

# 2151 BLUMENFELD DRIVE

FOR SALE OR LEASE



SMALL BAY INDUSTRIAL CONDOS | SACRAMENTO, CA

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## PROPERTY HIGHLIGHTS

### BUILDING SPECIFICATIONS

**TOTAL SF** ±30,031 SF

**UNITS SF RANGE** ±3,140 - ±6,254 SF

**PARKING** 2.33/1,000

**SUBMARKET** Point West

**CLEAR HEIGHT** 20' - 23'

**GRADE LEVEL DOORS** 12' X 14'

**FREEWAY ACCESS** Business and I-80

**FIRE SUPPRESSION** Wet sprinkler system

**POWER PROVIDERS** Electric - SMUD  
Gas - PG&E

**ZONING** City of Sacramento M-1



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# CURRENT AVAILABILITY

CLICK TO VIEW FLOORPLAN

**Suite 5**  
 $\pm 3,140$  SF

**Suite 4**  
 $\pm 6,254$  SF

**Suite 6**  
 $\pm 3,765$  SF

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# PROPERTY PHOTOS



UNIT 4



UNIT 5



UNIT 6

# 2151

BLUMENFELD DRIVE

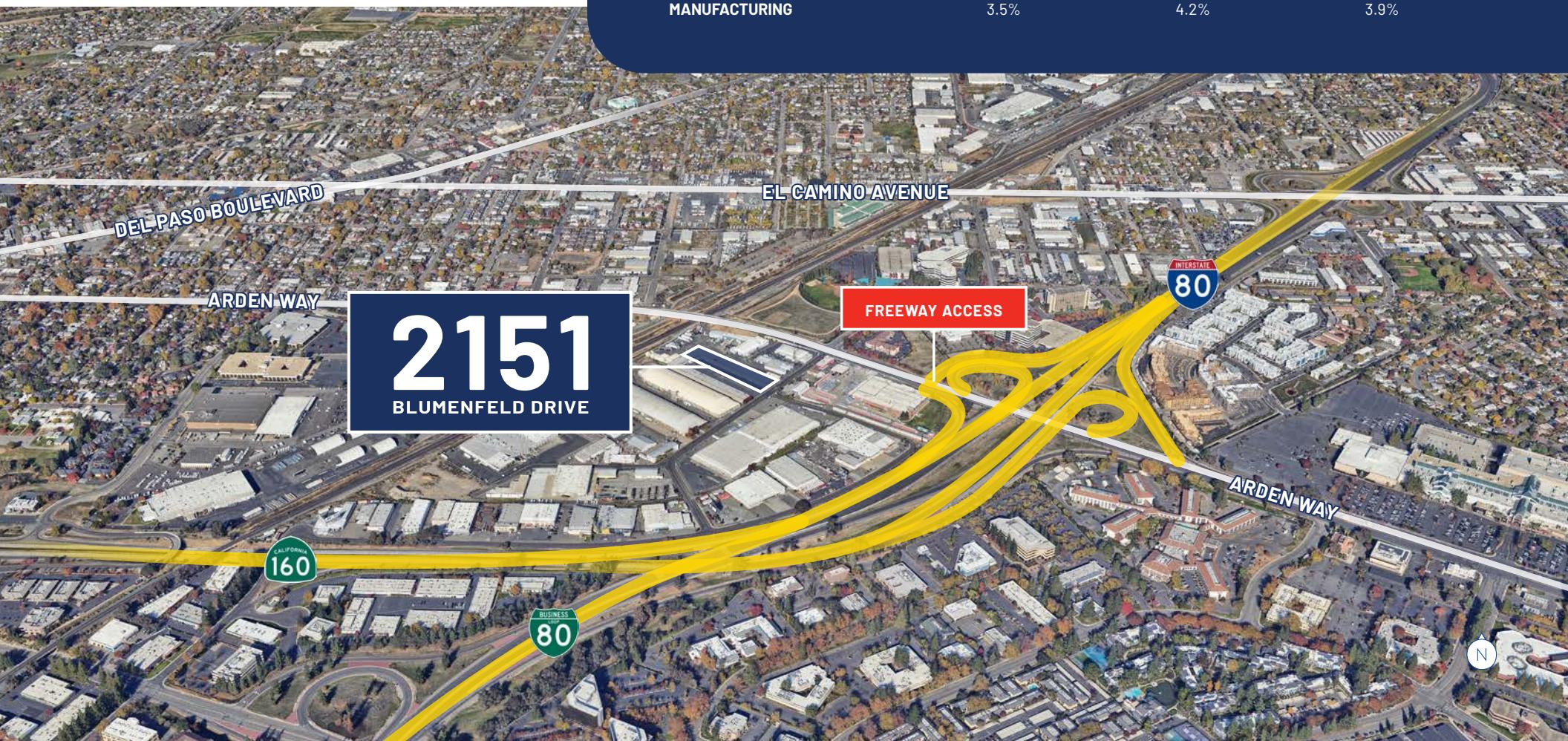
## NEARBY AMENITIES



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## LOCATION OVERVIEW



### POINT WEST DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
HOUSEHOLDS	5,199	62,268	156,745
HOUSEHOLD INCOME	\$55,156	\$71,477	\$80,244
POPULATION	13,661	164,003	394,673
CIVILIAN EMPLOYED	90.2%	92.6%	93.9%
CIVILIAN UNEMPLOYED	9.8%	7.4%	6.1%
SERVICES	55.4%	52.4%	53.7%
TRANSPORTATION/UTILITIES	5.9%	6.7%	5.8%
MANUFACTURING	3.5%	4.2%	3.9%

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## REGIONAL OVERVIEW



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