



**BELVEDERE
COMMERCE
CENTER**

AVAILABLE FOR LEASE

SMALL BAY INDUSTRIAL SUITES

NEWMARK

8440 Belvedere & 8460 Belvedere Ave, Sacramento, CA

PROPERTY HIGHLIGHTS

BUILDING SPECIFICATIONS



SUITE SIZE
5,100 SF - 21,580 SF



YEAR BUILT
1985



SPRINKLERS
YES



POWER
200 A / 110 - 208V



SECURITY
Security fenced and gated loading area

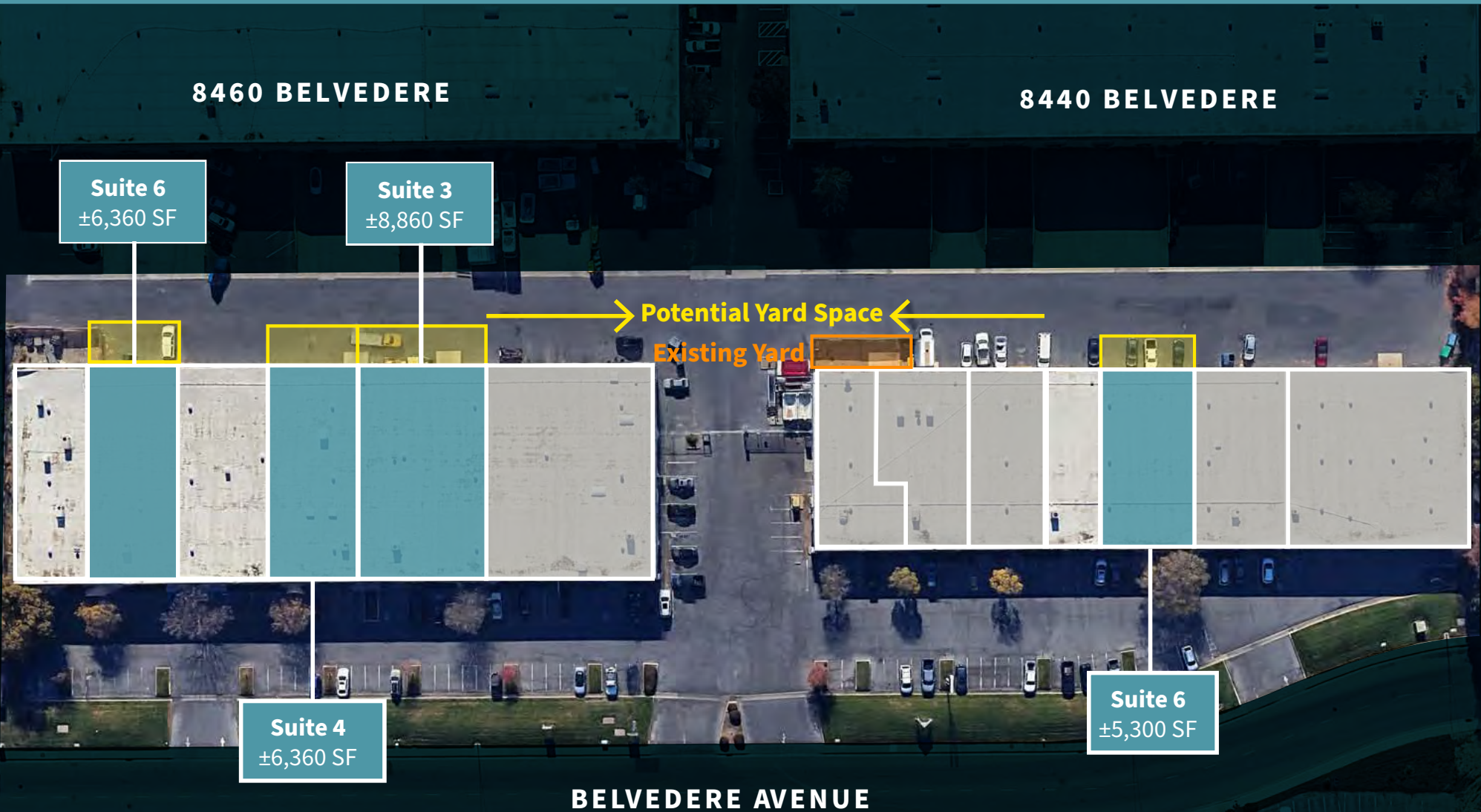


LANDLORD UPGRADES IN PROGRESS

- Exterior painting
- Landscaping



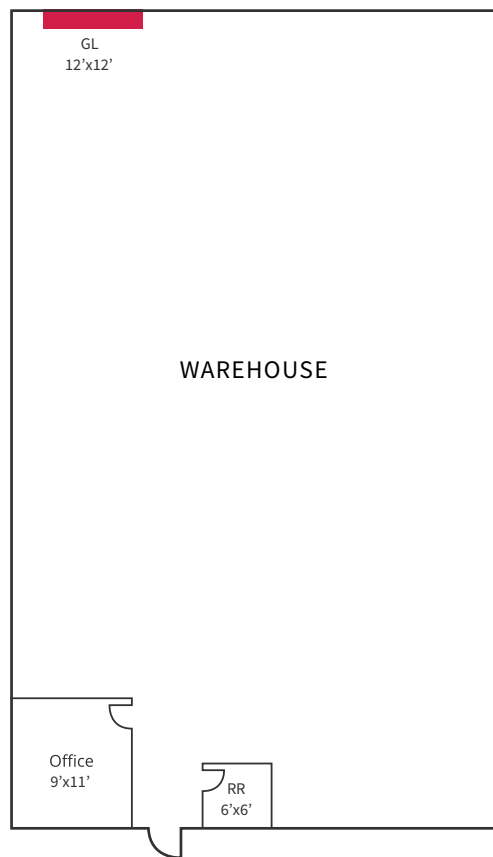
CURRENT AVAILABILITY



FLOOR PLANS

8440 BELVEDERE AVENUE SUITE 6

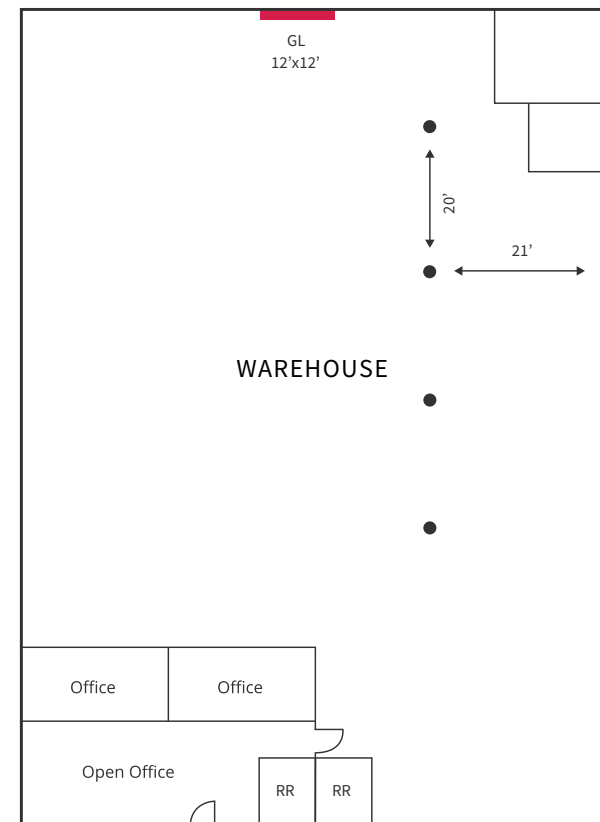
±5,300 SF Total | ±100 SF Office | ±5,200 SF Warehouse



Belvedere Ave

8460 BELVEDERE AVENUE SUITE 3

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

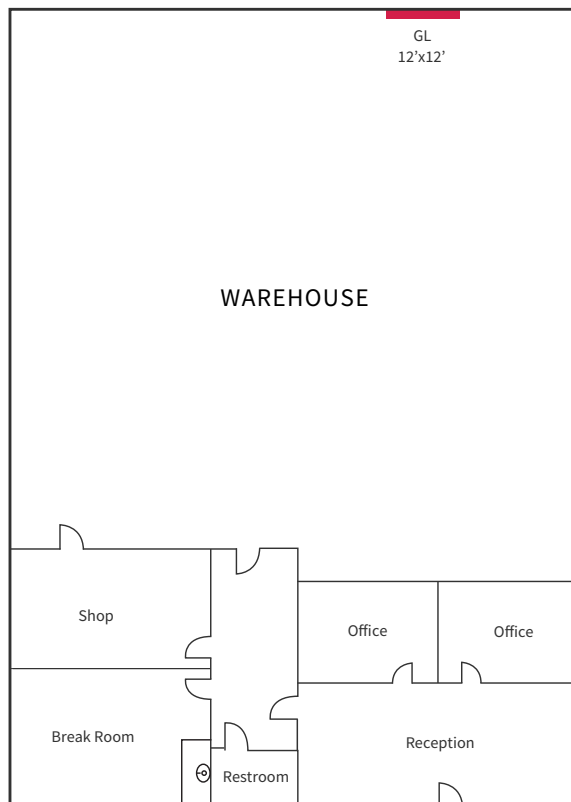


Belvedere Ave

FLOOR PLANS

8460 BELVEDERE AVENUE SUITE 4

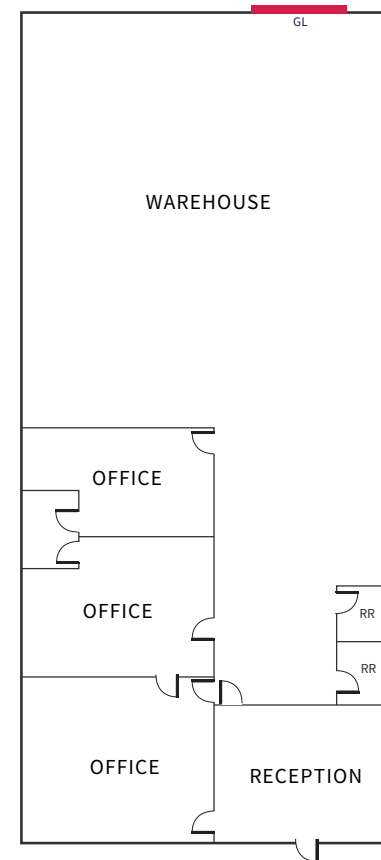
±6,360 SF | ±1,600 SF Office | ±4,760 SF Warehouse



Belvedere Ave

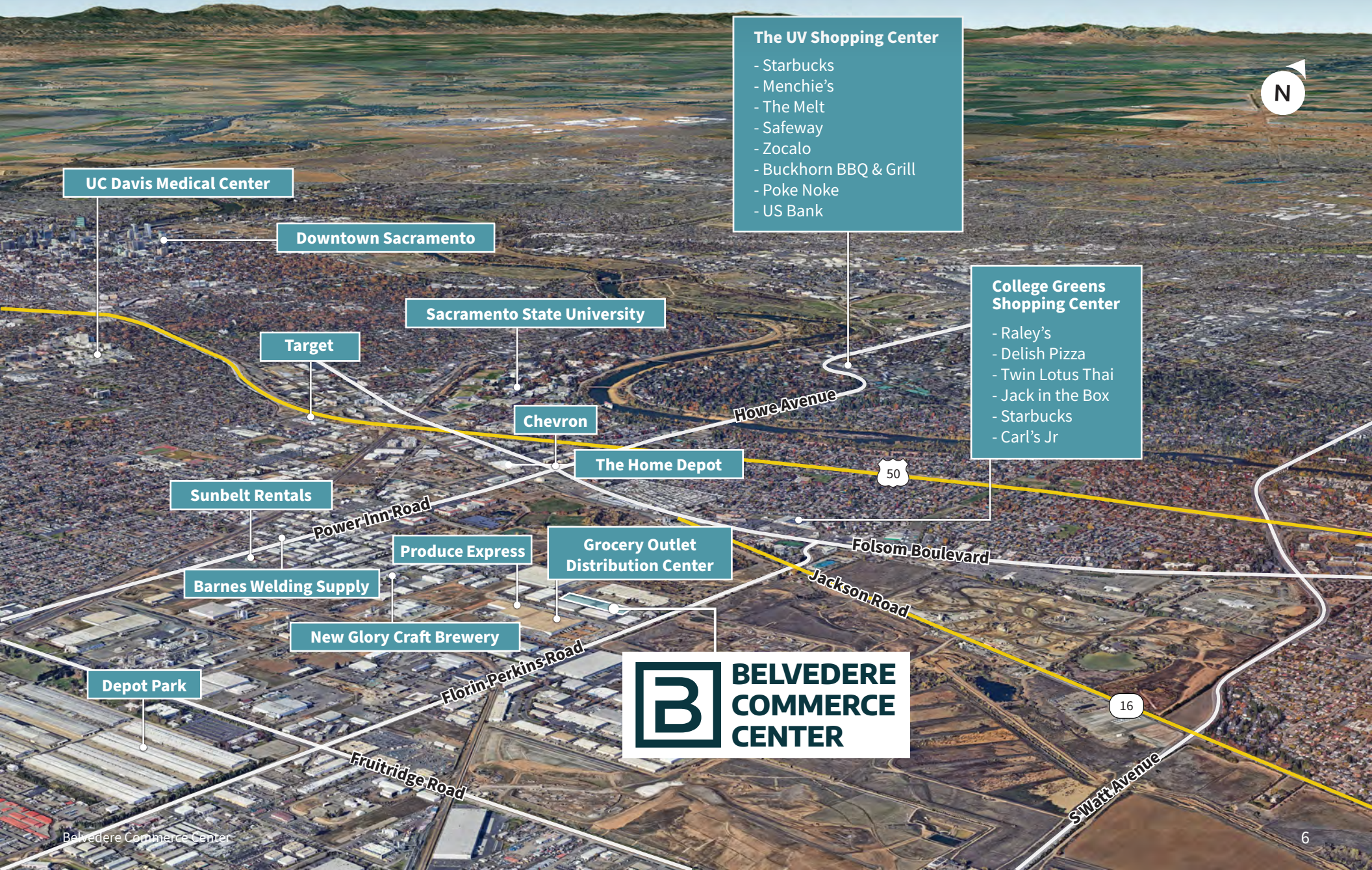
8460 BELVEDERE AVENUE SUITE 6

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



Belvedere Ave

NEARBY AMENITIES



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

UC Davis Medical Center

Downtown Sacramento

Sacramento State University

Target

Chevron

The Home Depot

Sunbelt Rentals

Power Inn Road

Produce Express

Barnes Welding Supply

Grocery Outlet Distribution Center

New Glory Craft Brewery

Florin Perkins Road

Depot Park

Fruitridge Road

Howe Avenue

50

Folsom Boulevard

Jackson Road

16

Swatt Avenue



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