

## For sale or lease

Divisible warehouse with yard ±22,940 SF up to ±76,050 SF

Lease Rate: \$0.68 PSF + NNN

Sale Price: \$9,275,000 (\$122 PSF)

8141 Elder Creek Road | Sacramento, CA 95824



### 8141 Elder Creek Rd / Sacramento, CA

## Property Highlights

- ±76,050 SF building (divisible to ±22,940)
- Situated on ±4.32 acre parcel
- Zoned M-2, heavy industrial (City of Sacramento)
- Two separate office areas with restrooms
  - ±2,000 ±3,500 SF
  - currently undergoing remodel
- ±18' 21' clear height
- ±24' x ±50' column spacing
- ESFR sprinklers (new system ~2021) density: 35 gpm / 1512.89/SF floor area
- 1 grade door with ramp (west side yard)
- 8 exterior docks:
  - 2 with edge of dock levelers
  - 6 with pit levelers (yard ramps can be added to any dock position to create grade-level access)
- 3 rear doors, can be ramped to grade

- New LED lighting (installed April 2025)
- Skylights in some warehouse areas
- Natural gas (PG&E)
- Power panel:
  - 800 Amps, 480Y/277v, 3-Phase (to be independently verified by tenant prior to entering into a binding agreement)
- Total possible yard area ±1.47 acres:
- East side ±8,880 SF (±60' x ±148')
- West side ±13,764 SF (±93' x ±148')
- North side yard, partially graveled, ±41,580 SF (±63' x ±660') (see also page 3)

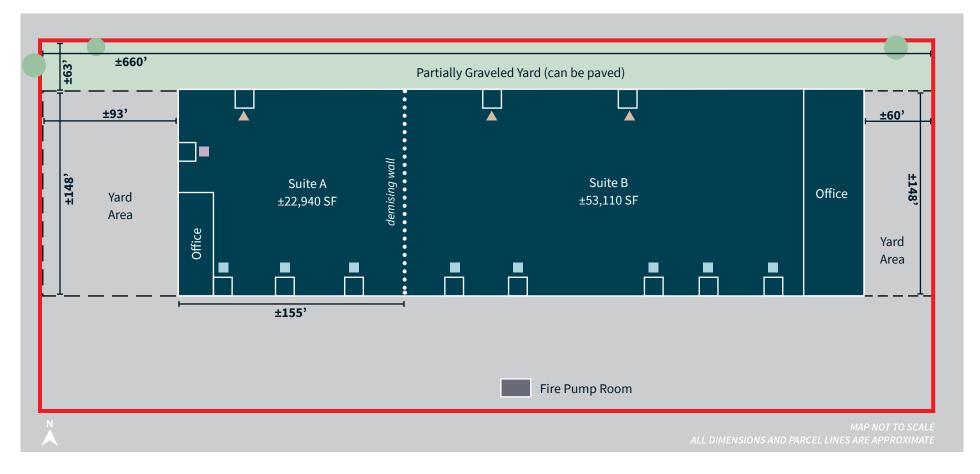








## Site plan





NOTE: yard ramps can be provided to created grade-level access at any dock position.



Sample warehouse yard ramp

## 8141 Elder Creek Rd / Sacramento, CA

## Site photos



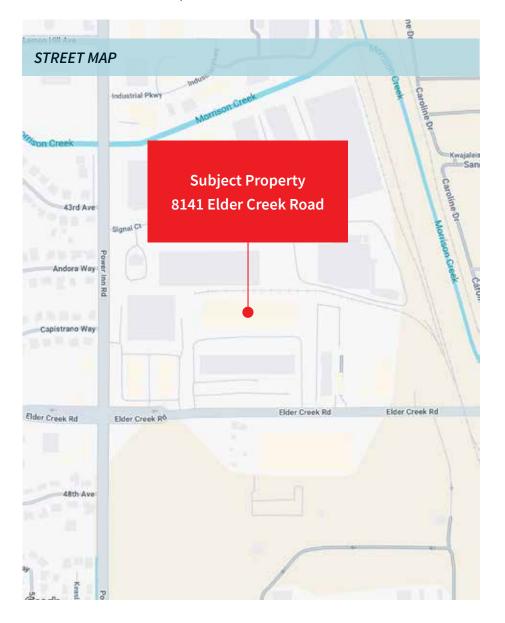


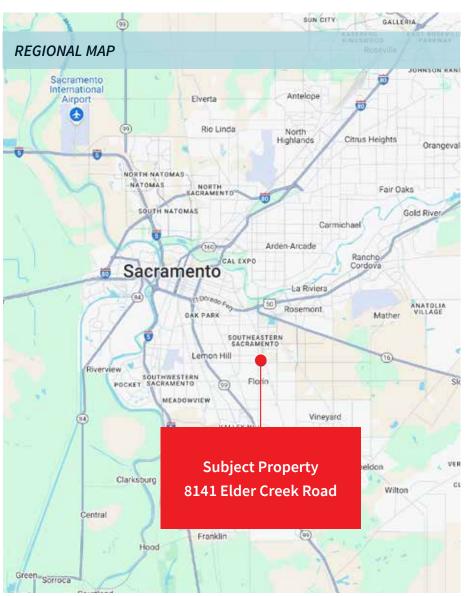






## Location Maps

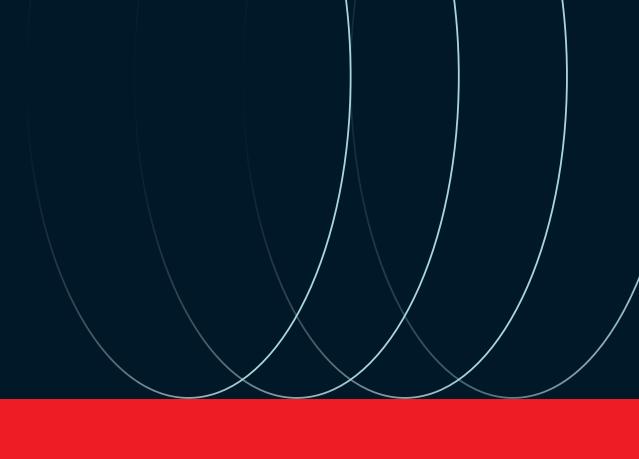






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