

8440 BELVEDERE AVENUE

8460 BELVEDERE AVENUE

BELVEDERE AVENUE



BELVEDERE  
COMMERCE  
CENTER

# AVAILABLE FOR LEASE

SMALL BAY INDUSTRIAL SUITES

NEWMARK

8440 Belvedere & 8460 Belvedere Ave, Sacramento, CA

# PROPERTY HIGHLIGHTS

## BUILDING SPECIFICATIONS



**SUITE SIZE**  
6,360 SF - 8,860 SF



**YEAR BUILT**  
1985



**SPRINKLERS**  
YES



**POWER**  
200 A / 110 - 208V



**SECURITY**  
Security fenced and gated loading area



**LANDLORD UPGRADES IN PROGRESS**

- Exterior painting
- Landscaping



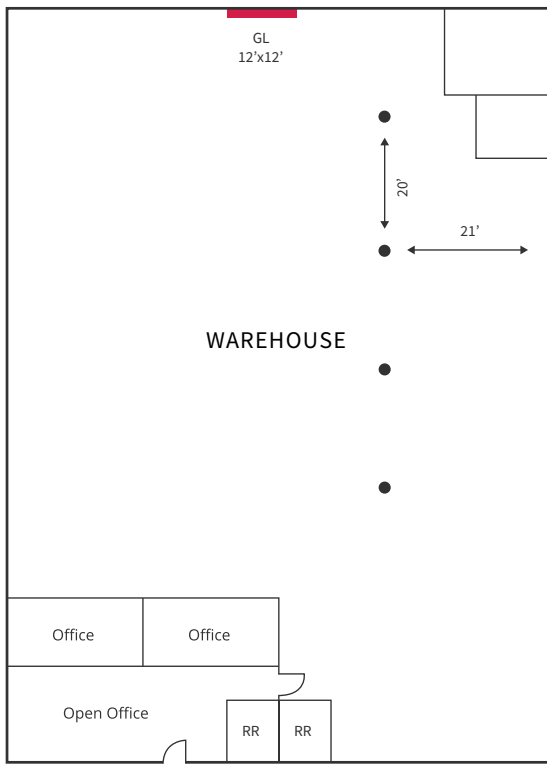
# CURRENT AVAILABILITY



# FLOOR PLANS

## 8460 BELVEDERE AVENUE SUITE 3

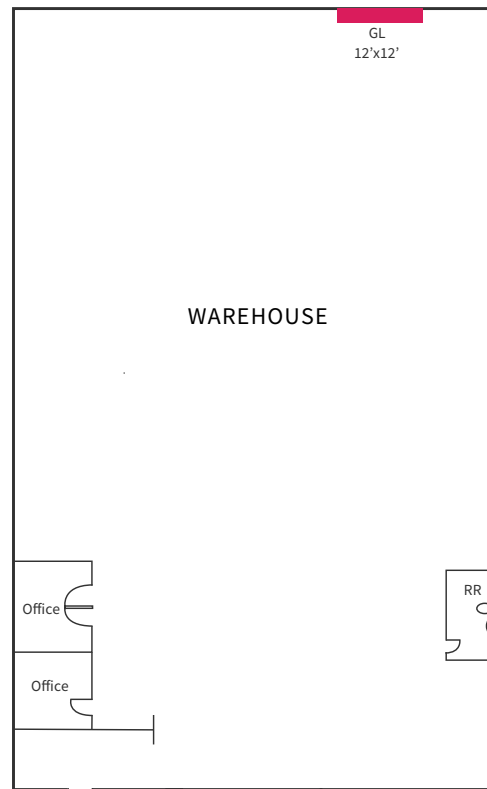
±8,860 SF Total | ±800 SF Office | ±8,060 SF Warehouse



Belvedere Ave

## 8460 BELVEDERE AVENUE SUITE 5

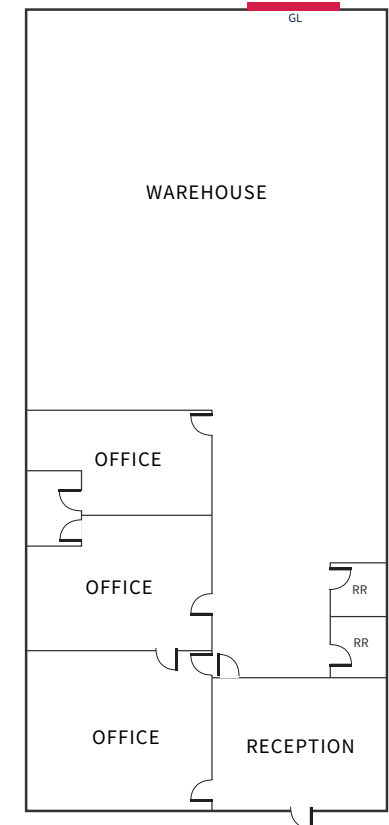
±6,360 SF Total | ±225 SF Office | ±6,135 SF Warehouse



Belvedere Ave

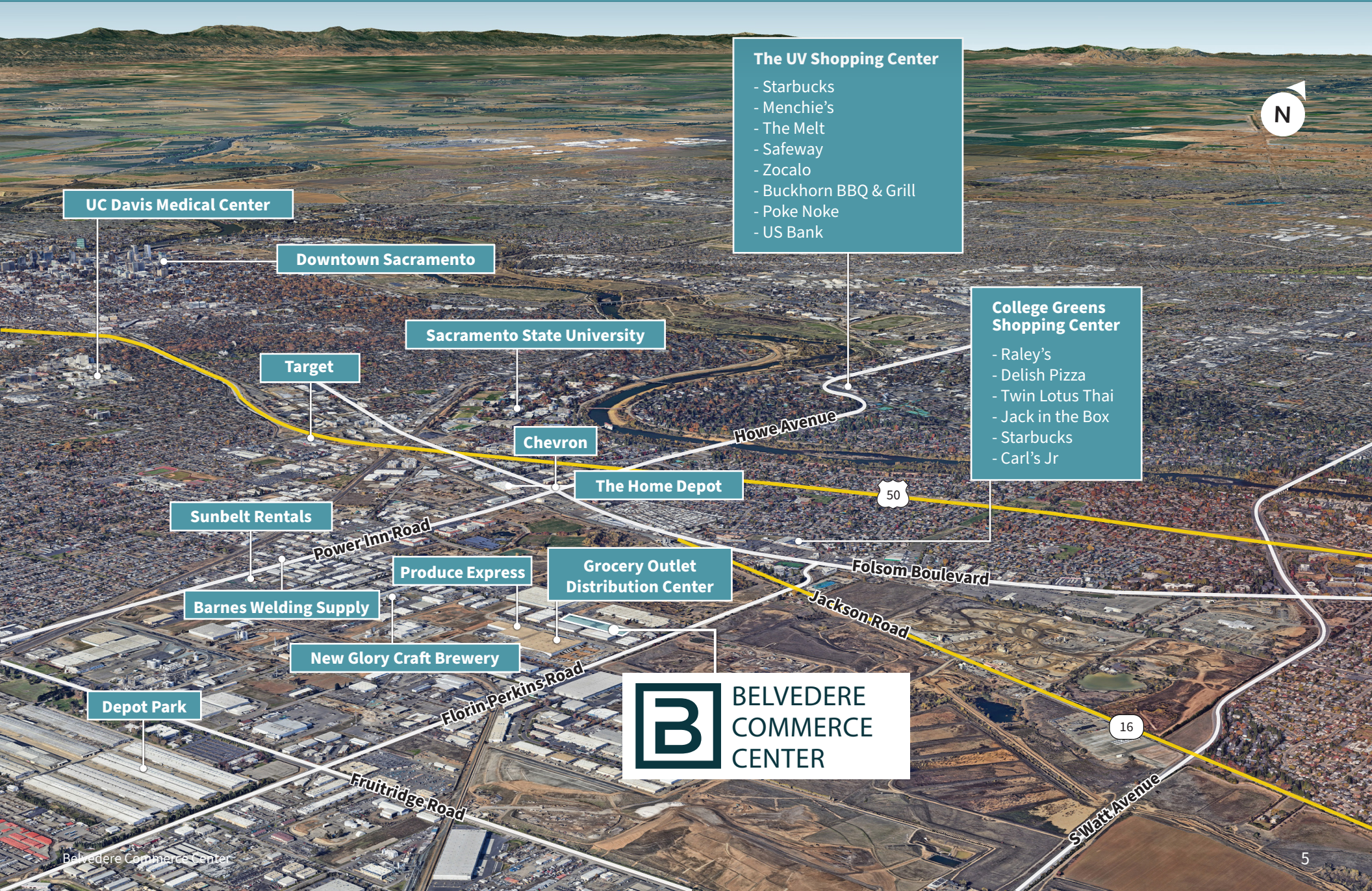
## 8460 BELVEDERE AVENUE SUITE 6

±6,360 SF | ±2,092 SF Office | ±4,268 SF Warehouse



Belvedere Ave

# NEARBY AMENITIES



UC Davis Medical Center

Downtown Sacramento

Sacramento State University

Target

Chevron

The Home Depot

Sunbelt Rentals

Power Inn Road

Produce Express

Grocery Outlet Distribution Center

Barnes Welding Supply

New Glory Craft Brewery

Florin Perkins Road

Depot Park

Fruitridge Road

Howe Avenue

50

Folsom Boulevard

Jackson Road

16

Swatt Avenue

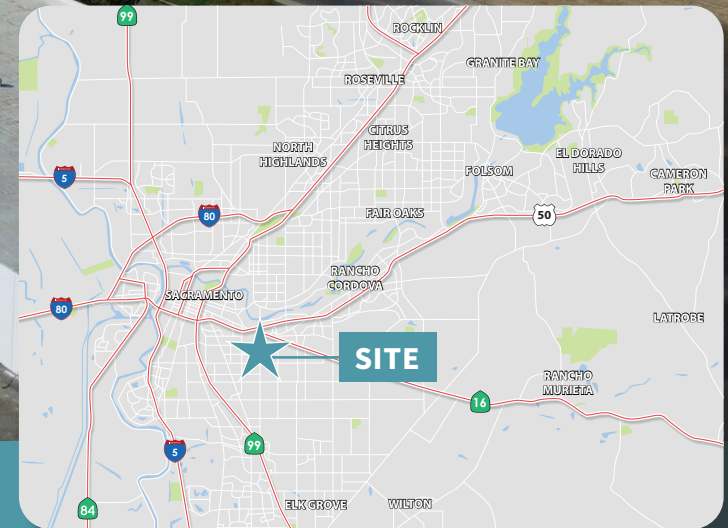
- The UV Shopping Center**
- Starbucks
  - Menchie's
  - The Melt
  - Safeway
  - Zocalo
  - Buckhorn BBQ & Grill
  - Poke Noke
  - US Bank

- College Greens Shopping Center**
- Raley's
  - Delish Pizza
  - Twin Lotus Thai
  - Jack in the Box
  - Starbucks
  - Carl's Jr

**B** BELVEDERE  
COMMERCE  
CENTER



# BELVEDERE COMMERCE CENTER



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# NEWMARK

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