income	\$110,007	\$123,623	\$129,295
Median Household Income	\$86,656	\$94,003	\$98,715
High School Degree/Associates	23.2%	19.8%	18.2%
Bachelor's Degree or Higher	19.6%	23.8%	24.9%
Businesses	10,341	36,574	68,526
Employees	113,656	447,669	921,007



5440 STATIONERS WAY

CORPORATE NEIGHBORS



5440 STATIONERS WAY

Raley's cencora

DONAGHY SALES **NTT DATA**

vestis CA* gov

CAPITAL REXEL

PENSKE SUNRUN

Starbucks **Shamrock Foods Company** **REYES Coca-Cola BOTTLING**

amazon ups

Walmart

RIVIAN TARGET

sparkz GRIMCO

LENNOX scJohnson

agiliti McDonald's

UNITED STATES GOLD STORAGE **GSA** **CALIFORNIA STATE PARKS**

TESLA **US FOODS** **CAL FIRE**

CA* gov #FERGUSON

ATD NORTHROP GRUMMAN

OnTrac HD SUPPLY

DAIKIN SIEMENS

amazon PCA PACKAGING CORPORATION OF AMERICA



RAIL LINE

5440 Stationers Way

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