

**FOR  
SALE/  
LEASE**

**±25,870 SF  
available**

**450 RICHARDS BOULEVARD**

**444 RICHARDS BOULEVARD**

**RICHARDS BOULEVARD**

# **WAREHOUSE | DISTRIBUTION PROPERTY AVAILABLE**

## **LOW COVERAGE SITE IN THE HEART OF SACRAMENTO**

**444 & 450 Richards Boulevard | Sacramento, CA**



**Tommy Ponder, SIOR**  
Executive Vice President  
+1 916 563 3005  
tommy.ponder@colliers.com  
CA Lic. 01431506

**George Vrame, SIOR**  
Vice President  
+1 916 563 3041  
george.vrame@colliers.com  
CA Lic. 02028936

**Emily Breece**  
Associate  
+1 916 749 9145  
emily.breece@colliers.com  
CA Lic. 02147323



# PROPERTY HIGHLIGHTS



Total Available:  $\pm 25,870$  SF



Parcel Size:  $\pm 2.77$  AC



Power: 2,200 Amps, 3 Phase  
(to be independently verified)



Zoning: OB-SPD C-2



Signalized ingress & egress



Proximity to all major arteries





# 444 RICHARDS BOULEVARD FLOOR PLAN

**Building SF:** ±10,870 SF

**Office SF:** ±900 SF

**Covered Canopy:** ±2,800 SF

**Grade Level Doors:** 1 (10' x 12')



# 450 RICHARDS BOULEVARD FLOOR PLAN

**Building SF:** ±15,000 SF

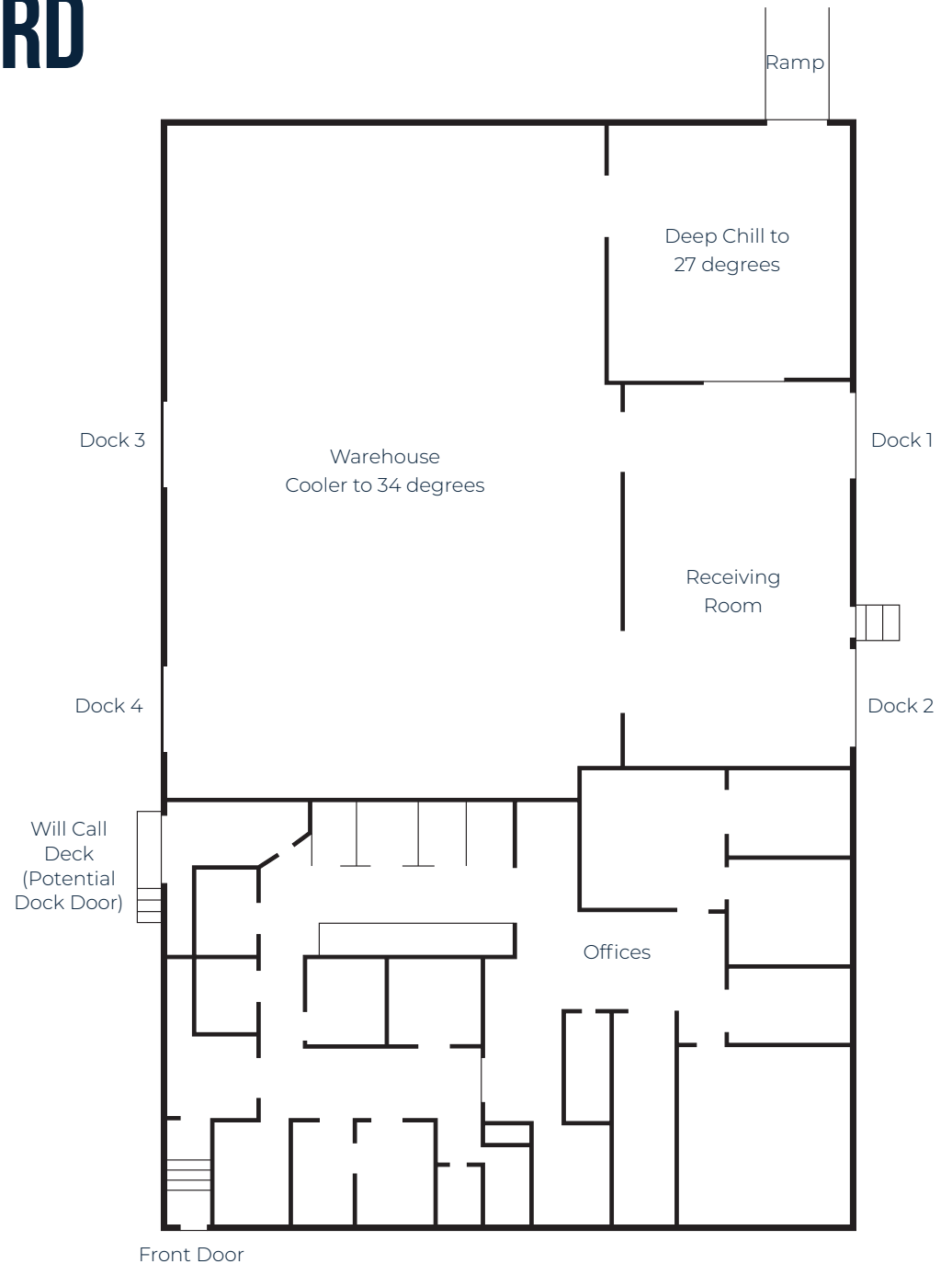
**Office SF:** ±4,500 SF

**Dock Doors:** 5 (9' x 10')

**Grade Level Doors:** 1 (8' x 8')

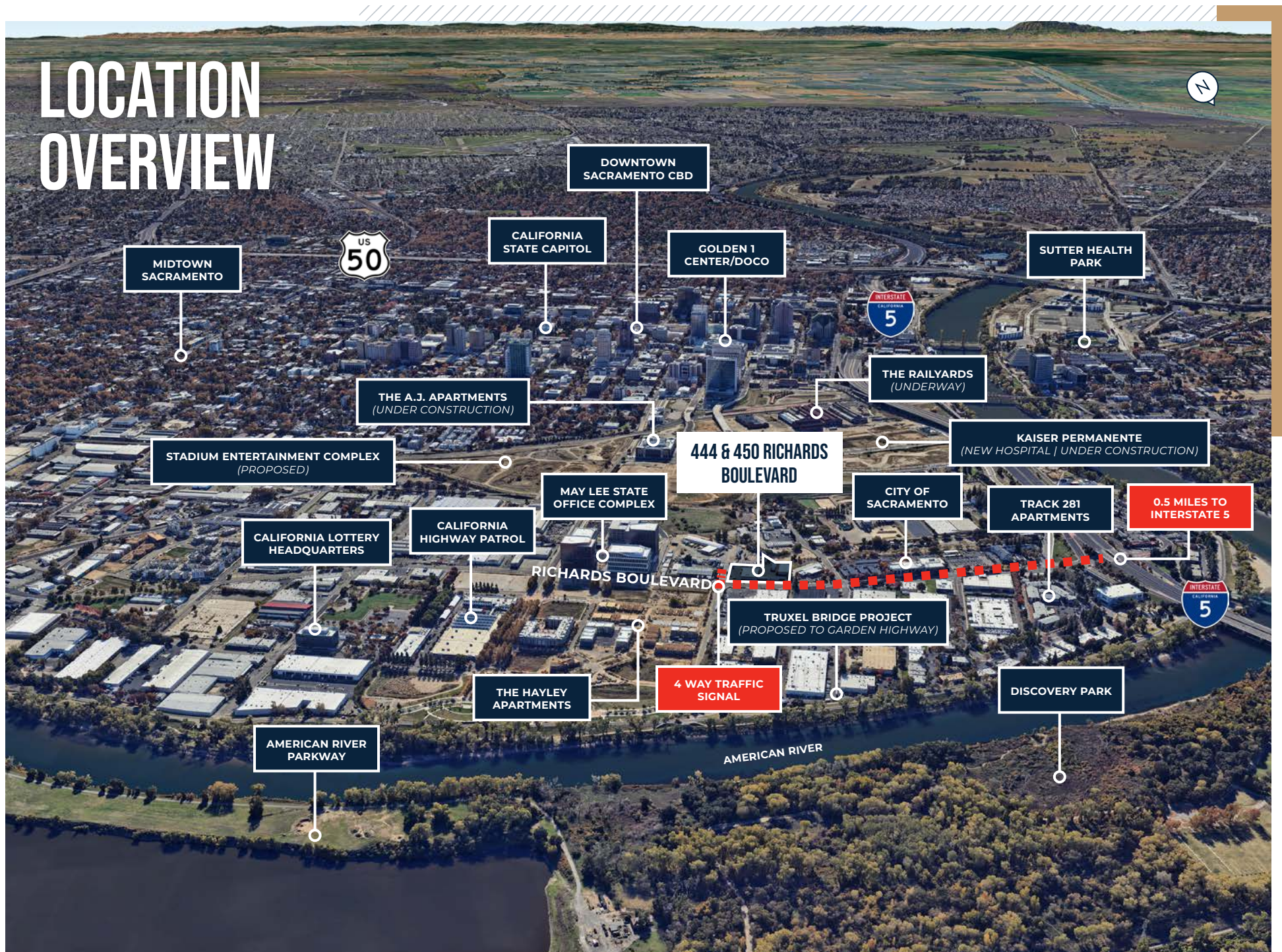
**Historic Use:** Food grade cooler

**Cross Dock Possible**





# LOCATION OVERVIEW





# NEIGHBORHOOD MAP

## The River District

The River District is quickly redeveloping with major infrastructure, commercial and residential development, and is considered by planners as the extension of Downtown with a large and increasing presence of State employment.

## The Railyards

The 4.3 million SF redevelopment on 240 acres is the largest brownfield development in the U.S. The Intermodal Transportation Facility will provide inks and connectivity to residents and businesses.

## Downtown Sacramento

Home to State California employees, State Capitol, and the entertainment epicenter, Downtown Commons (DOCO), Downtown Sacramento is thriving more than ever. With 87,456 daytime employees, Downtown is the premier destination for Bay Area transplants.

## Midtown Sacramento

Midtown Sacramento is the center of Sacramento's art, music, and cultural scene. Boutiques, bars, clubs, upscale, and casual dining abound. Midtown hosts an art walk on the second Saturday of each month which attracts thousands of metropolitan residents.

## West Sacramento

Includes the burgeoning Bridge District, an urban mixed-use waterfront development with 12.5 million SF of planned space. CalSTRS occupies 400,000 SF and the Department of General Services leases 319,000 SF along the river.







## For more information, contact:

**Tommy Ponder, SIOR**

Executive Vice President  
+1 916 563 3005  
tommy.ponder@colliers.com  
CA Lic. 01431506

**George Vrame, SIOR**

Vice President  
+1 916 563 3041  
george.vrame@colliers.com  
CA Lic. 02028936

**Emily Breece**

Associate  
+1 916 749 9145  
emily.breece@colliers.com  
CA Lic. 02147323

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.