



±91,800 SF Foot Print | ±102,000 RSF | 1.8 AC Yard

500 Sequoia Pacific Blvd, Sacramento

# Industrial Warehouse For Sale or Lease

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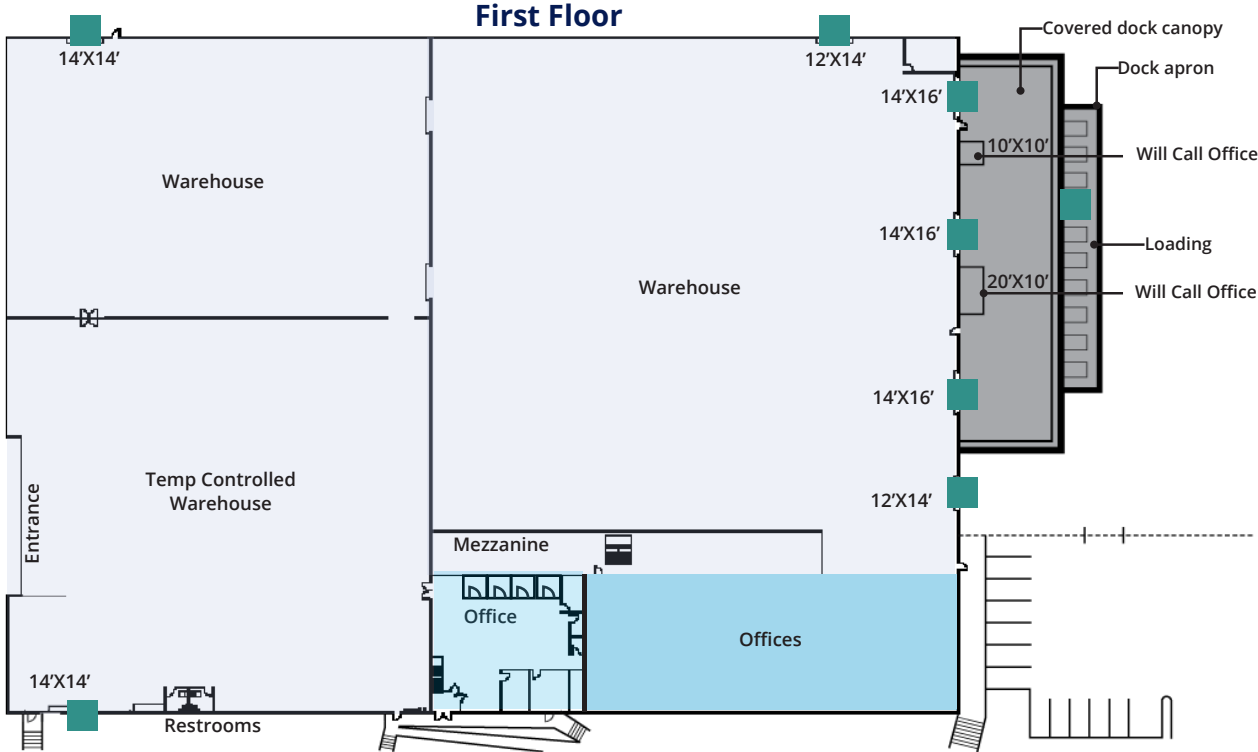
# Property Overview



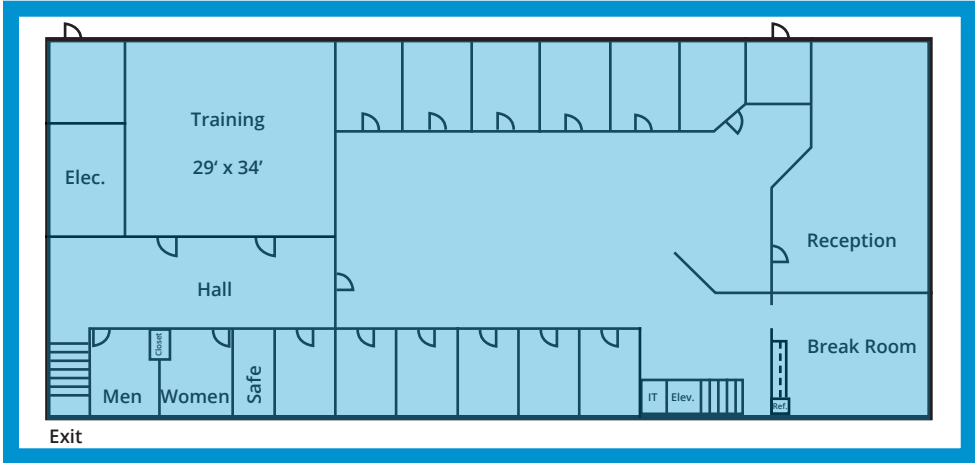
|                           |   |
|---------------------------|---|
| <b>Building Footprint</b> | ±91,800 SF  |
| <b>Rentable SF</b>        | ±102,000 SF   |
| <b>Land Acres</b>         | 6.1 AC  |
| <b>Yard Acres</b>         | 1.8 AC, fenced, paved and lighted                           |
| <b>Total Office</b>       | ±15,529 SF  |
| <b>1st Floor Office</b>   | ±5,329 SF   |
| <b>2nd Floor Office</b>   | ±10,200 SF  |
| <b>Showroom/Warehouse</b> | ±23,035 SF  |
| <b>Clear Height</b>       | 20' minimum   |
| <b>Ceiling</b>            | Insulated   |
| <b>Roof</b>               | New - 2025  |
| <b>Loading</b>            | ±8,700 SF covered dock canopy<br>±6,000 SF dock apron       |
| <b>Dock High Doors</b>    | 10 dock positions, 4 levelers                               |
| <b>Box Truck Dock</b>     | 1 box truck height dock                                     |
| <b>Grade Level Doors</b>  | <b>7 GL Doors:</b><br>2 (12'x14'), 2 (14'x14'), 3 (14'x16') |
| <b>Power</b>              | 800 amps/480v   |
| <b>Lighting</b>           | LED throughout  |
| <b>Skylights</b>          | Yes   |
| <b>Column Spacing</b>     | 40'x42' typical   |
| <b>Sprinklers</b>         | Yes   |
| <b>Crane</b>              | 5 ton bridge crane  |

# Property Details

■ Grade Level Door



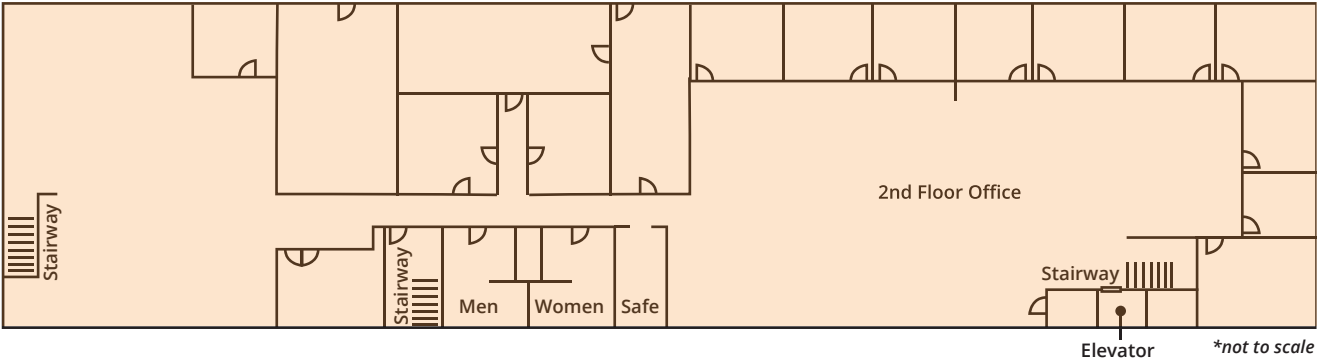
*\*not to scale*



# Property Details

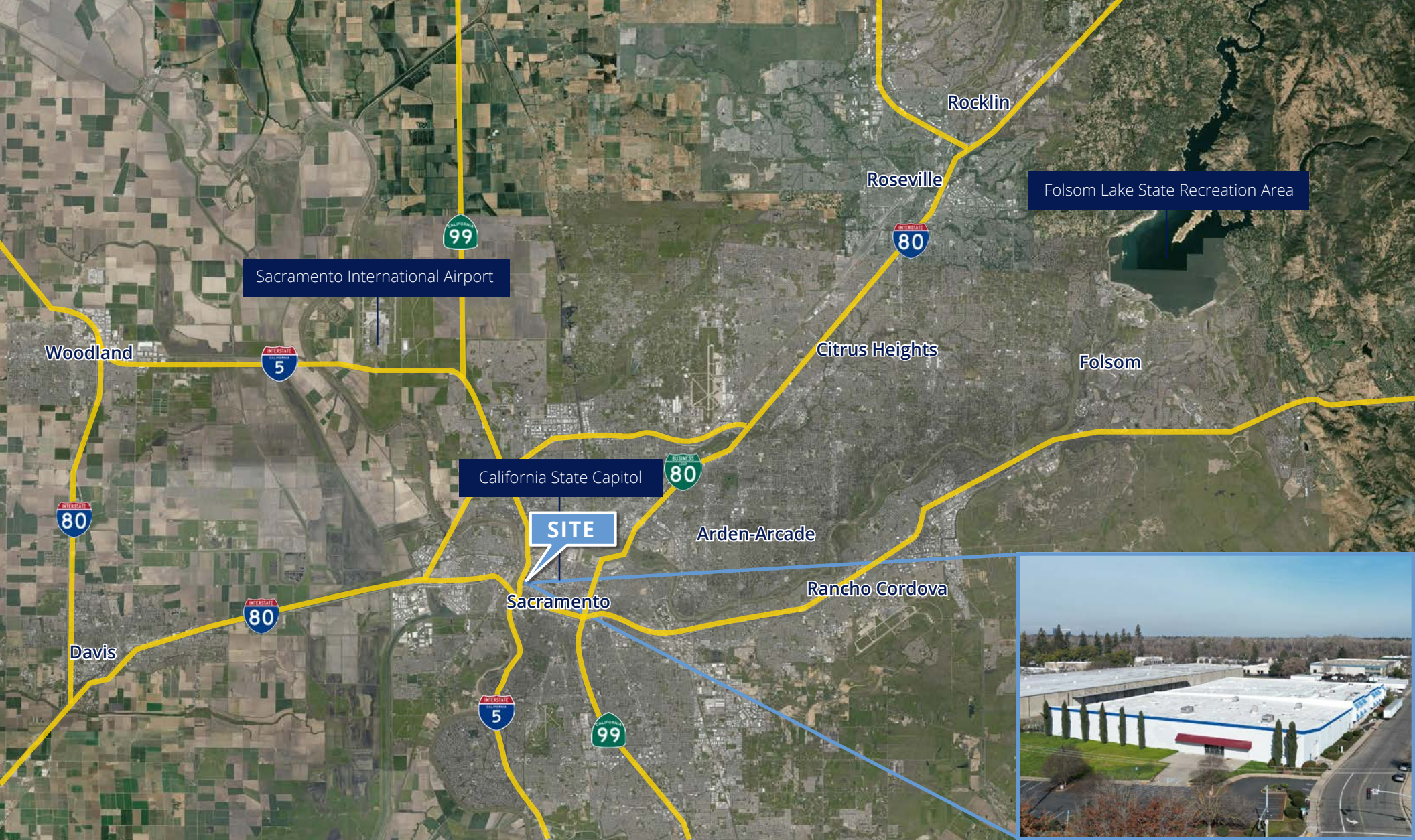
■ Grade Level Door

## Second Floor



# Location Overview





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