

**CBRE**

**8845 ELDER  
CREEK ROAD,  
BLDG B**

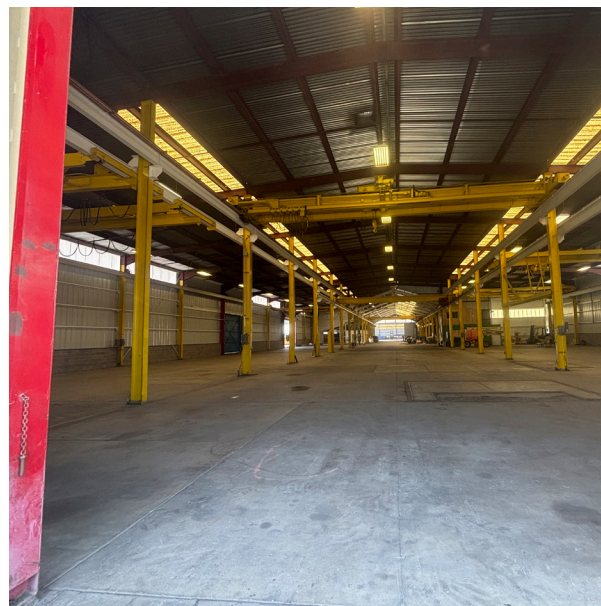


**±35,000 SF WITH ±25,000 SF YARD  
FOR LEASE**



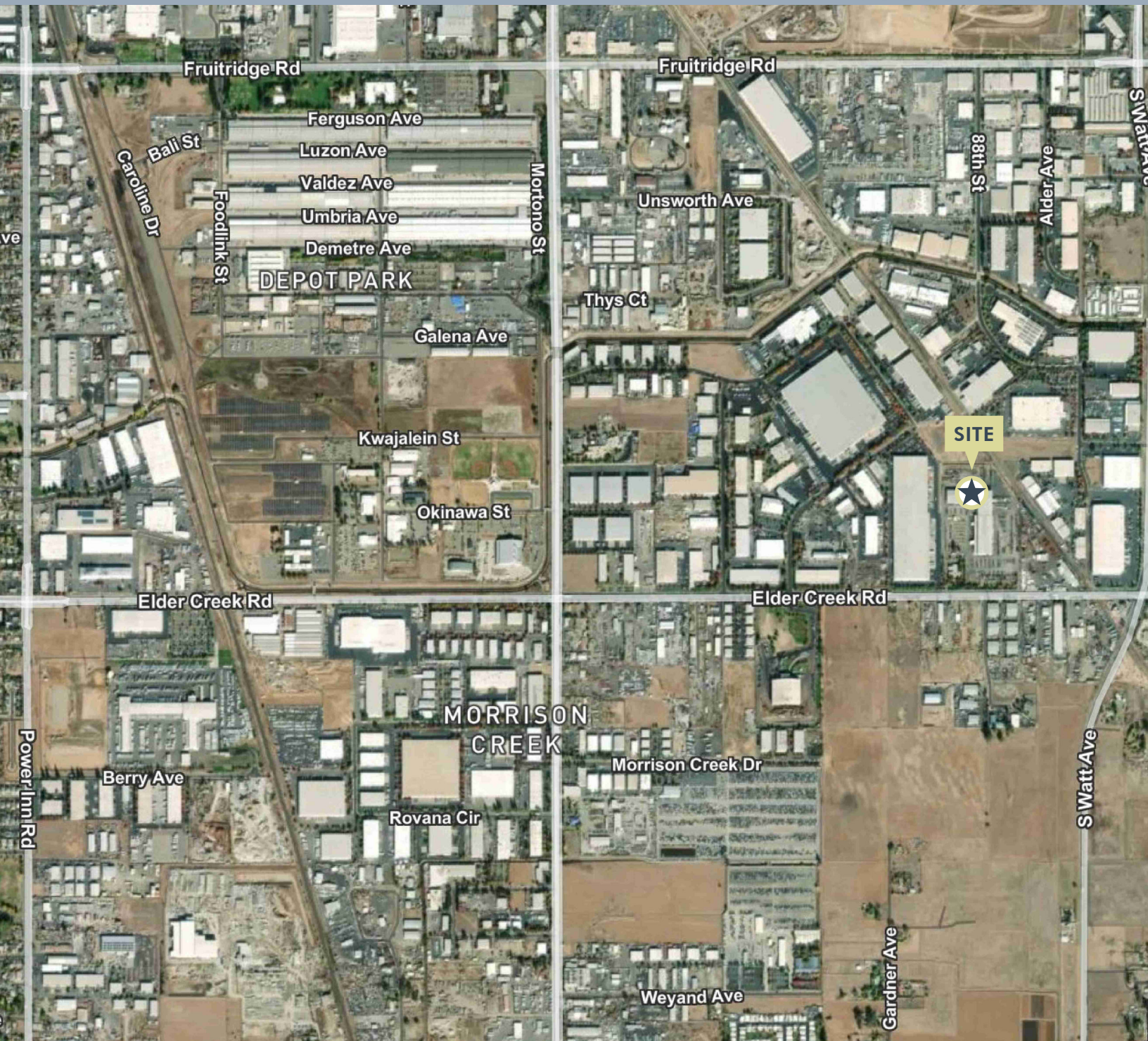
# PROPERTY HIGHLIGHTS

- **±35,000 SF manufacturing building**
- **±300 SF office space**
- **±25,000 SF Yard (Up to ±80,000 SF yard possible)**
- **4 (14' x 14') sliding grade level doors; 1 (20' x 20') roll-up door**
- **1600 amps, 277/480V, 3 phase power- well distributed and separately metered**
- **Potentially 16 cranes throughout premises**
- **New T-5 lighting**
- **New paint and finishes**
- **21'-26' clear height**
- **Well water**
- **Septic system**
- **M-2 (City of Sacramento)- Heavy Industrial zoning**





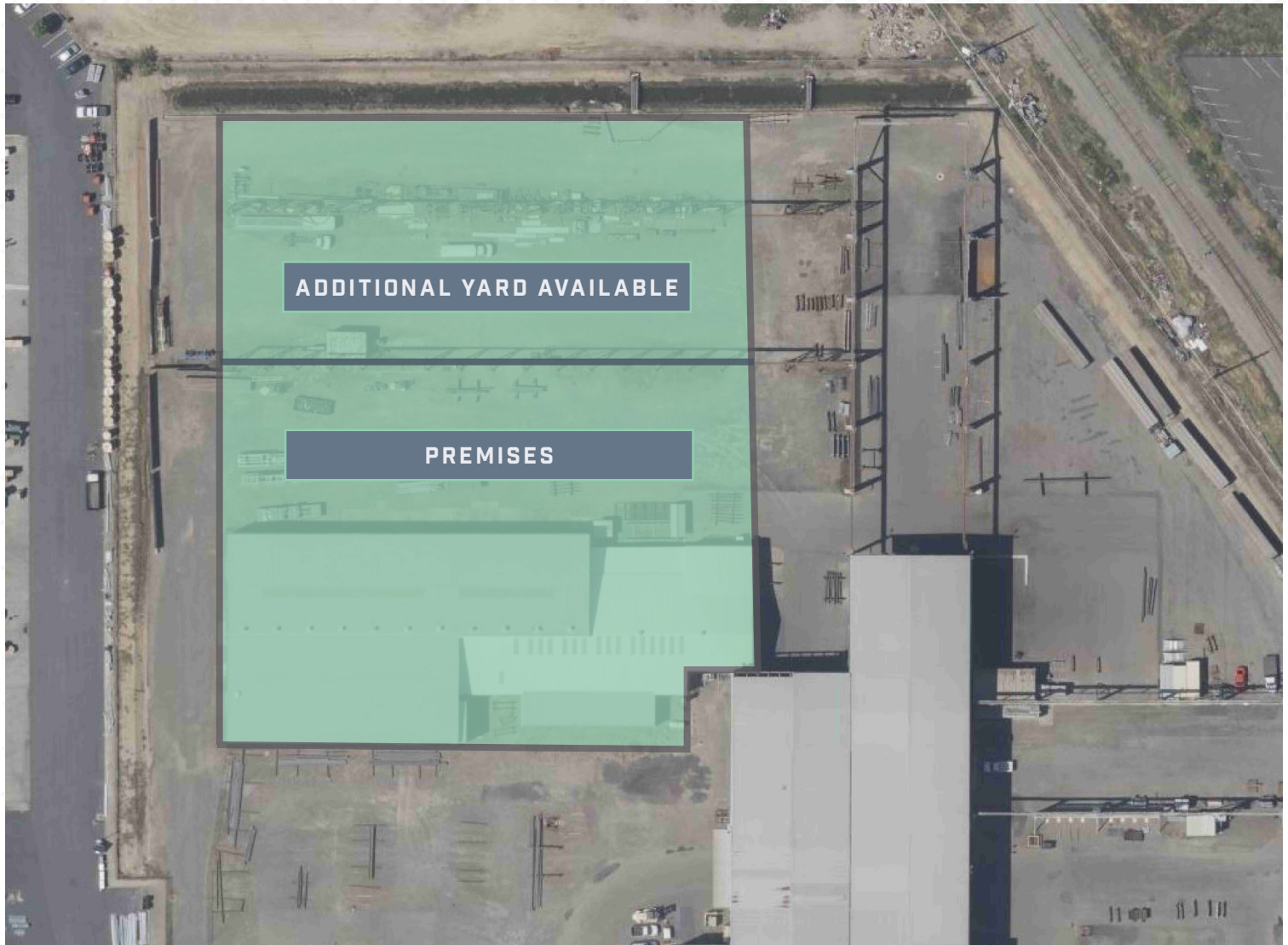
# MAP





8845 ELDER CREEK ROAD, BLDG B  
SACRAMENTO, CA

±35,000 SF WITH ±25,000 SF YARD  
SPACE FOR LEASE



**SEAN MEROLD,  
SIOR**

Senior Vice President  
+1 916 446 8701  
sean.merold@cbre.com  
Lic. 0180320

**MIKE ZIMMERMAN,  
SIOR**

Senior Vice President  
+1 916 446 8702  
mike.zimmerman1@cre.com  
Lic. 01514055

**RYAN DEANGELIS,  
SIOR**

Executive Vice President  
+1 916 871 3714  
ryan.deangelis@cbre.com  
Lic. 01280330

**JIMMY LANDIS**

Senior Associate  
+1 916 446 8280  
jimmy.landis@cbre.com  
Lic. 02130311

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