



**BELVEDERE
COMMERCE
CENTER**

AVAILABLE FOR LEASE

SMALL BAY INDUSTRIAL SUITES

NEWMARK

8440 Belvedere & 8460 Belvedere Ave, Sacramento, CA

PROPERTY HIGHLIGHTS

BUILDING SPECIFICATIONS



SUITE SIZE
6,360 SF - 8,860 SF



YEAR BUILT
1985



SPRINKLERS
YES



POWER
200 A / 110 - 208V



SECURITY
Security fenced and gated loading area



LANDLORD UPGRADES IN PROGRESS

- Exterior painting
- Landscaping



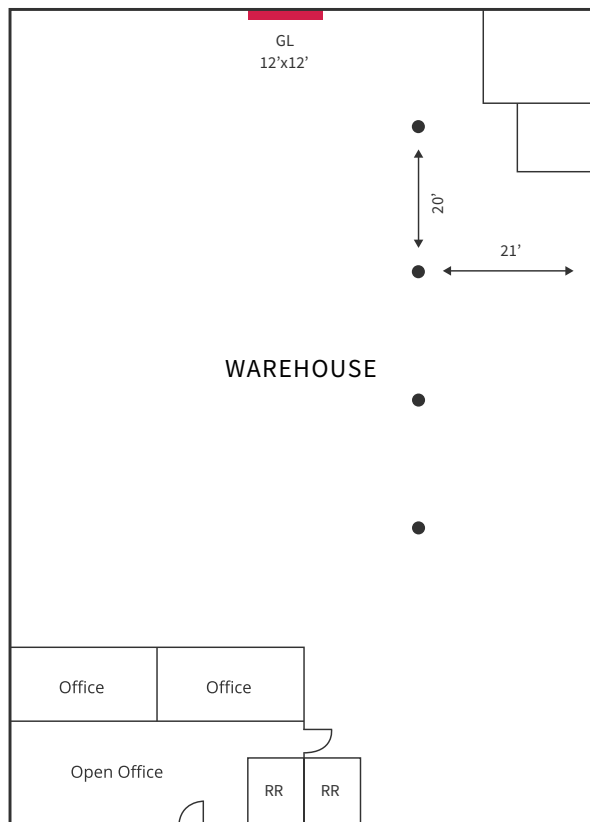
CURRENT AVAILABILITY



FLOOR PLANS

8460 BELVEDERE AVENUE SUITE 3

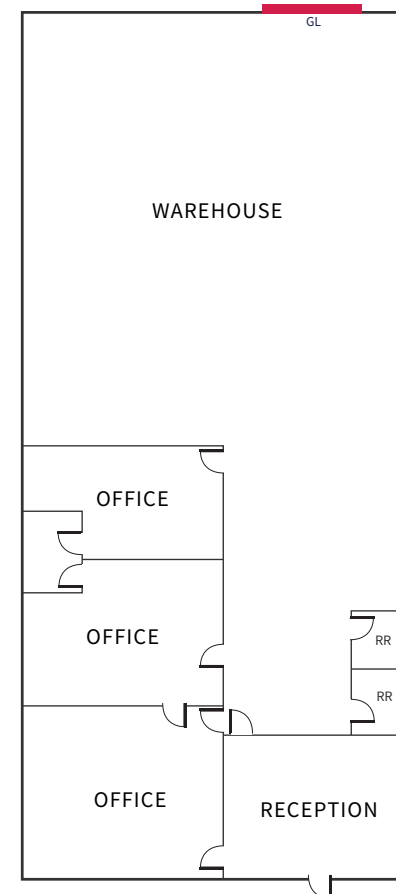
±8,860 SF Total | ±800 SF Office | ±8,060 SF Warehouse



Belvedere Ave

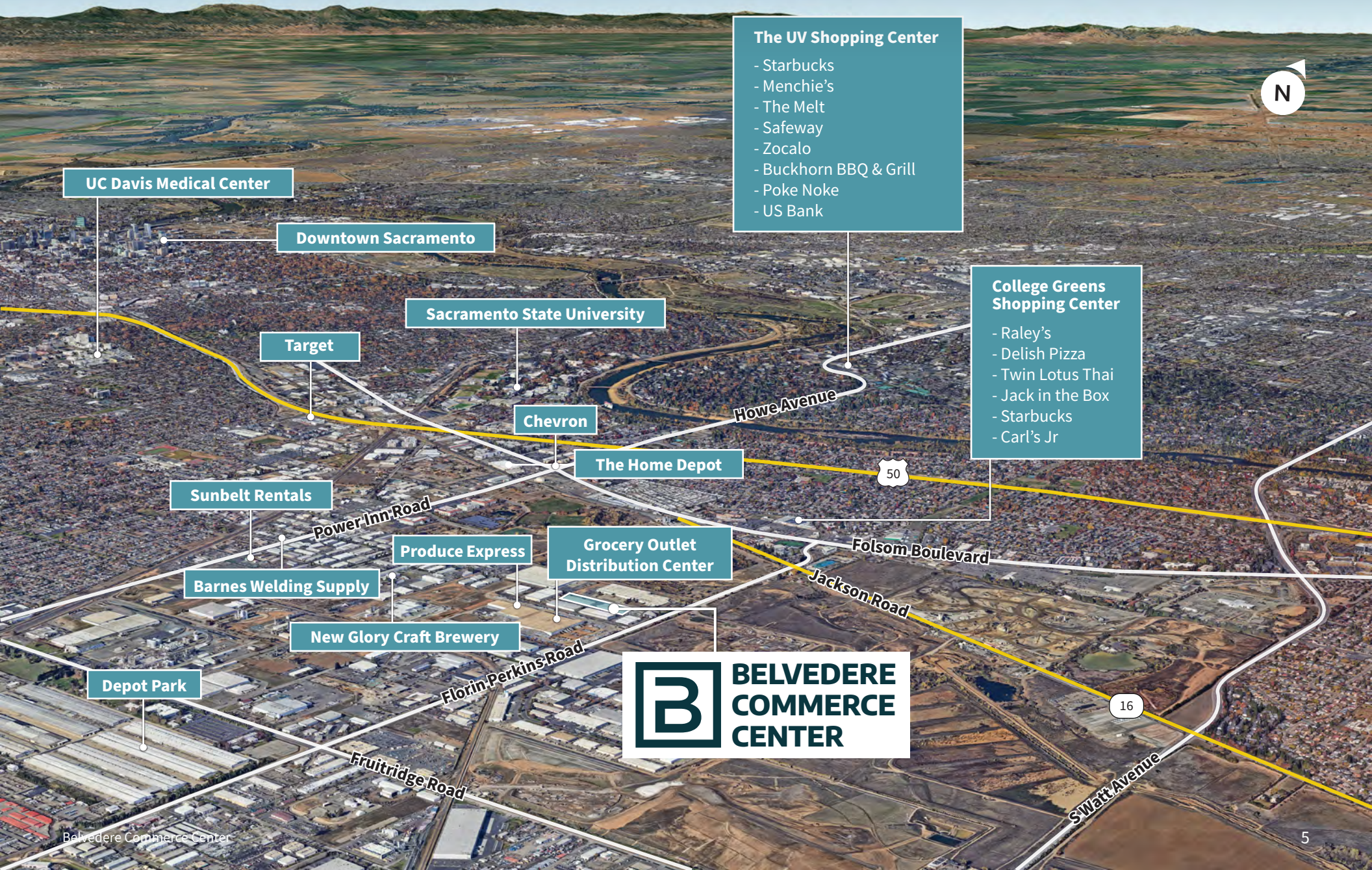
8460 BELVEDERE AVENUE SUITE 6

±6,360 SF | ±2,092 SF Office | ±4,268 SF Warehouse



Belvedere Ave

NEARBY AMENITIES



UC Davis Medical Center

Downtown Sacramento

Sacramento State University

Target

Chevron

The Home Depot

Sunbelt Rentals

Power Inn Road

Produce Express

Barnes Welding Supply

Grocery Outlet Distribution Center

New Glory Craft Brewery

Depot Park

Florin Perkins Road

Fruitridge Road

The UV Shopping Center

- Starbucks
- Menchie's
- The Melt
- Safeway
- Zocalo
- Buckhorn BBQ & Grill
- Poke Noke
- US Bank

College Greens Shopping Center

- Raley's
- Delish Pizza
- Twin Lotus Thai
- Jack in the Box
- Starbucks
- Carl's Jr

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BELVEDERE COMMERCE CENTER



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