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

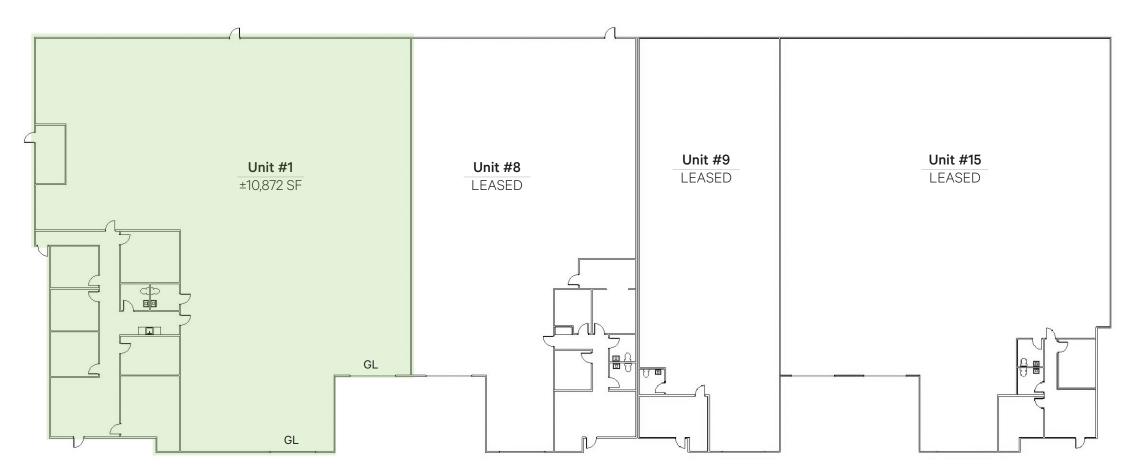
• Office: ±2,345 SF

• 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: ±11,072 SF

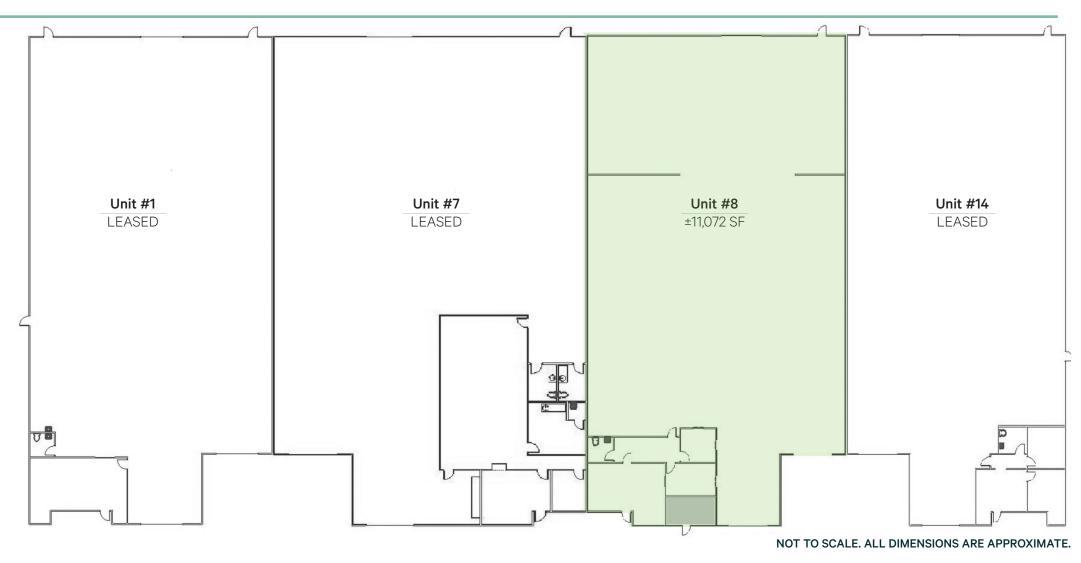
• Office: ±880 SF

• Warehouse: ±10,192 SF

• GL Door: 1

• Clear Height: ±20'

Power: ±200 Amp, 277/480V,
 3-Phase









Floor Plan-869 Stillwater Rd.

UNIT 8

• Available: ±6,600 SF

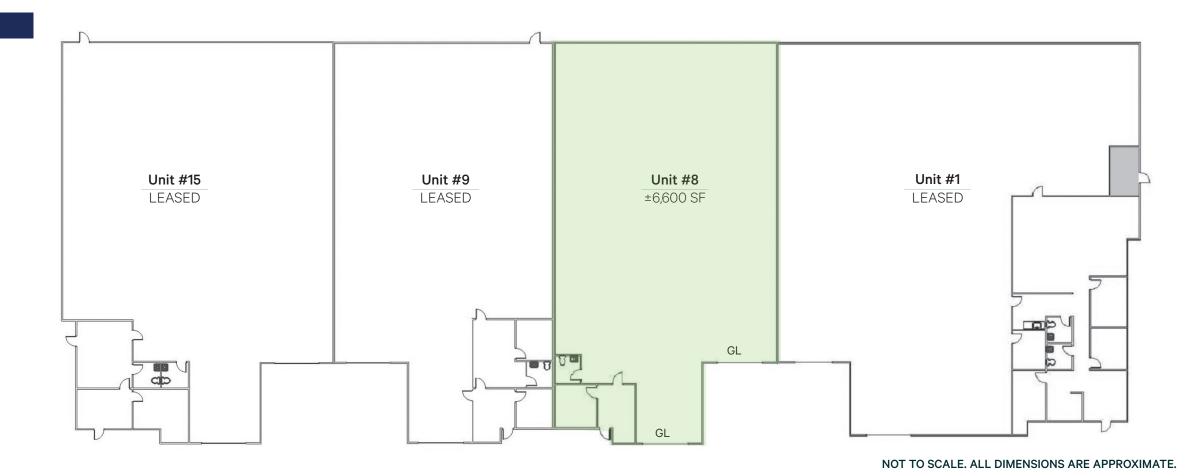
• Office: ±380 SF

• Warehouse: ±6,220 SF

• GL Doors: 2

• Clear Height: ±20'

Power: ±200 Amp, 277/480V,
 3-Phase

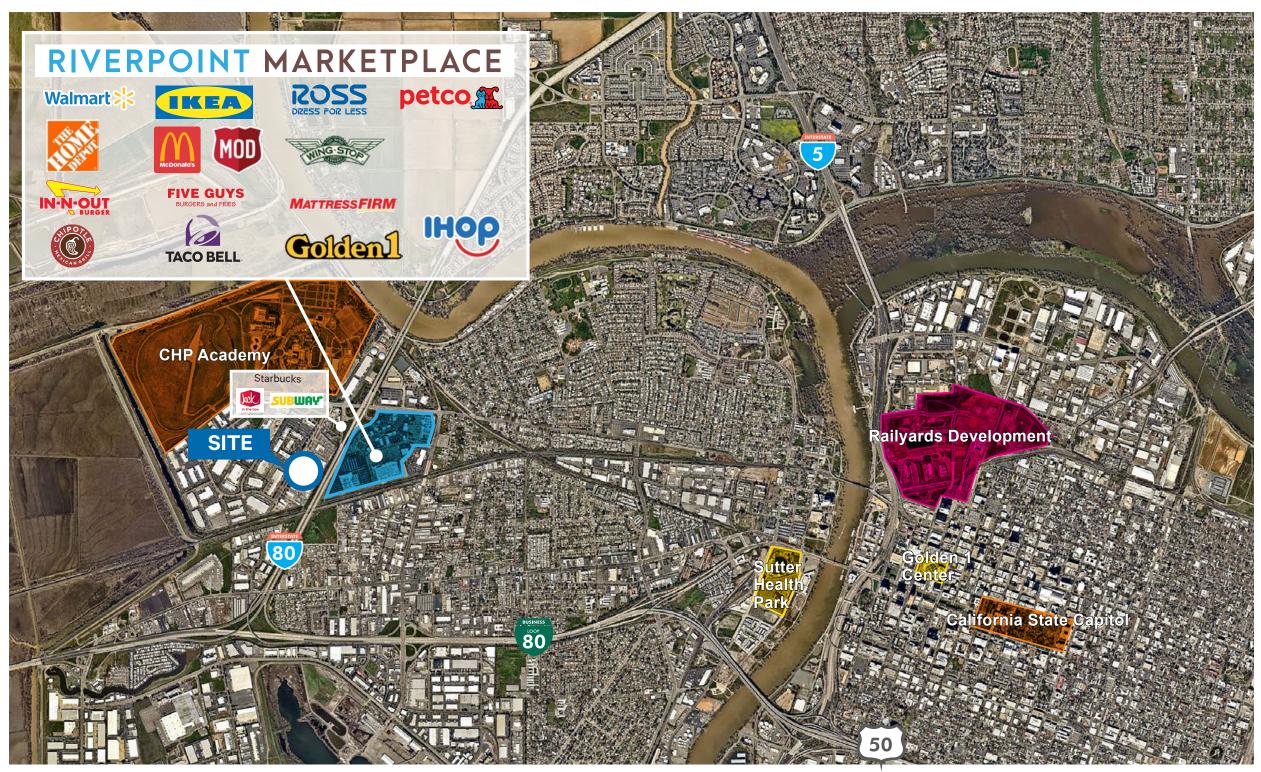






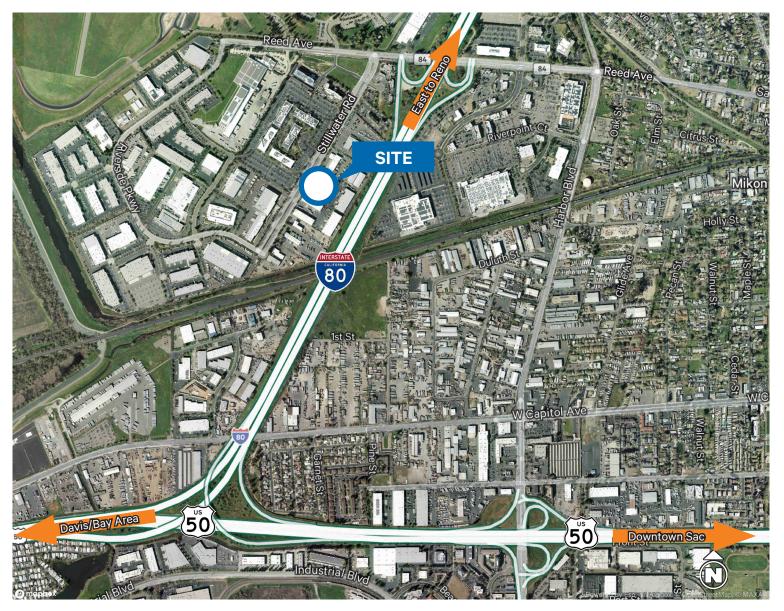


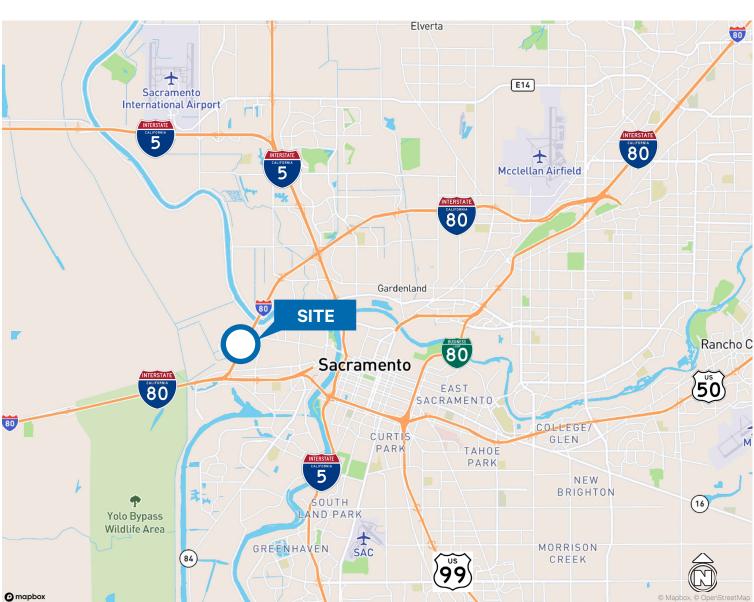
Amenities Map





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

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

