



±78,794 SF | FOR SALE

PERFECT OWNER-USER
OR SINGLE TENANT
OPPORTUNITY

151

BLUE RAVINE ROAD

Folsom, California 95630

CBRE

PROPERTY OVERVIEW

151 BLUE RAVINE ROAD



PROPERTY DESCRIPTION

This property is situated in an established business park environment, offering close proximity to public transportation, including two light rail stops and multiple bus stops. It is within walking distance of restaurants, shopping, banking, and other retail services. Additionally, it is adjacent to the American River Bike Trail and Lake Natoma. The flexible (M-1) zoning permits 100% office use and certain light manufacturing uses. The location is also near entry, mid, and executive-level housing communities, including Folsom, El Dorado Hills, Granite Bay, and Gold River.

ADDRESS	151 Blue Ravine Road
MARKET/SUBMARKET	Folsom
SQUARE FOOTAGE	±78,794 SF
TYPICAL FLOORPLATE	±78,794 SF
YEAR BUILT	1983
PARKING	±270
FURNITURE, FIXTURES & EQUIPMENT	Negotiable
ZONING	M1 (Light Industrial) PD
SALE PRICE	Negotiable



Building Systems Specifications

Power
4,000 Amps 277/480v

Dock Door
1

Mechanical
25 Roof Mounted Package Units

Ceiling Heights
± 21' to Deck

Sprinklers
Wet System

Roof Installed in
2014

GL Door
1

BUILDING AMENITIES



Cafeteria



Outdoor patio –
amenity space



Large
training room



Employee locker rooms off
manufacturing floor



Fully conditioned with drop
ceiling ($\pm 18'$) manufacturing floor



2-Kaiser air compressors to
remain with distributed air



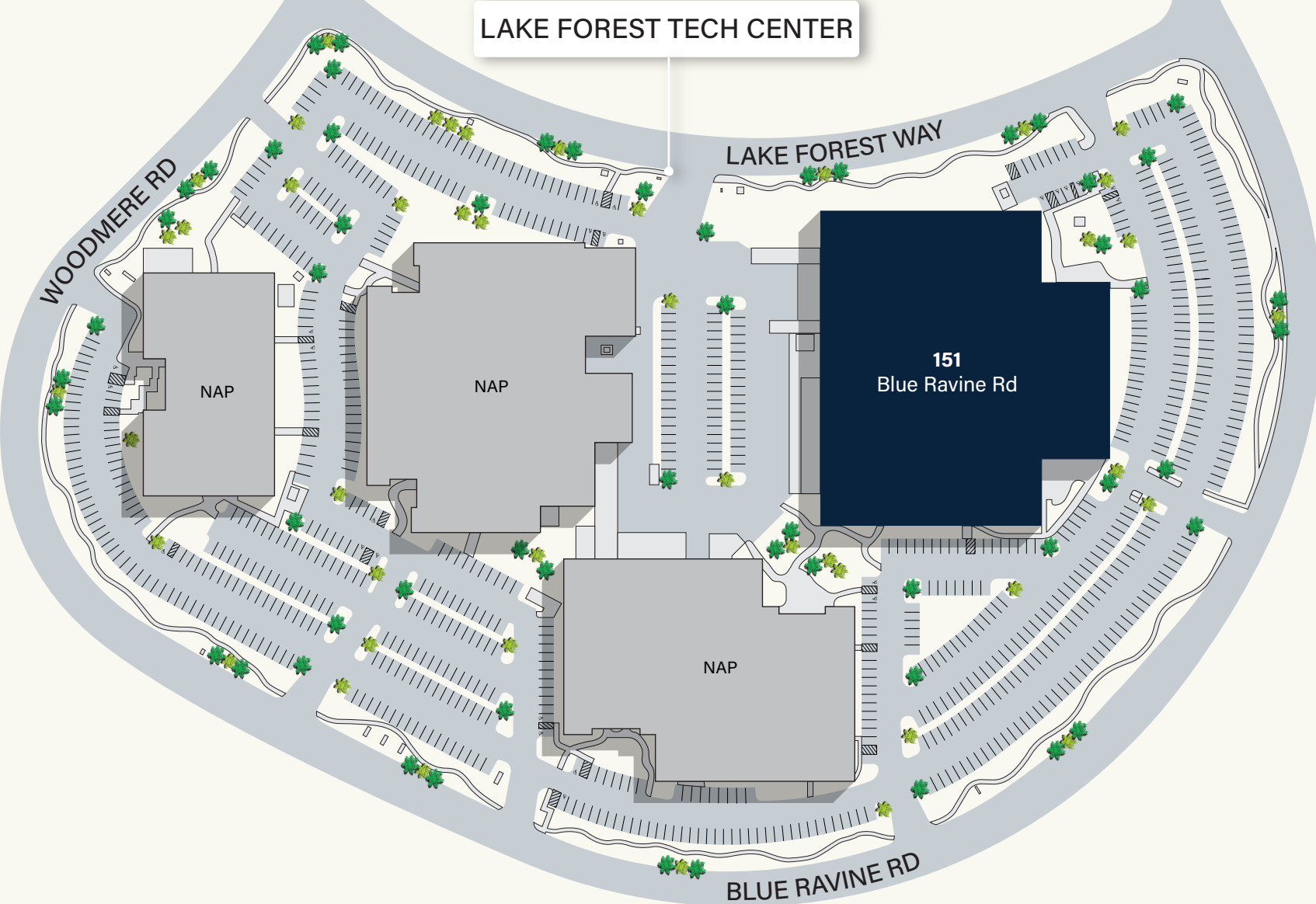
Plentiful power distribution
throughout facility



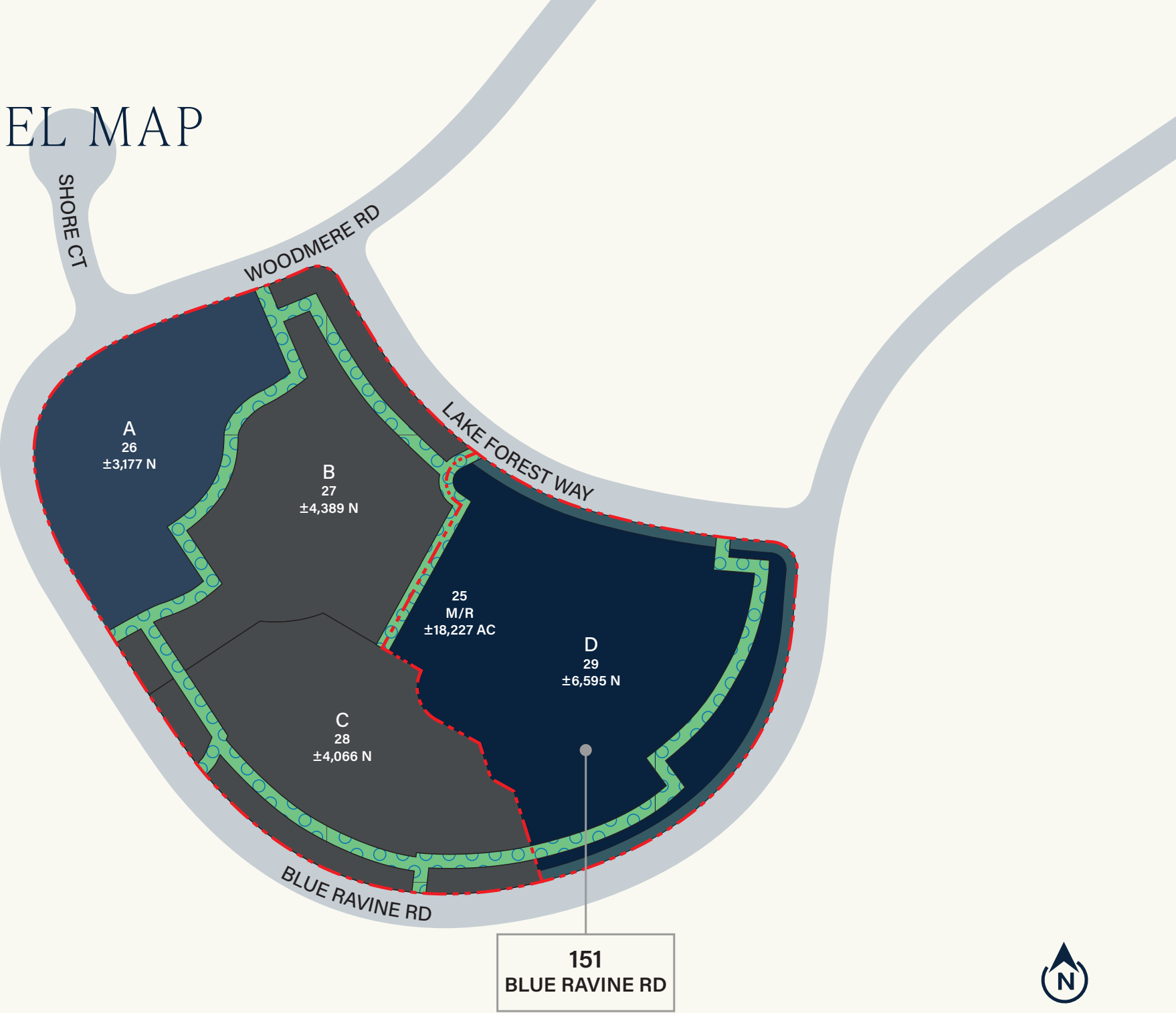
Fenced yard area in rear



SITE PLAN



PARCEL MAP



FLOOR PLAN

151 BLUE RAVINE ROAD



The floor plan of the University of Toronto Scarborough building is a complex layout with various rooms and facilities. The plan is divided into several main sections:

- Top Section:** Includes a large 'PREPRODUCTION' area, a 'MOUNTING' area, and a 'WAREHOUSE' area. The 'WAREHOUSE' area contains a 'LOADING/UNLOADING AREA', 'STORAGE', 'WOMEN', 'MEN', 'JAN', 'ELEC', 'PH', 'COPY ROOM', 'CONFERENCE ROOM', 'KITCHEN', 'DATA', 'NO ADMITTANCE', 'RECEPTION', and 'LOBBY'.
- Left Section:** Features a 'UNLOAD' area with 'WOMEN'S SHOWER', 'MOTHER'S ROOM', 'WOMEN'S LOCKERS', 'MEN'S LOCKERS', 'MEN'S SHOWER', 'KITCHEN', 'BREAK ROOM', and 'COMMUNAL OFFICE'. There is also a 'PATIO' area.
- Right Section:** Contains a 'LAB MAINTENANCE SHOP', 'STORAGE ROOM', 'CONFERENCE ROOM B', 'FITNESS ROOM', 'PINGPONG', 'AUDITORIUM', 'TRAINING ROOM', 'EMPLOYEE ROOM', 'CONFERENCE ROOM C', 'COMMUNAL OFFICE 1', 'COMMUNAL OFFICE 2', 'COMMUNAL OFFICE 3', 'FINISHING', and 'PATIO'.
- Central Section:** Includes a 'BOX PICK UP' area, 'SHIPPING', 'QUALITY CONTROL', and a 'LAB MAINTENANCE SHOP'.

The plan also shows various smaller rooms and facilities, such as 'PRODUCTION PARTS', 'MEDWASHER', 'CHEM STOR', 'AIR COATING', 'BOX PICK UP', 'SHIPPING', 'QUALITY CONTROL', 'LAB MAINTENANCE SHOP', 'STORAGE ROOM', 'CONFERENCE ROOM B', 'FITNESS ROOM', 'PINGPONG', 'AUDITORIUM', 'TRAINING ROOM', 'EMPLOYEE ROOM', 'CONFERENCE ROOM C', 'COMMUNAL OFFICE 1', 'COMMUNAL OFFICE 2', 'COMMUNAL OFFICE 3', 'FINISHING', 'PATIO', 'UNLOAD', 'WOMEN'S SHOWER', 'MOTHER'S ROOM', 'WOMEN'S LOCKERS', 'MEN'S LOCKERS', 'MEN'S SHOWER', 'KITCHEN', 'BREAK ROOM', and 'COMMUNAL OFFICE'.

INTERIOR PHOTOS

151 BLUE RAVINE ROAD





LOCATION OVERVIEW

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LOCATION AND ACCESIBILITY

151 Blue Ravine Road is situated in the vibrant city of Folsom, CA, within the Sacramento--Roseville--Arden-Arcade metropolitan area. The property benefits from excellent connectivity, being close to major highways and public transportation options, including the Glenn station on the Gold Line of the Sacramento Regional Transit District Light Rail.



LOCATION OVERVIEW



Shopping

PALLADIO AT BROADSTONE
410 Palladio Pkwy, Folsom, CA 95630

TARGET
430 Blue Ravine Rd, Folsom, CA 95630

FOLSOM PREMIUM OUTLETS
13000 Folsom Boulevard, Folsom, CA 95630



Fitness

24 HOUR FITNESS
1006 Riley St, Folsom, CA 95630



Groceries

SAFeway
1850 Prairie City Rd, Folsom, CA 95630

TRADER JOE'S
850 East Bidwell, Folsom, CA 95630



Banks

WELLS FARGO
1113 E Bidwell St, Folsom, CA 95630

BANK OF AMERICA
403 E Bidwell St, Folsom, CA 95630



Public Transportation

GLENN STATION (Gold Line)
Sacramento Regional Transit District
Light Rail station about 1 mile away.

AERIAL

LAKE FOREST TECH CENTER

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