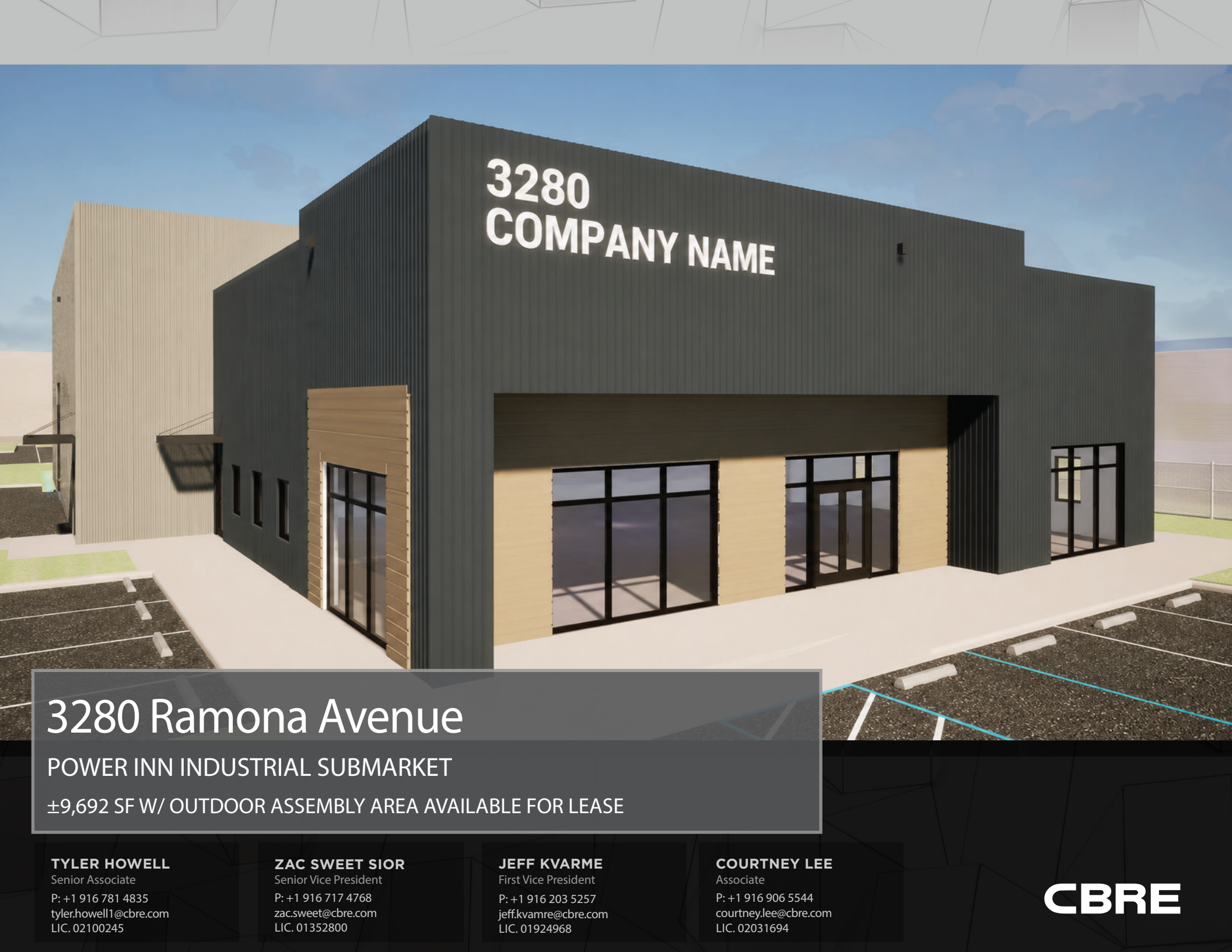




3280
COMPANY NAME

3280 Ramona Avenue

POWER INN INDUSTRIAL SUBMARKET

±9,692 SF W/ OUTDOOR ASSEMBLY AREA AVAILABLE FOR LEASE

TYLER HOWELL

Senior Associate

P: +1 916 781 4835

tyler.howell1@cbre.com

LIC. 02100245

ZAC SWEET SIOR

Senior Vice President

P: +1 916 717 4768

zac.sweet@cbre.com

LIC. 01352800

JEFF KVARME

First Vice President

P: +1 916 203 5257

jeff.kvamre@cbre.com

LIC. 01924968

COURTNEY LEE

Associate

P: +1 916 906 5544

courtney.lee@cbre.com

LIC. 02031694

CBRE

Site Details

3280 Ramona Avenue

BUILDING AREA:	±9,692 SF*
OFFICE AREA:	±3,524 SF*
WAREHOUSE AREA:	±6,168 SF*
SITE AREA:	±2.18 Acres
GRADE LEVEL DOORS:	(2) 12'x14'
CLEAR HEIGHT:	22-24'
FENCED OUTDOOR ASSEMBLY SPACE:	±2,500 SF*
AUTO PARKING:	25 Stalls
ELECTRICAL:	277/480v*
FIRE SUPPRESSION:	0.20/1,500 SF*
SLAB:	6" Concrete
ROOF:	Standing Seam Metal Roof
SOLAR:	11.30kWdc
SUBMARKET:	Power Inn
ZONING:	MRD-SWR (City of Sacramento)*

*Tenant to independently verify



PERMITTED USE	DESCRIPTION
Laboratory Scientific & testing facilities	Life science, biotech, analytical testing, and quality assurance lab operations
Research & Development R&D operations	Product development, applied research, prototyping, and engineering functions
Manufacturing Production & fabrication	Light to medium manufacturing, assembly lines, and industrial production
Service & Repair Equipment & machinery servicing	Maintenance, repair, and refurbishment of equipment and machinery
General Warehousing Storage & inventory	Bulk storage, inventory management, and secured goods warehousing
Distribution Center Regional & last-mile logistics	Freight sorting, cross-docking, order fulfillment, and supply chain operations
Wholesale Store Business-to-business retail	Bulk goods sales to retailers, contractors, and commercial buyers
General Assembly Component & product assembly	Mechanical, electronic, or structural assembly of goods and components

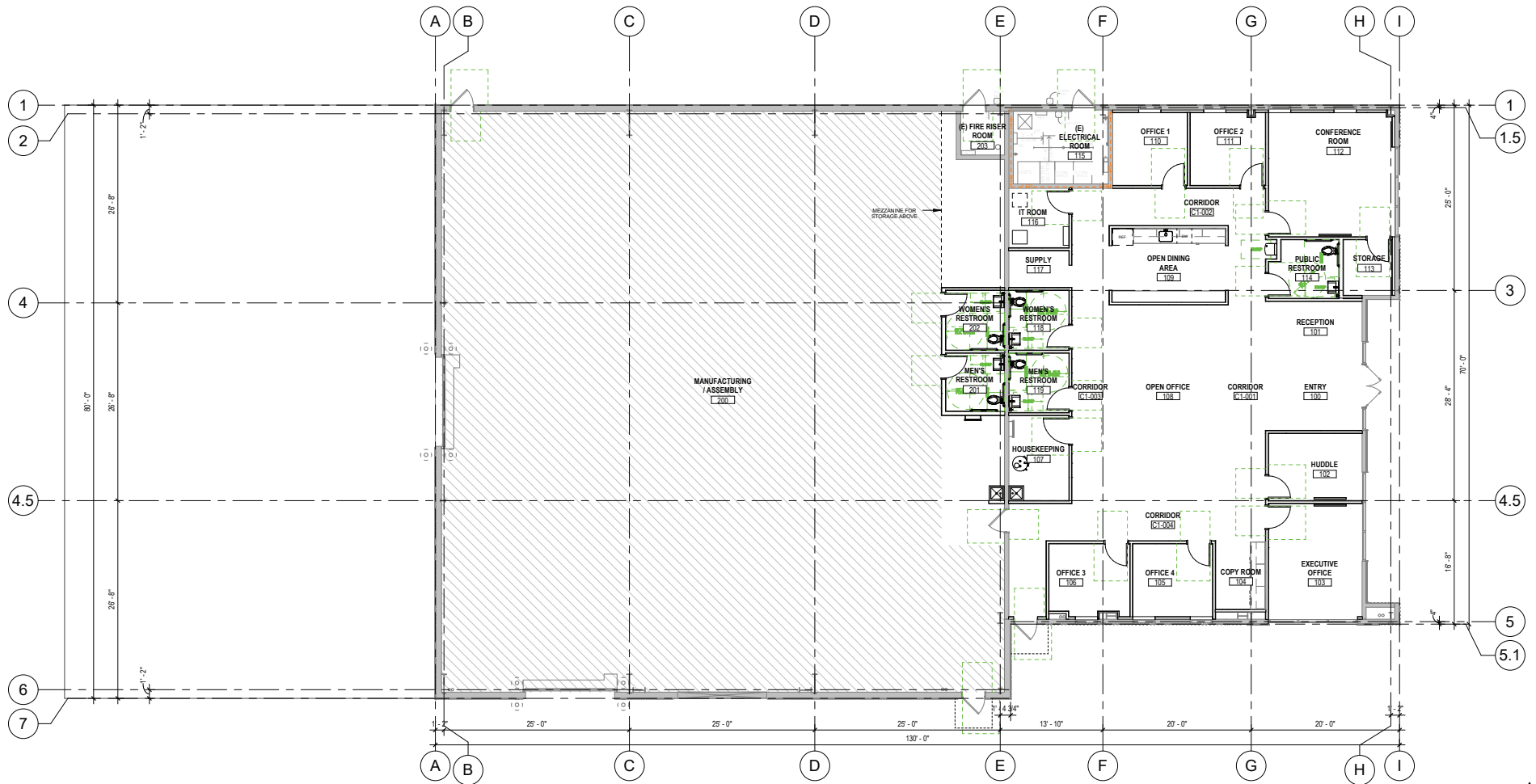
All uses subject to applicable local ordinances and building code compliance. Prospective tenants should verify all allowances with the governing jurisdiction.

Floor Plan

3280 Ramona Avenue



SACRAMENTO | CA



*Measurements are approximate.



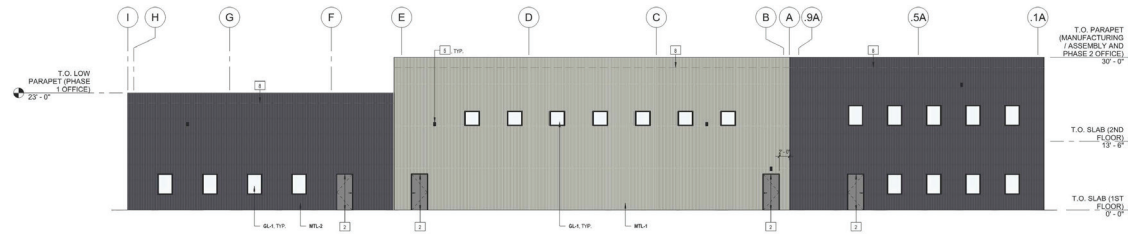
OVERALL FLOOR PLAN - FIRST FLOOR

Rendering / Elevations

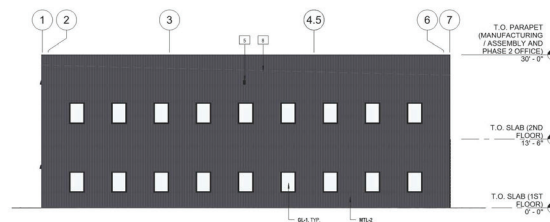
3280 Ramona Avenue



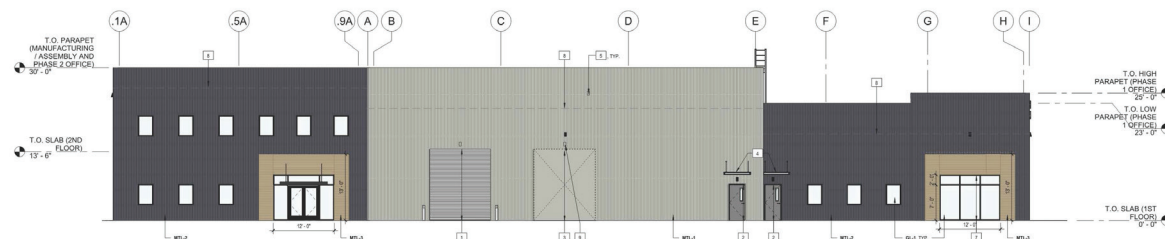
1 EAST ELEVATION (BUILDING B)



2 NORTH ELEVATION (BUILDING B)

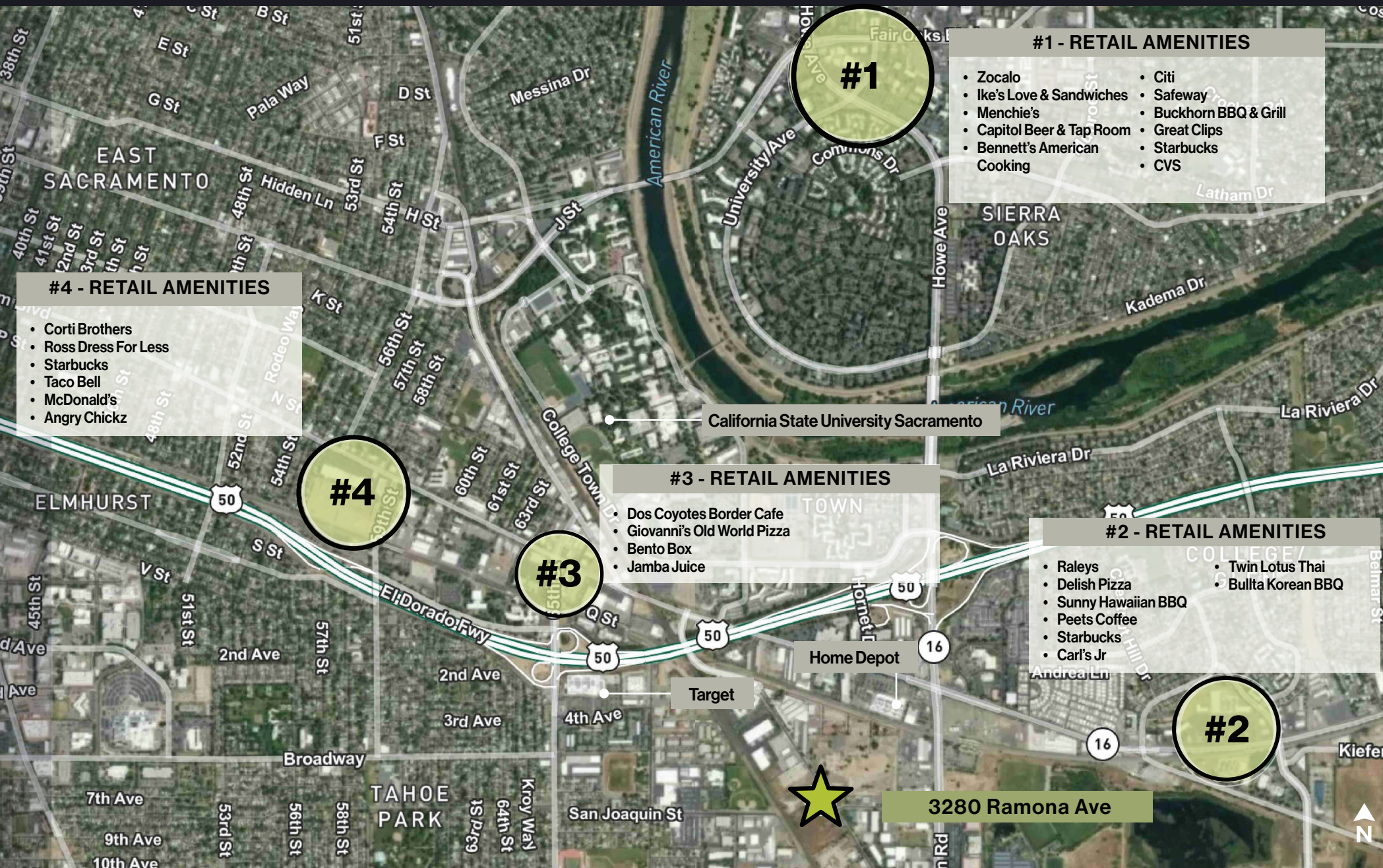


3 WEST ELEVATION (BUILDING B)



4 SOUTH ELEVATION (BUILDING B)

Retail Amenities



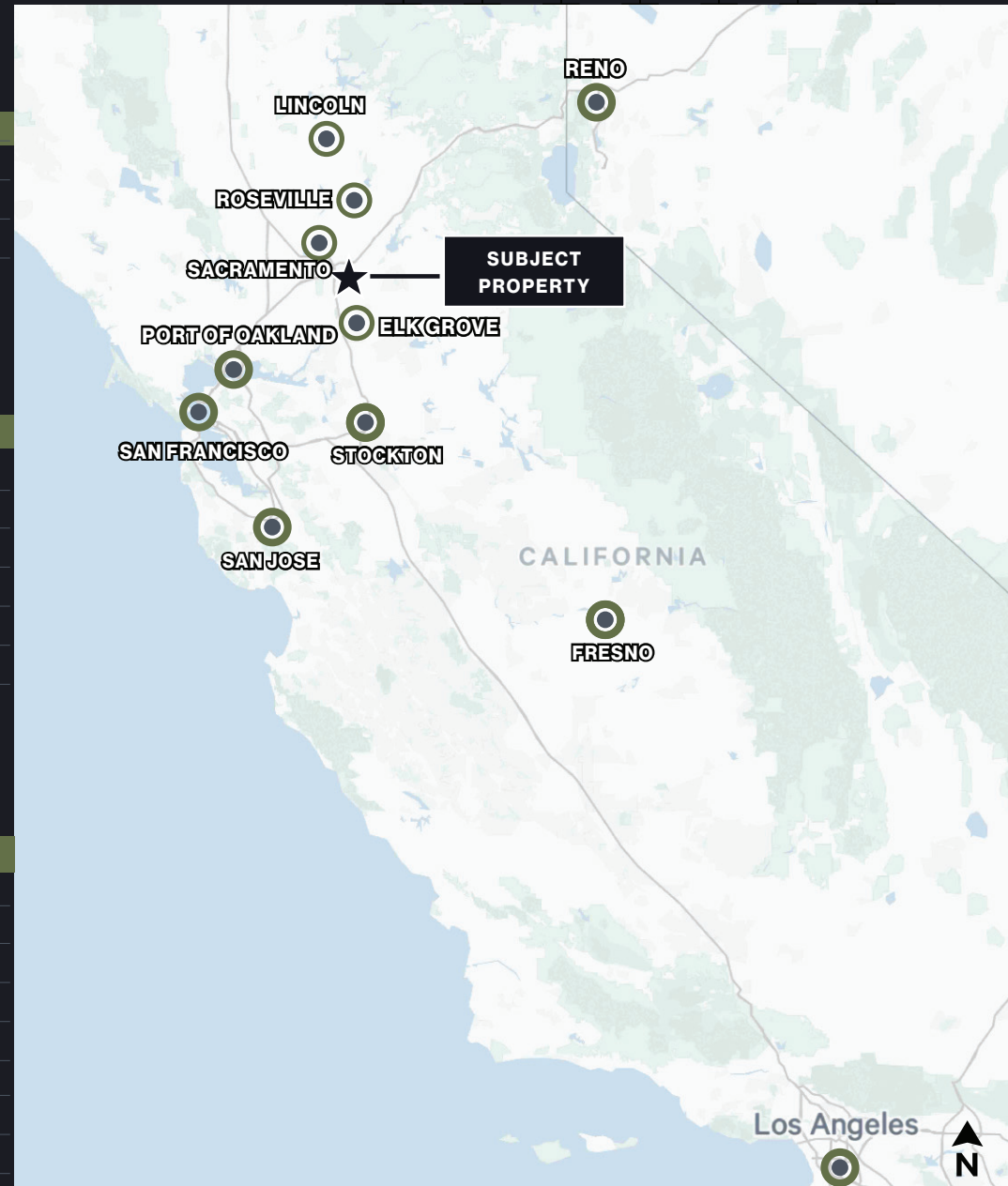
Major Distribution

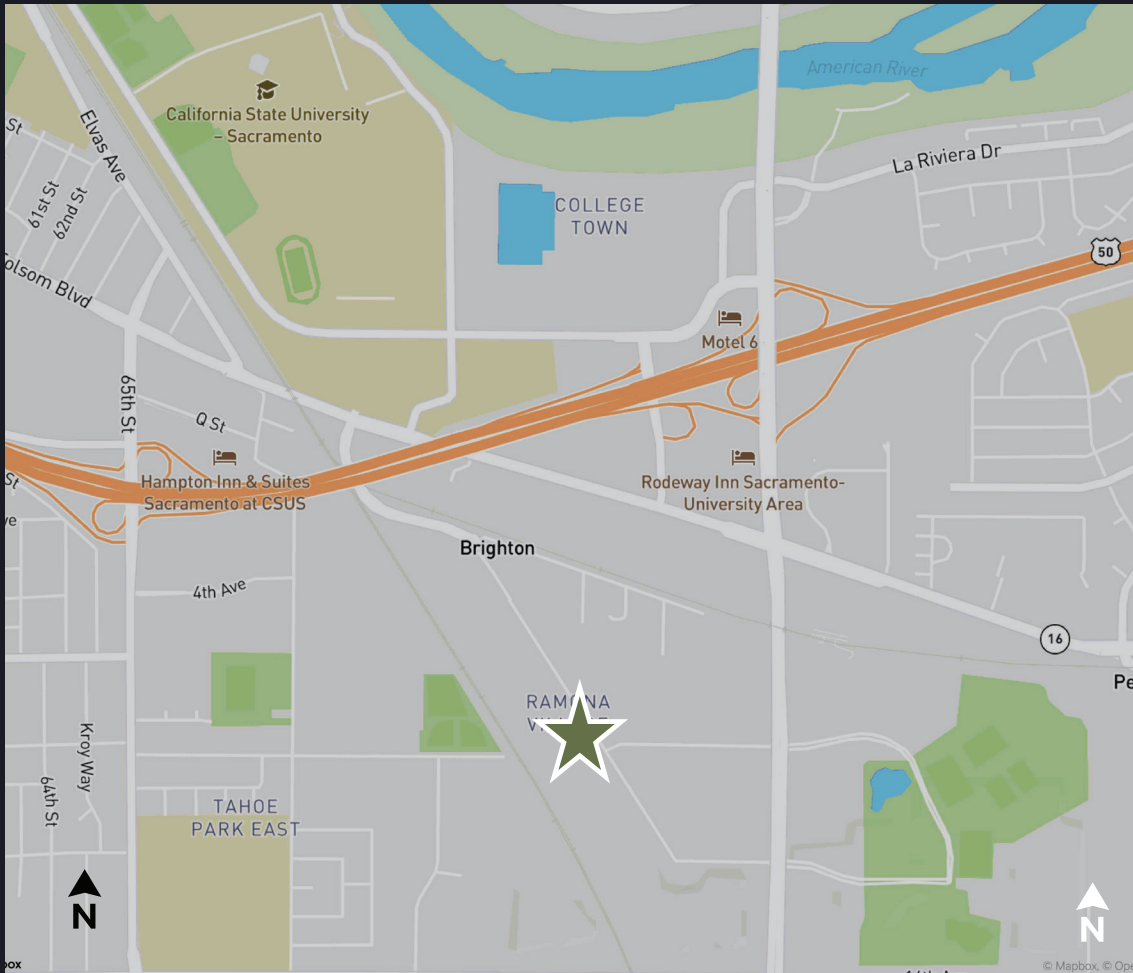
Drive Times

THIRD PARTY DISTRIBUTION	±DRIVE TIME
FED EX GROUND HUB	8-MINS
FED EX OVERNIGHT HUB	16-MINS
UPS HUB	16-MINS

LOCAL DISTRIBUTION	±DRIVE TIME
RANCHO CORDOVA	9-MINS
DOWNTOWN SACRAMENTO	10-MINS
WEST SACRAMENTO	10-MINS
ELK GROVE	16-MINS
SMF	20-MINS
ROSEVILLE	25-MINS

REGIONAL DISTRIBUTION	±DRIVE TIME
STOCKTON	45-MINS
PORT OF OAKLAND	1 HR. 20-MINS
SAN FRANCISCO	1 HR. 25-MINS
SFO	1 HR. 30-MINS
SAN JOSE	1 HR. 50-MINS
RENO	2 HR. 20-MINS
FRESNO	2 HR. 40-MINS
LOS ANGELES	5 HR. 30-MINS





3280 RAMONA AVENUE
SACRAMENTO / CA



±9,692 Industrial Building w/ Outdoor Assembly Area For Lease

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Senior Associate

P: +1 916 781 4835
tyler.howell1@cbre.com
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CBRE

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