

**RARE FREESTANDING BUILDING  
WITH YARD IN THE RIVER  
DISTRICT**

**1441 RICHARDS  
BLVD,  
SACRAMENTO, CA**

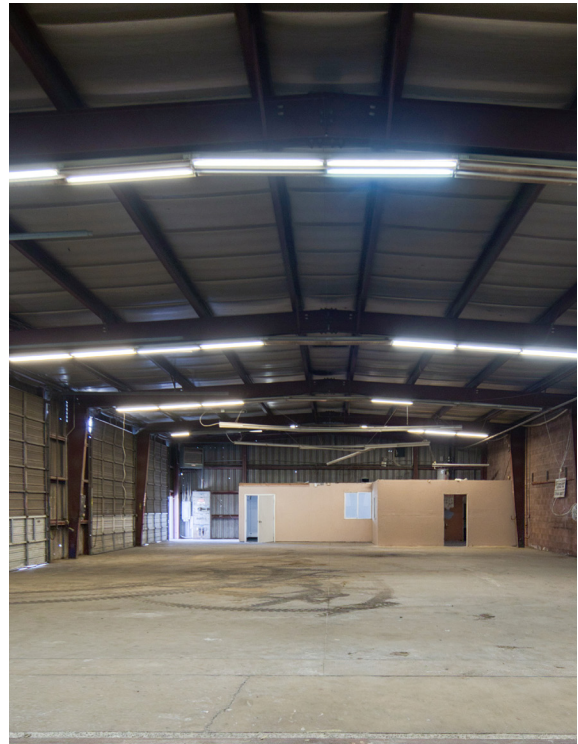
**CBRE**



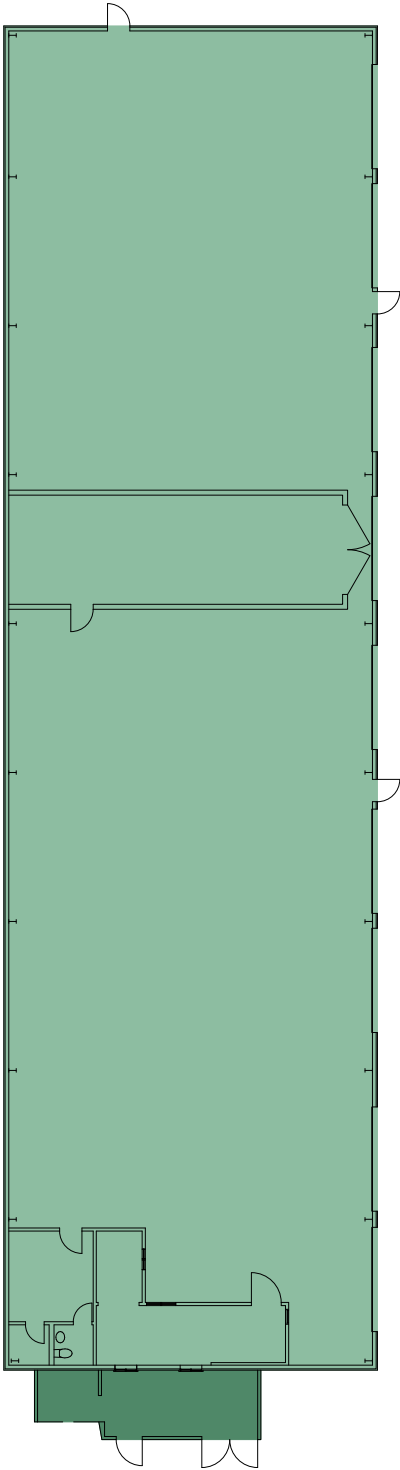
**±9,317 SF ON ±2.3 ACRES  
FOR LEASE**

# BUILDING FEATURES

- ±9,317 SF METAL BUILDING
- SITUATED ON ±2.3 ACRES
- PART OF A LARGER ±6.5 ACRE PARCEL
- CLEAR SPAN CONSTRUCTION
- SMALL OFFICE
- PARTIALLY PAVED AND GRAVELED YARD
- 8 (12' X 14') GRADE LEVEL DOORS
- 480V 3 PHASE POWER  
[TENANT TO INDEPENDENTLY VERIFY]
- 14-16' CLEAR HEIGHT
- C-2-SPD ZONING – GENERAL  
COMMERCIAL- SPECIAL PLANNING DISTRICT
- CLOSE PROXIMITY TO DOWNTOWN,  
INTERSTATE 5 AND HWY 160/BUSINESS 80



# BUILDING PLAN

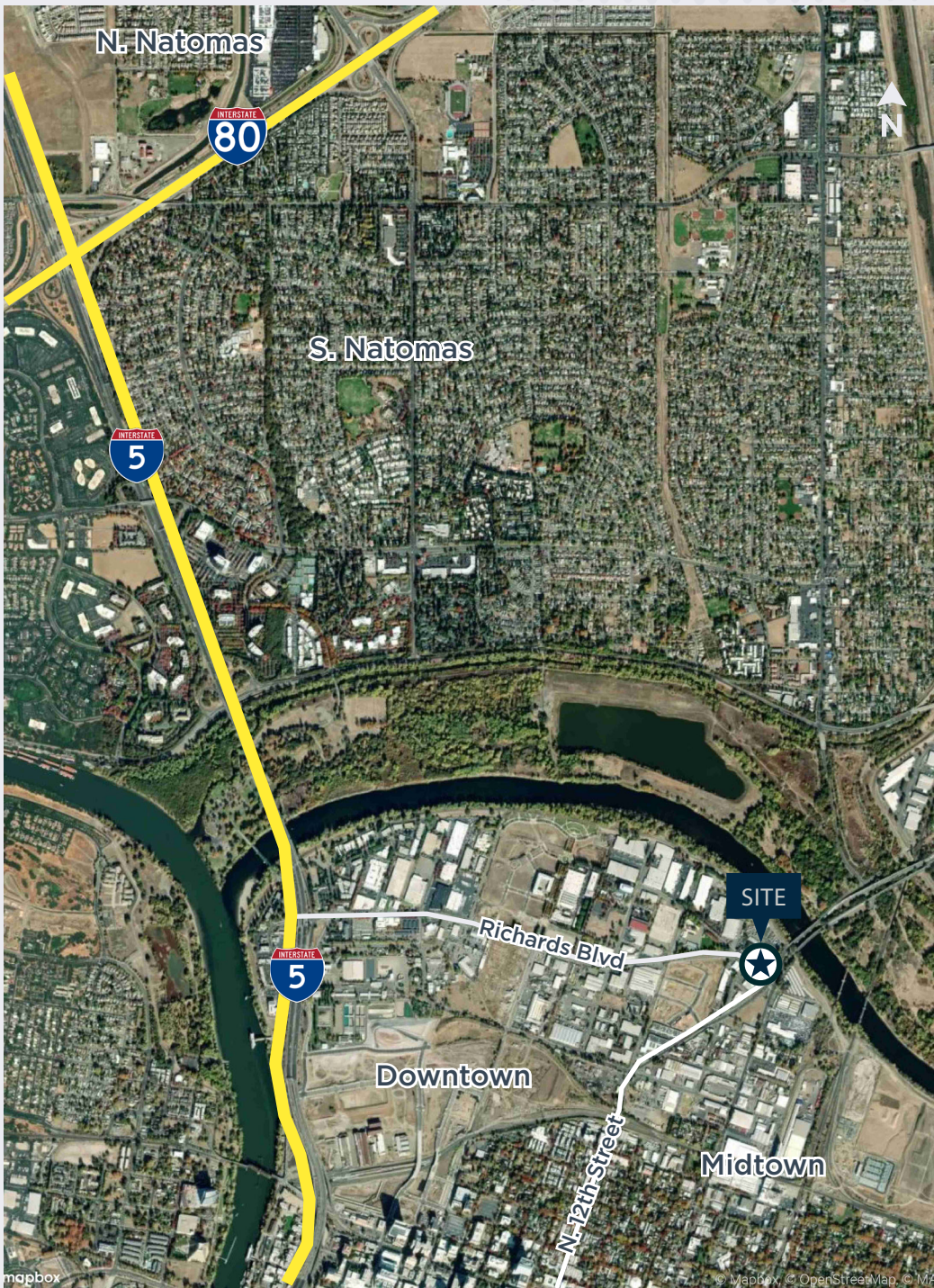


● ±9,317 SF

● Non-Allocated Tenant Area (261.47)

# LOCATION OVERVIEW





1441 RICHARDS BLVD  
SACRAMENTO, CA

±9,317 SF ON ±2.3  
ACRES  
FOR LEASE

**CBRE**

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