

Industrial | For Lease

Warehouse Spaces Available

859, 865 & 869 Stillwater Rd. | West Sacramento, CA 95605

±6,600 SF - 11,072 SF



Todd Sanfilippo, Lic 01045162
Executive Vice President
+1 916 847 3206
todd.sanfilippo@cbre.com

Walter Smyth, Lic 00956946
Senior Vice President
+1 916 781 4843
walter.smyth@cbre.com

Matt Susac, Lic 01979110
Senior Vice President
+1 916 781 4832
matt.susac@cbre.com

CBRE

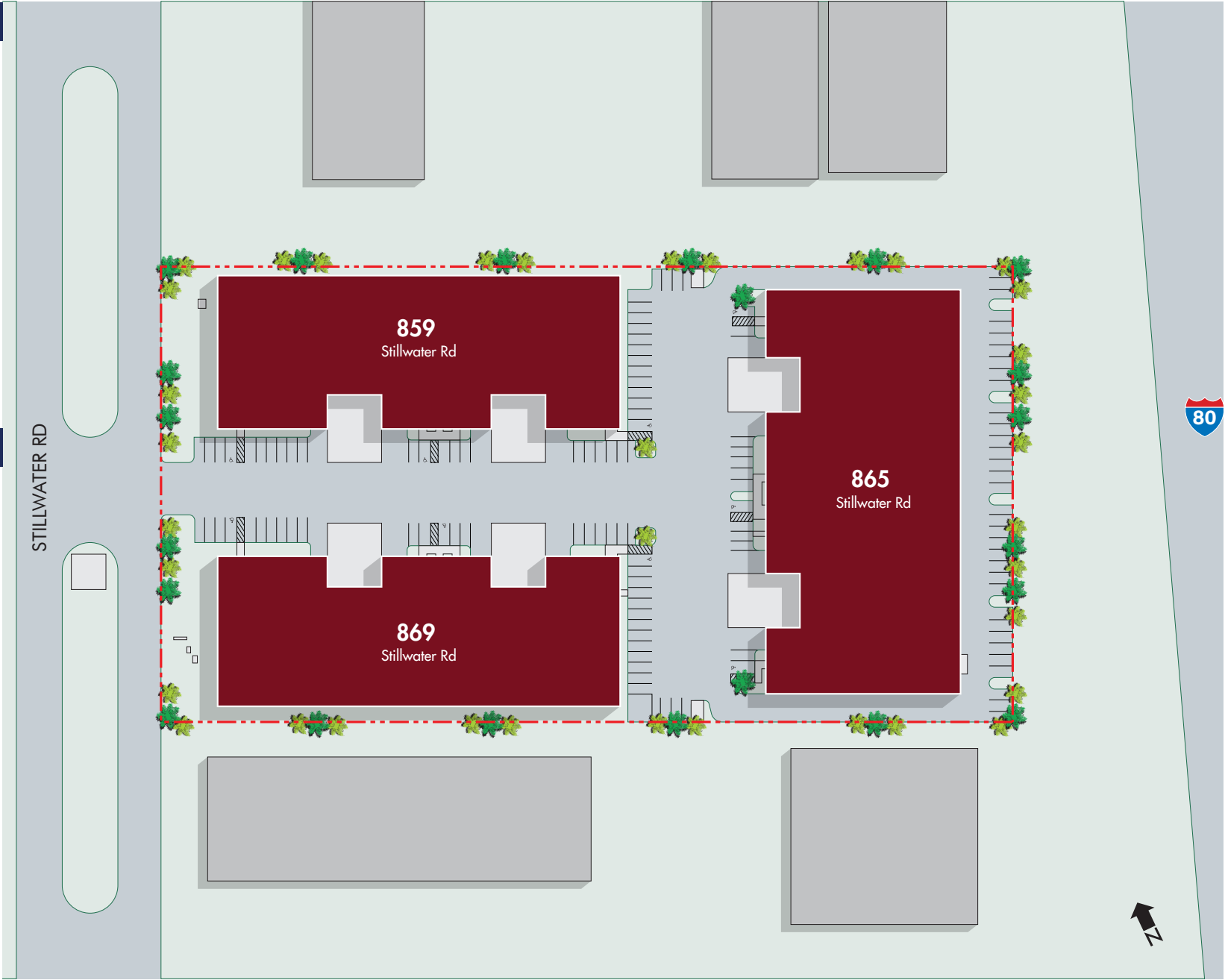
Project Features & Amenities

PROJECT

- Grade Level Rollup Doors
- Dock Doors
- ±20’ Clear Height
- Parking: ±1.11/1,000 SF
- Fire Sprinklers
- Zoned M-1
- Easy Access to I-80, I-5, Bus 80 & Hwy 50

AMENITIES

- Over twenty (20) eating establishments within a three (3) minute drive.
- Walking distance to Subway, Starbucks, Panda Express, Jack in the Box, Taqueria Tuesdays, and Manaao Thai Cuisine.
- Three (3) gas stations within a three (3) minute drive.
- Maverik and 49er commercial fuel stations within a 4-7 minute drive.
- Immediate access to I-80 (2 minute drive)
- 3.5 minutes to I-5 & Hwy 99 north
- 4.7 minutes to I-5 south
- 6.9 minutes to Hwy 99 south
- 9.6 minutes to Sacramento International Airport

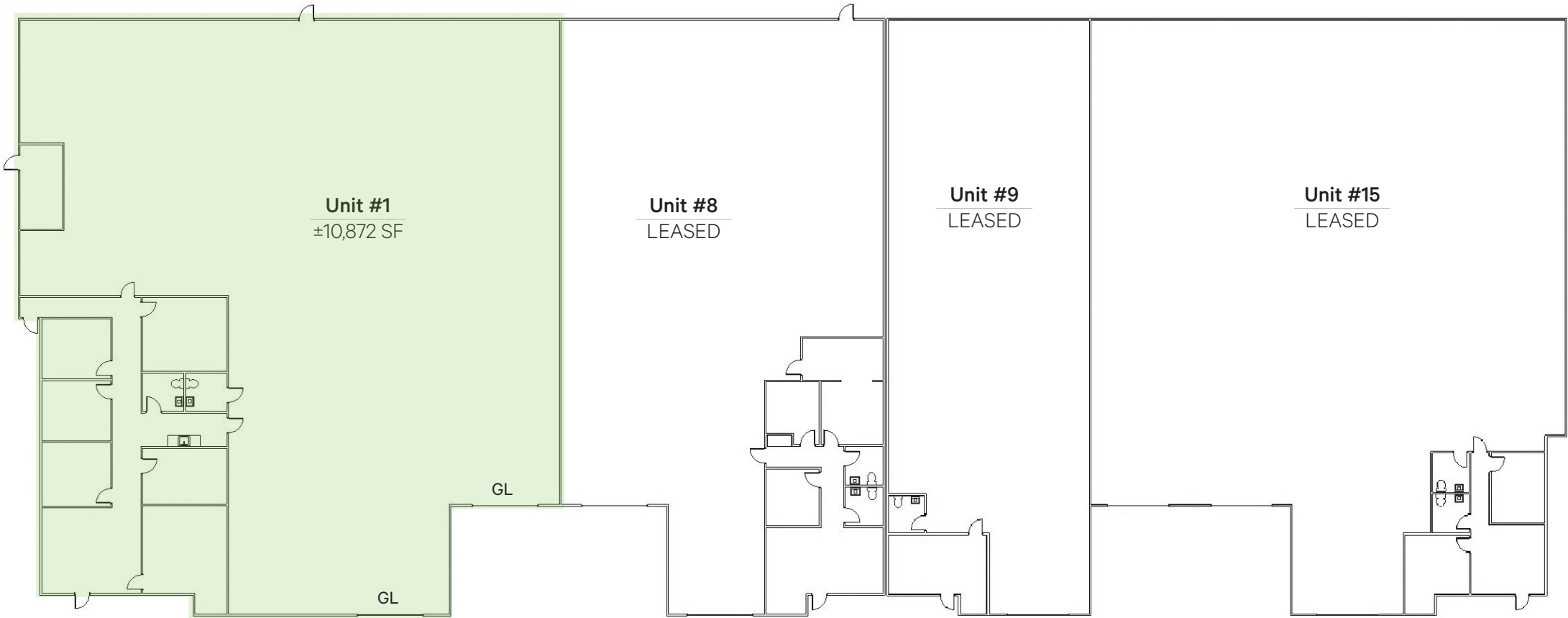


NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

Floor Plan- 859 Stillwater Rd.

UNIT 1

- Available: ±10,872 SF
- Office: ±2,345 SF
- Warehouse: ±8,527 SF
- GL Doors: 2
- Clear Height: ±20’
- Power: ±200 Amp, 120/208V, 3-Phase



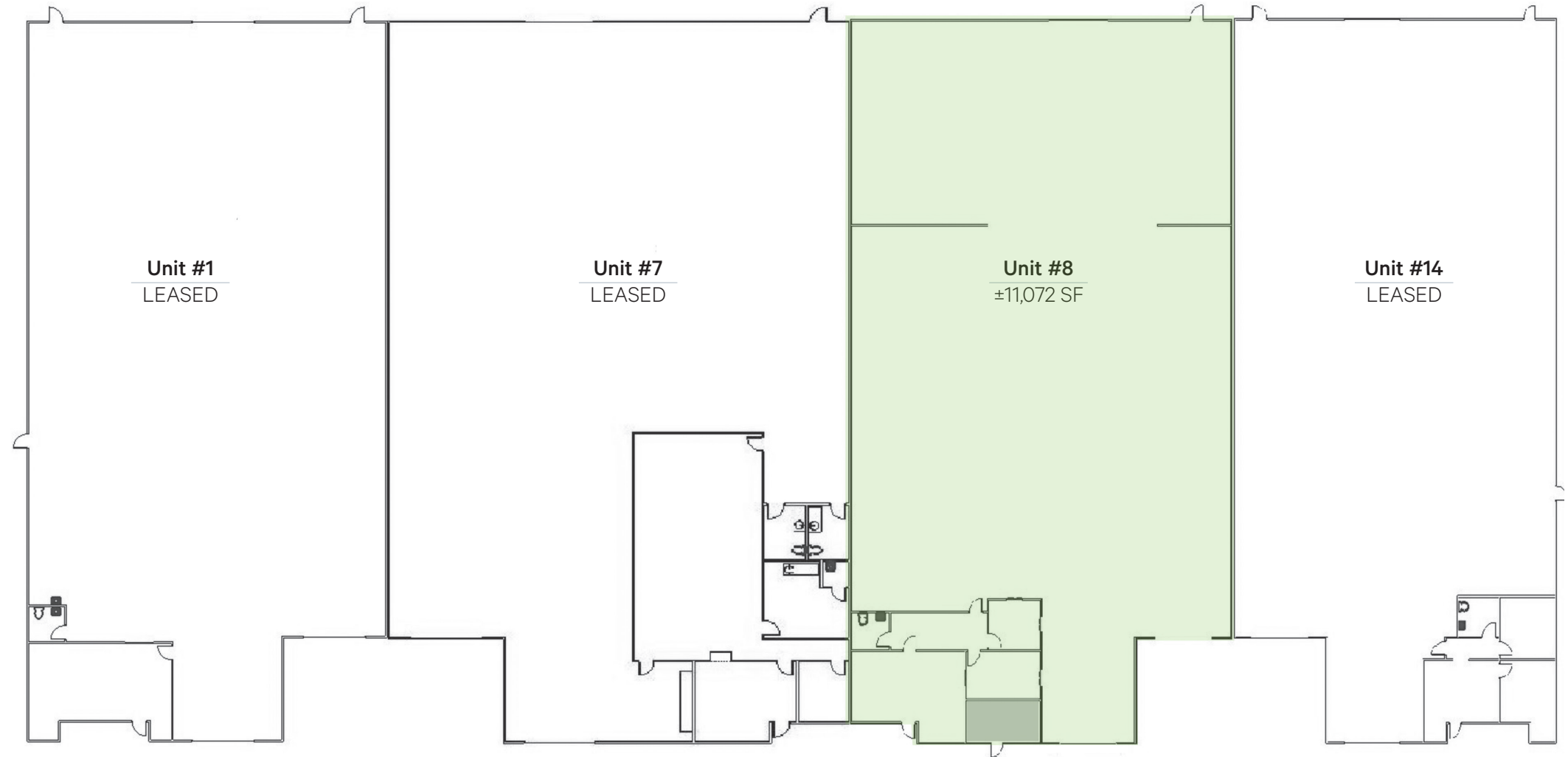
NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



Floor Plan- 865 Stillwater Rd.

UNIT 8

- Available: $\pm 11,072$ SF
- Office: ± 880 SF
- Warehouse: $\pm 10,192$ SF
- GL Door: 1
- Clear Height: $\pm 20'$
- Power: ± 200 Amp, 277/480V, 3-Phase



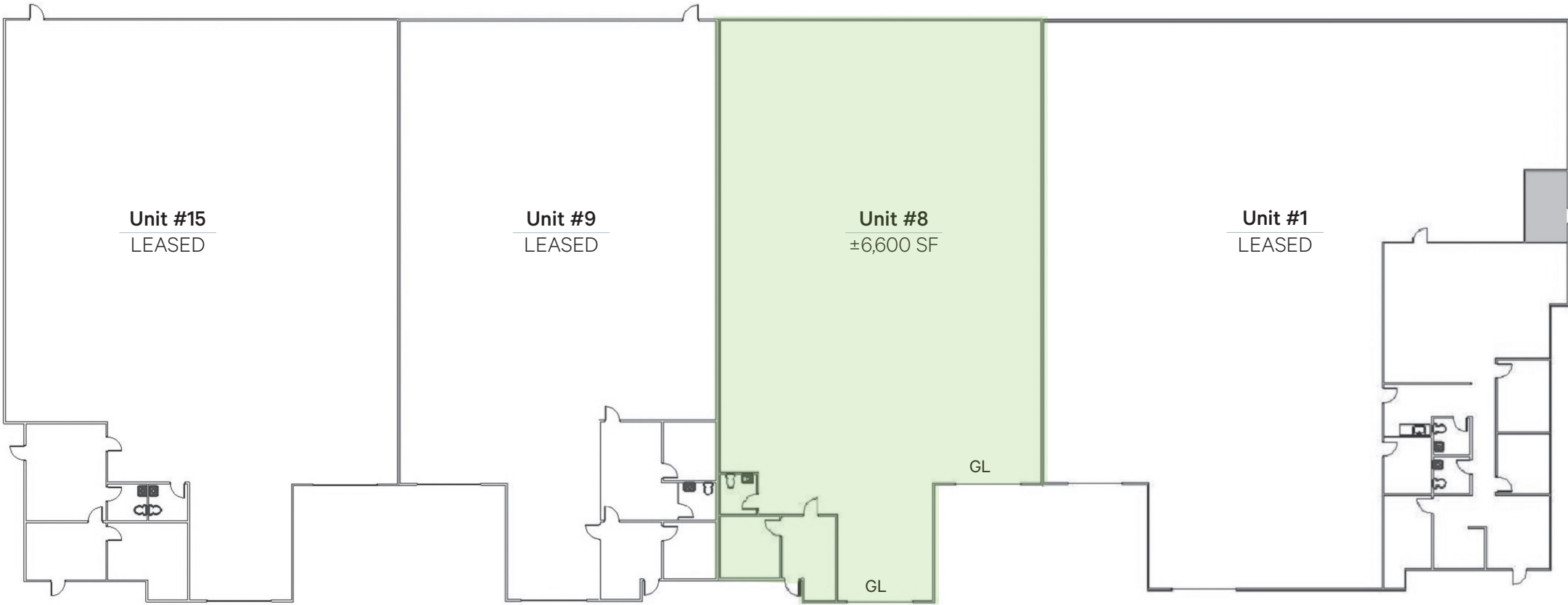
NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



Floor Plan- 869 Stillwater Rd.

UNIT 8

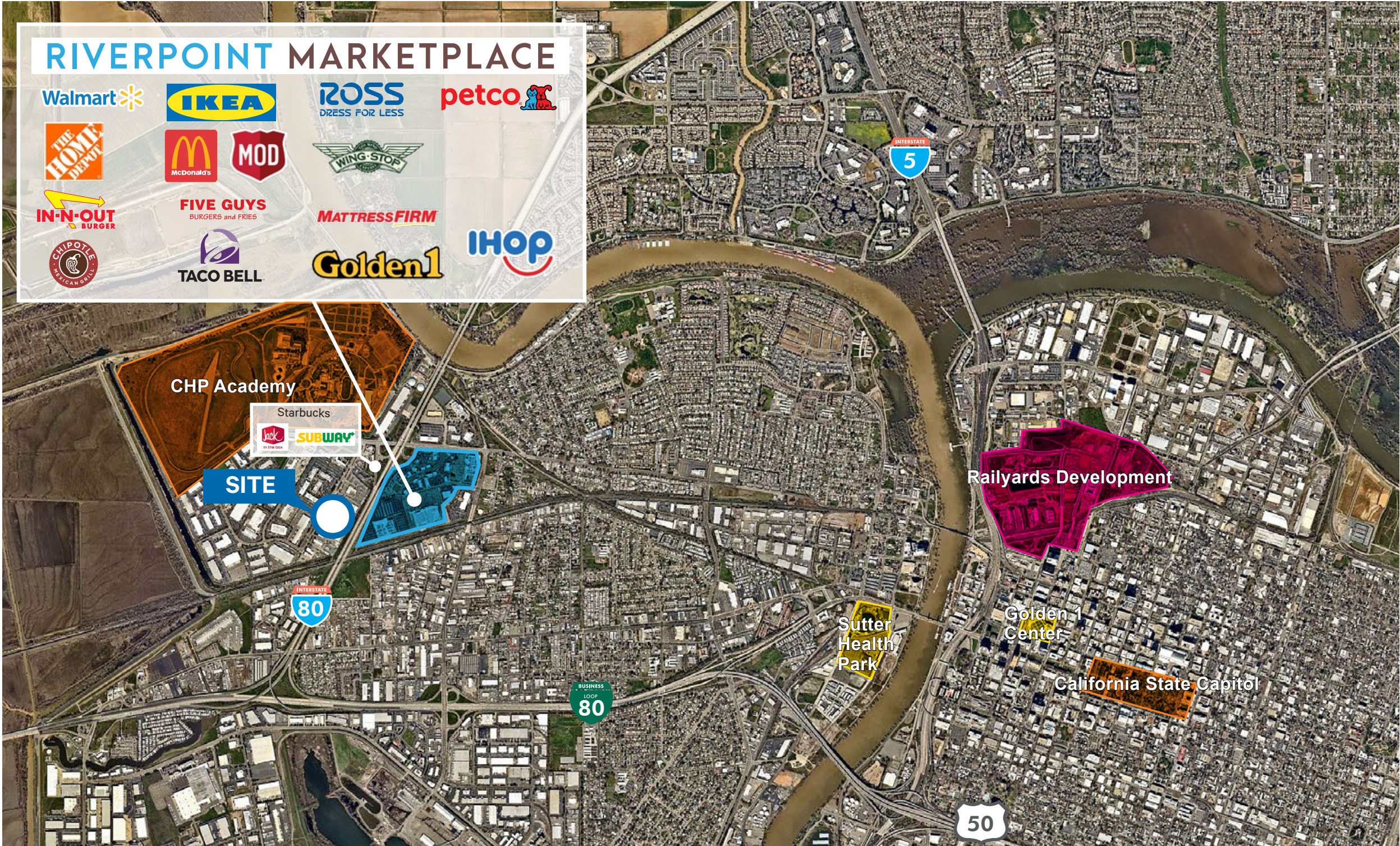
- Available: ±6,600 SF
- Office: ±380 SF
- Warehouse: ±6,220 SF
- GL Doors: 2
- Clear Height: ±20’
- Power: ±200 Amp, 277/480V, 3-Phase



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

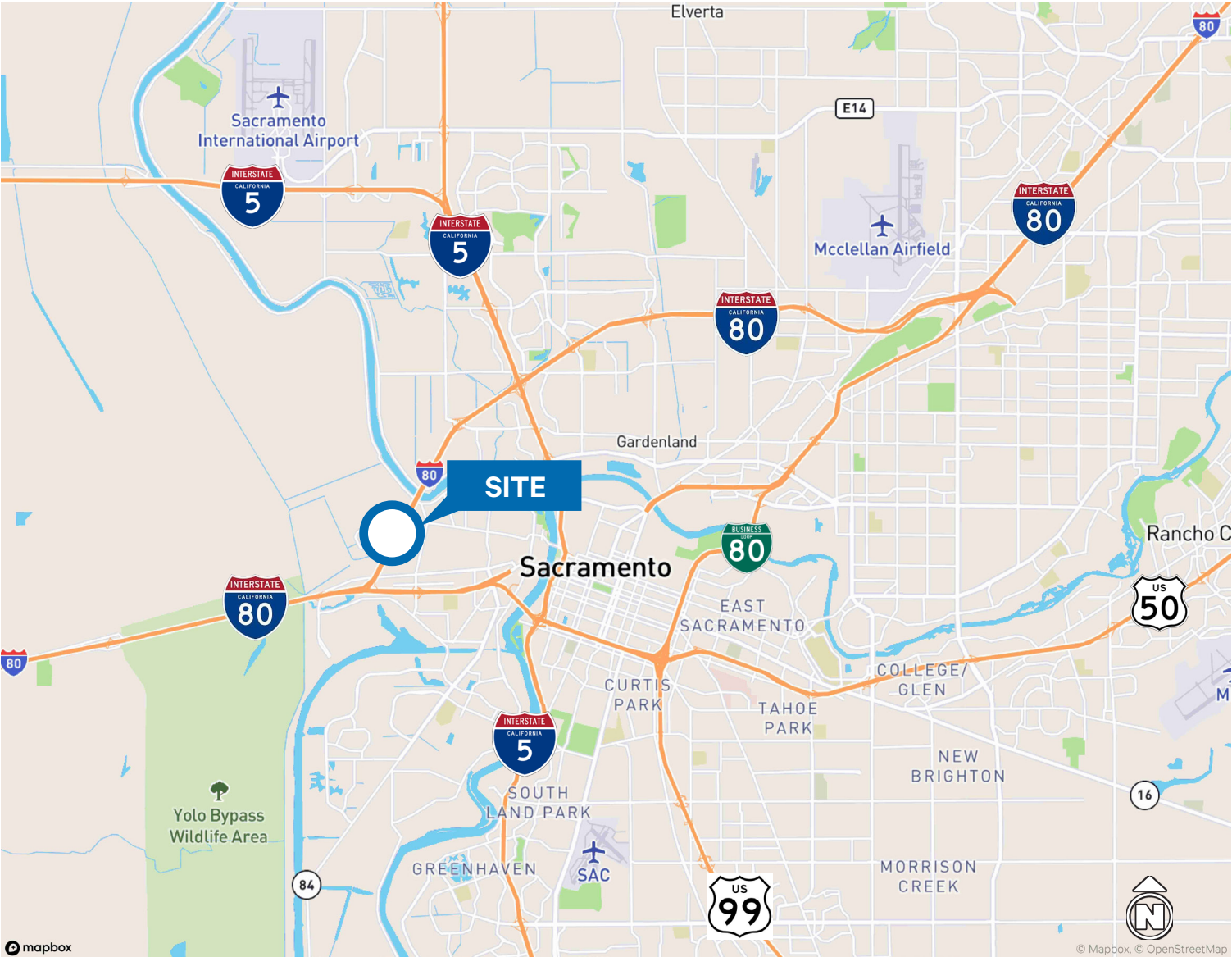
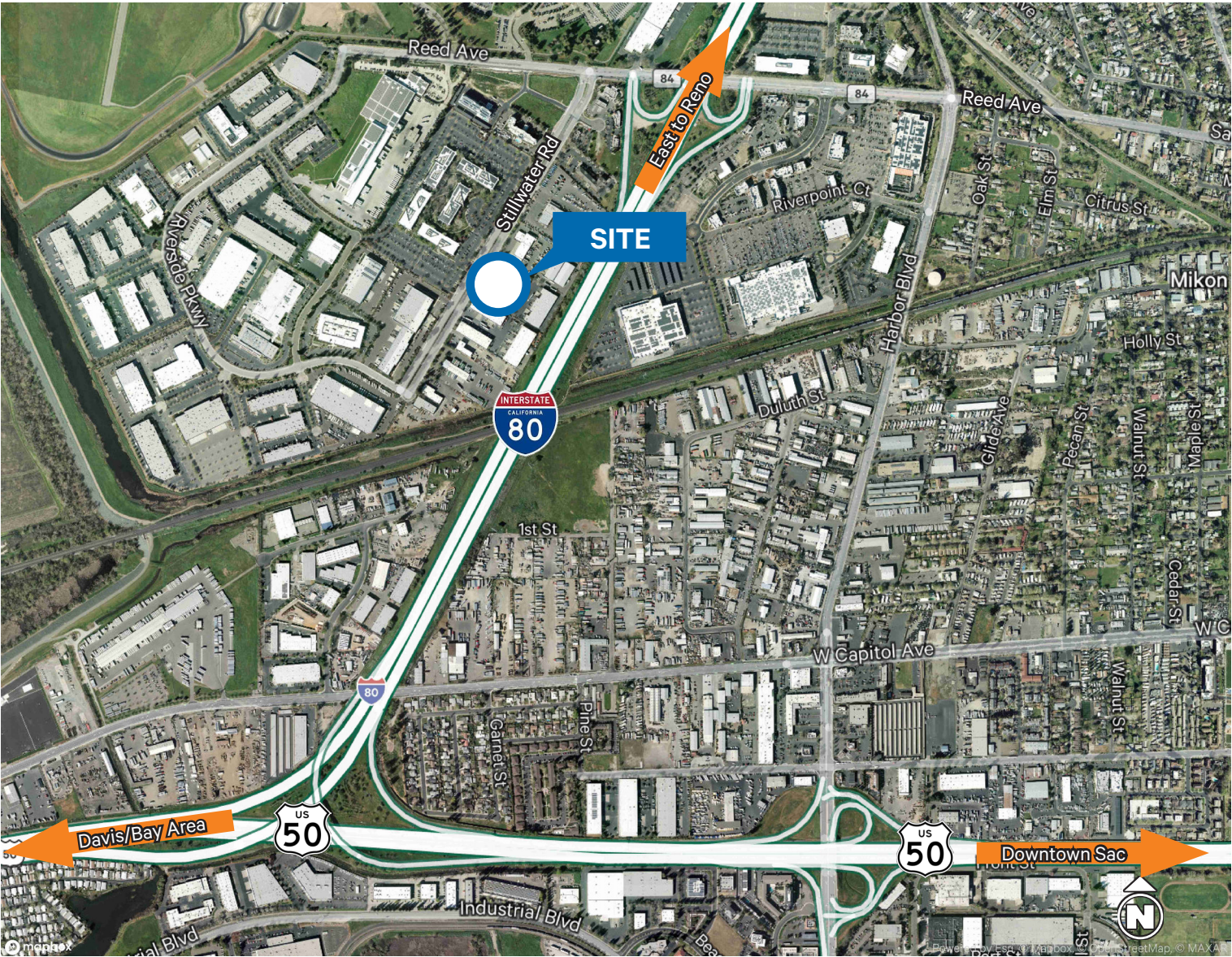


Amenities Map



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

Location Map



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

859, 865 & 869 Stillwater Rd. West Sacramento, CA 95605

Contact Us:

Todd Sanfilippo, SIOR

Executive Vice President
+1 916 781 4859
todd.sanfilippo@cbre.com
Lic. 01045162

Walter Smyth

Senior Vice President
+1 916 781 4843
walter.smyth@cbre.com
Lic. 00956946

Matt Susac

Senior Vice President
+1 916 781 4832
matt.susac@cbre.com
Lic. 01979110