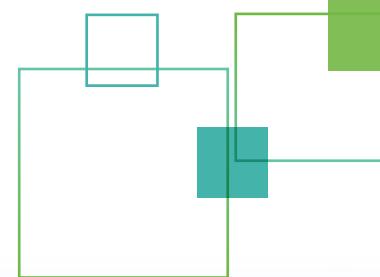


# 10470

OLD PLACERVILLE RD

SACRAMENTO, CA 95827



the **Wonderful** company™

R&D/WAREHOUSE/OFFICE FOR SALE OR LEASE

**CBRE**

# PROPERTY FEATURES

<b>ADDRESS:</b>	10470 Old Placerville Rd Sacramento, CA 95827
<b>BUILDING SIZE:</b>	±87,854 RSF
<b>PARCEL SIZE:</b>	±8.5 Acres
<b>YEAR BUILT/ RENOVATED:</b>	1978/2008
<b>PARKING:</b>	6.3/1,000 SF 570 spaces
<b>CLEAR HEIGHT:</b>	16ft - 22ft
<b>ZONING:</b>	SPA - Mather Field

<b>ROOF MEMBRANE:</b>	Mineral-surfaced cap sheet over a multi-ply bituminous built-up membrane
<b>CONSTRUCTION:</b>	Concrete tilt-up, steel frame, steel truss roof
<b>HVAC:</b>	2x 115-ton rooftop package units supplemented by 5x gas-fired package units ranging in size from 4-12.5 tons each
<b>ELECTRICAL:</b>	2400 amp, 480v
<b>FIRE SAFETY:</b>	Sprinklers, hydrants, detectors, alarms, extinguishers



# POTENTIAL USES & OPPORTUNITIES

*SPA Zoning  
(Special Planning Area - Mather Field)*

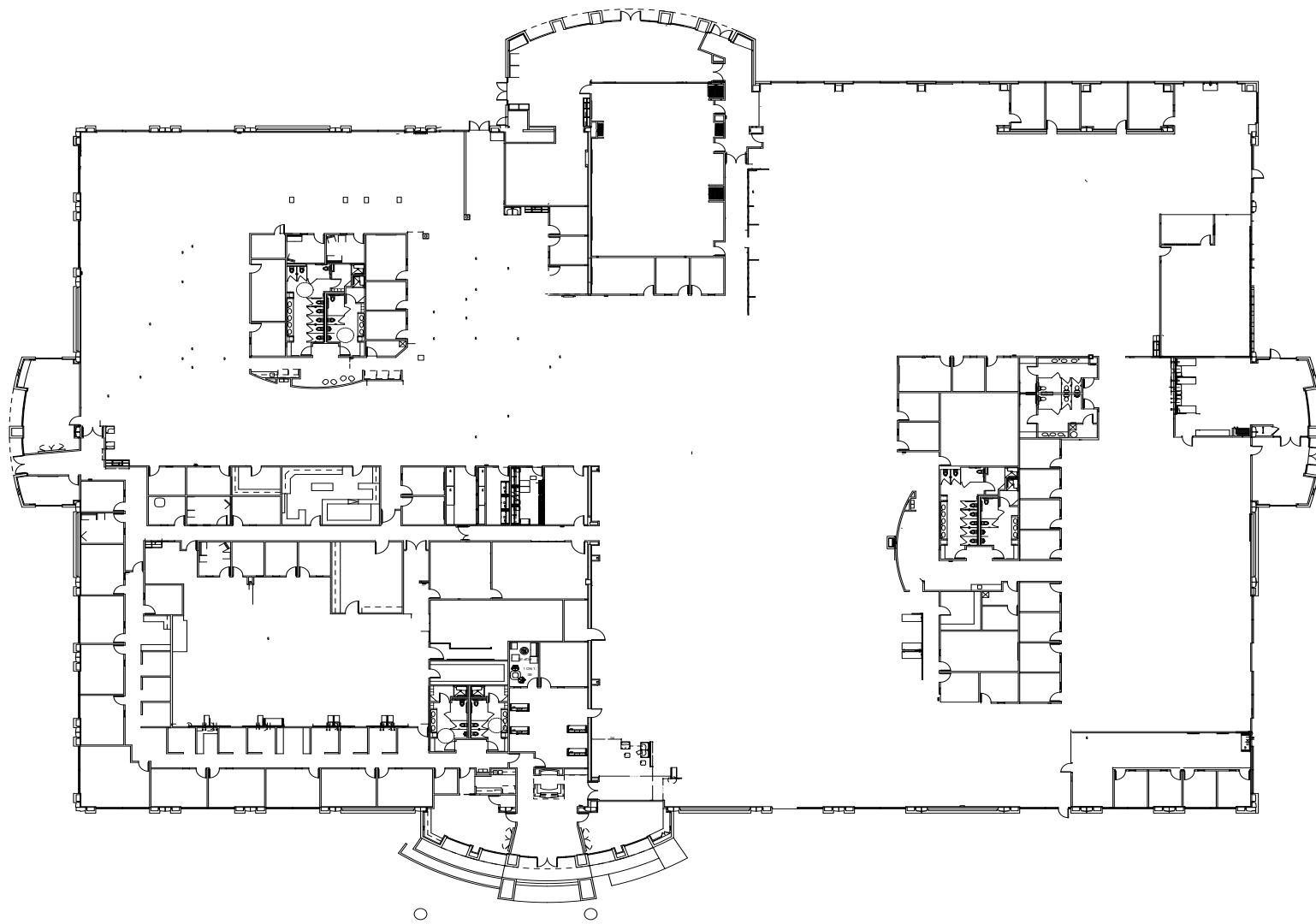
- › Office
- › Medical
- › Laboratory
- › Research
- › Light Manufacturing
- › Specialized Schools
- › Wholesaling & Warehousing
- › Mini-Storage



*\* Some of the uses mentioned above may require a use permit and have specific development standards. This list is provided as a courtesy only, and is any tenant's responsibility to confirm any intended use for the property with the City of Rancho Cordova at (916) 851-8700.*

# FLOOR PLAN

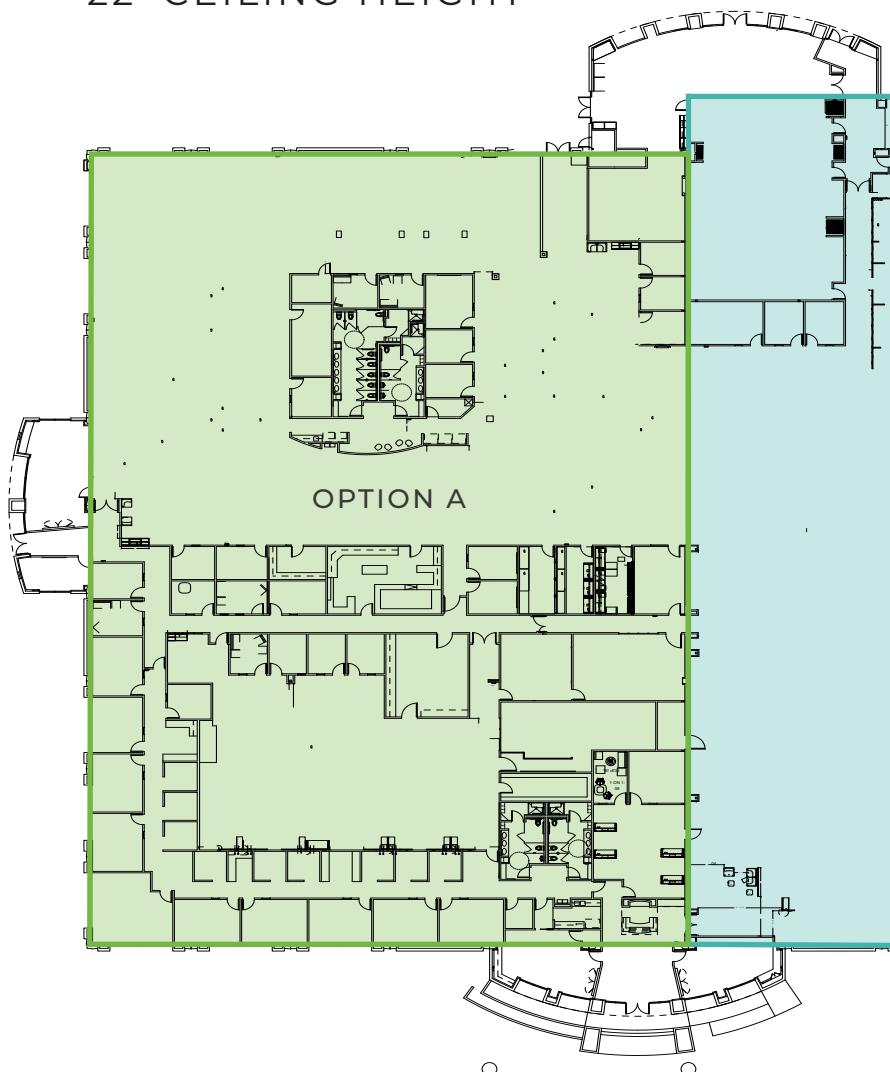
**FOR SALE OR LEASE -  $\pm 87,854$**



# POTENTIAL DEMISE PLAN

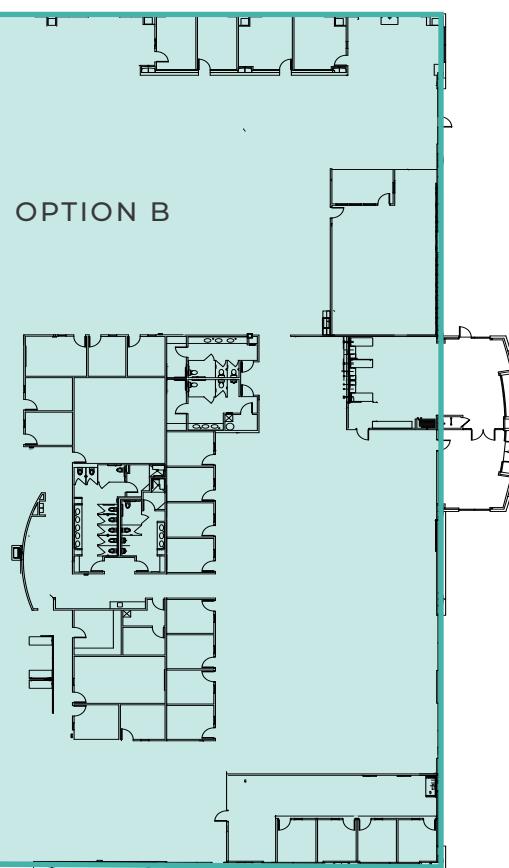
## OPTION A

±36,044 RSF  
22' CEILING HEIGHT

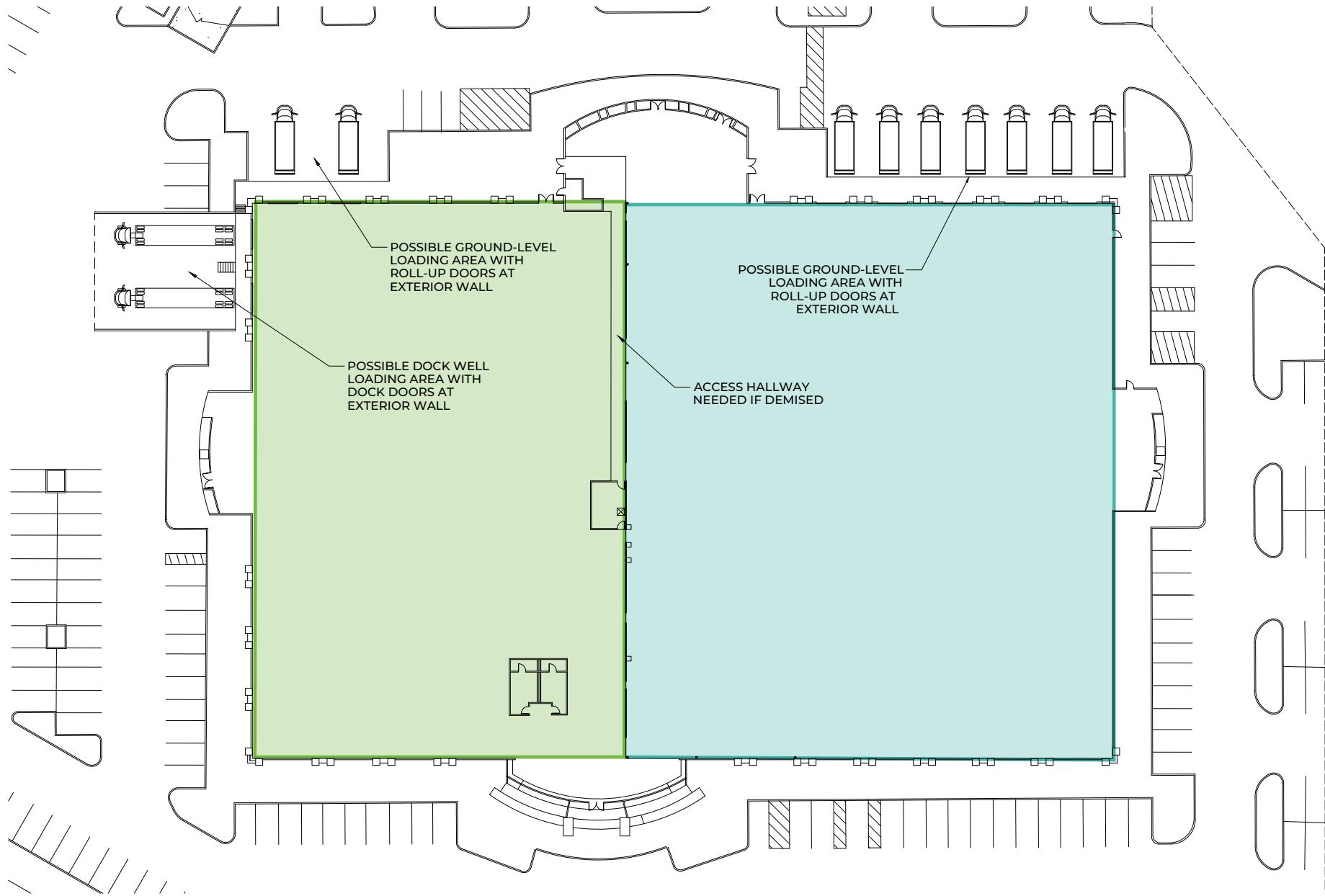


## OPTION B

±51,810 RSF  
16' CEILING HEIGHT



# POTENTIAL DEMISE PLAN WITH POSSIBILITIES FOR LOADING DOCKS & ROLL-UP DOORS



# SITE PLAN



# PROPERTY PHOTOS





### 1 ROCKINGHAM PLAZA

Taqueria La Bonita	Fusion Boba
Distinct Physique Fitness	Kiki's Chicken
Sandwich Spot	Little Buddha Thai Bistro

### 2 ROCKINGHAM/MATHER

Taqueria Los Compadres	Burger Station
Days Inn & Suites	

### 3 CAPITAL VILLAGE

Lowe's	Noodles & Company
Rubio's Coastal Grill	Panera Bread
Chili's Grill & Bar	Wingstop
Anytime Fitness	Mimosa House

### DRIVE TIMES

To Downtown:	15 Minutes
To Mather Executive Airport:	5 Minutes
To SMF:	25 Minutes
To Lake Tahoe:	2 Hours
To San Francisco Bay Area:	2 Hours 30 Minutes

# 10470

## OLD PLACERVILLE RD

SACRAMENTO, CA 95827

### CONTACTS

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