

CBRE



SACRAMENTO / CA 95838

For Lease

1780 Bell Ave

Sacramento, CA

±79,800 SF Class A Industrial Building

McClellan Submarket

CONTACT FOR MORE INFORMATION



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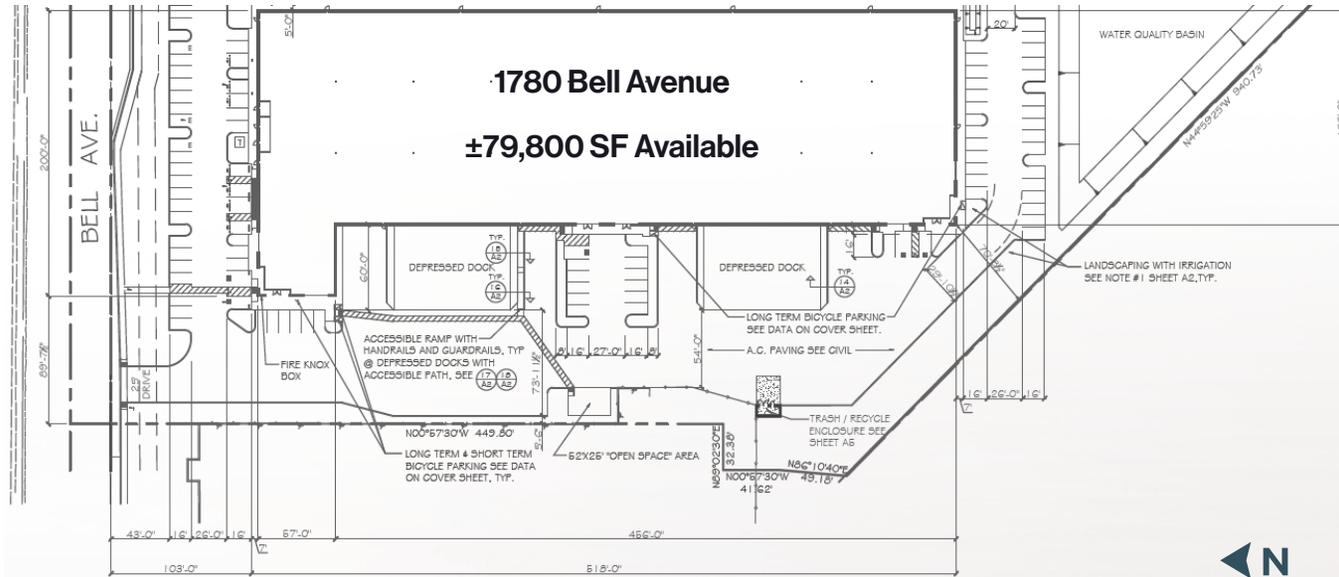
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1780 Bell Avenue Site Plan

BUILDING SIZE	±79,800 SF*
GRADE DOORS	4 - 12' X 14'
DOCK DOORS	12 - 9' X 10'
PARKING	86
CLEAR HEIGHT	32'
ELECTRICAL	1,500 AMPS
COLUMN SPACING	57' X 50'
SPRINKLER DENSITY	ESFR
LOT SIZE	21.1 ACRES
ZONING	MRD - SPF



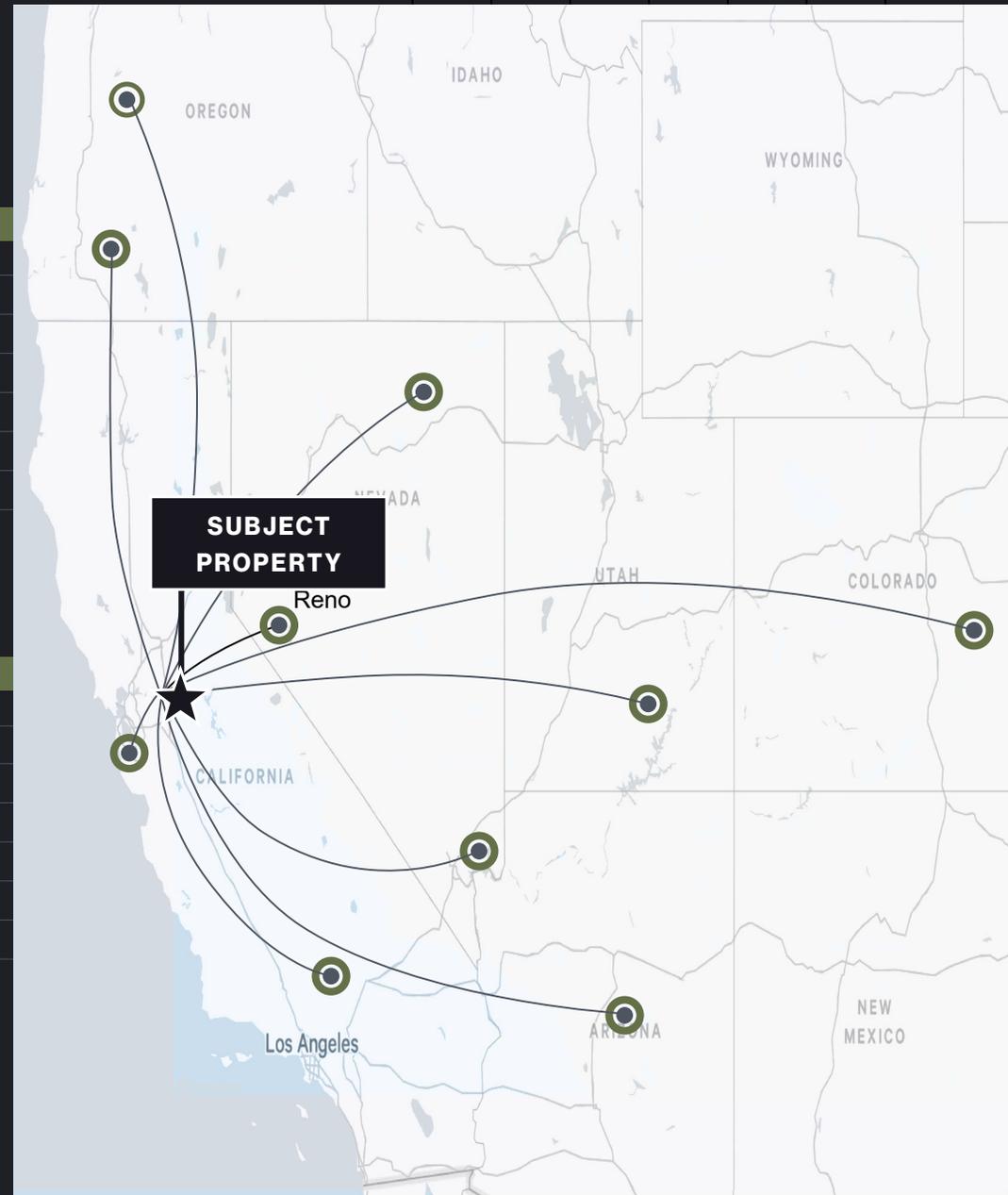
*Tenant to independently verify prior to entering any binding agreement

Local & Regional

Drive Times

LOCAL & REGIONAL	±DRIVE TIME
STOCKTON	55-MINS
OAKLAND	1 HR, 24-MINS
SAN FRANCISCO	1 HR, 36-MINS
SAN JOSE	1 HR, 56-MINS
FRESNO	2 HR, 50-MINS
RENO	2 HR, 21-MINS
LOS ANGELES	5 HR, 52-MINS

HIGHWAY ACCESS	±DRIVE TIME
DENVER, CO	17 HR, 2-MINS
PHOENIX, AZ	11 HR, 41-MINS
SEATTLE, WA	11 HR, 9-MINS
SALT LAKE CITY, UT	9 HR, 18-MINS
LAS VEGAS, NV	8 HR, 33-MINS
PORTLAND, OR	8 HR, 38-MINS
BOISE, ID	8 HR, 30-MINS





MCCLELLAN SUBMARKET



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