

# For lease

Riverside Commerce Center IV  
1030 Riverside Pkwy  
West Sacramento, CA 95605

Riverside Commerce Center  
owned by:



## **LEASING PROMOTION FOR SUITES 105-125 \*:**

*Procuring broker receives 5% commission and \$50 touring bonus for each tenant toured through the space!*

*\*Suites 105-125 only. Valid through 12/31/2025*

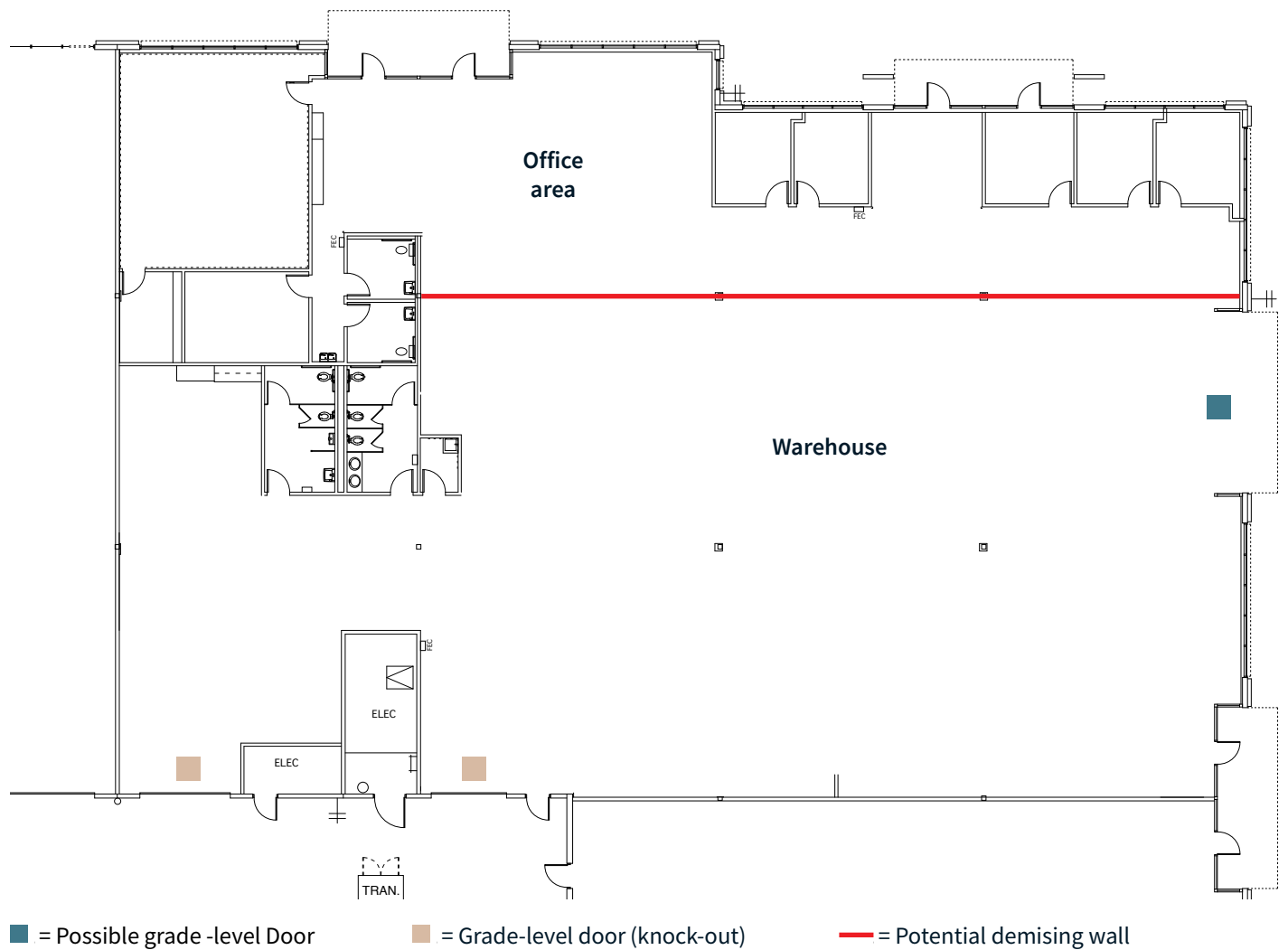
**Available: Suite 105-125 | ±14,274 SF**

**Suite 140 | ±4,076 SF with ±1,503 SF office (available 1/1/2026)**

- Building Size: ±40,525 SF; ±380' x 130'
- Minimum Bay Size: ±1,478 SF
- Office Space: Existing
- Zoning: BP (City of West Sacramento)
- Concrete tilt-up
- 6' Reinforced Concrete Slab
- Roof: metal truss with wood overlay, 4-ply
- Ceiling Clear Height: 24'
- Column Spacing: 40' x 33'
- Loading: Rear Loading
- Grade-level doors: 12' x 14'
- Power: 2,000 Amps, 480 Volts, 3 Phase (to be independently verified by tenant/buyer prior to entering into a binding agreement)
- Fire Protection: Wet System (0.64 gpm/2,000 SF)
- Parking: 2.8/1,000
- Fiber ready

# Floor plan details

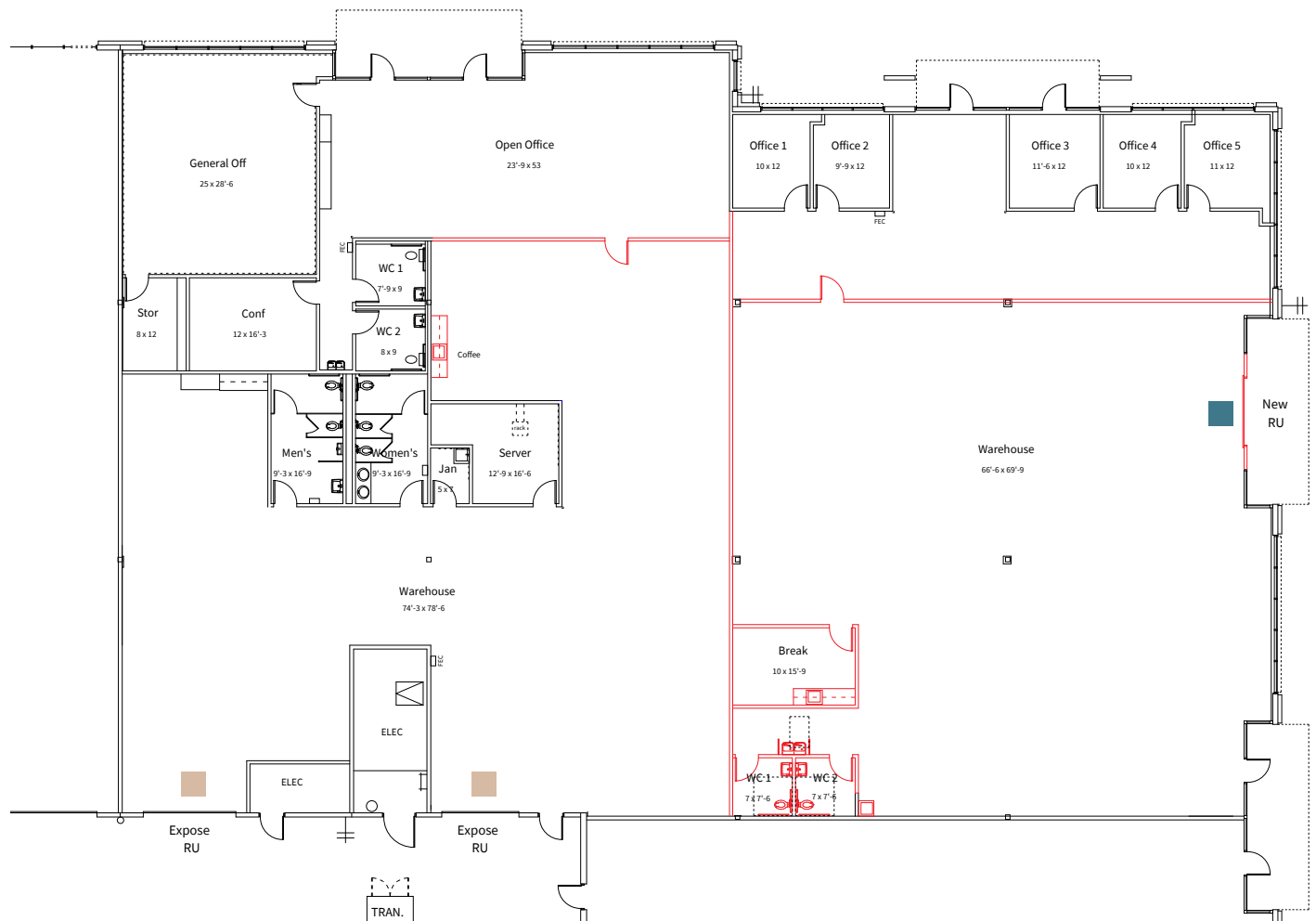
## Single-tenant layout Suites 105-125



FLOOR PLAN NOT TO SCALE.  
ALL DIMENSIONS ARE APPROXIMATE.

# Floor plan details

## Multi-tenant layout Suites 105-125



■ = Possible grade -level Door

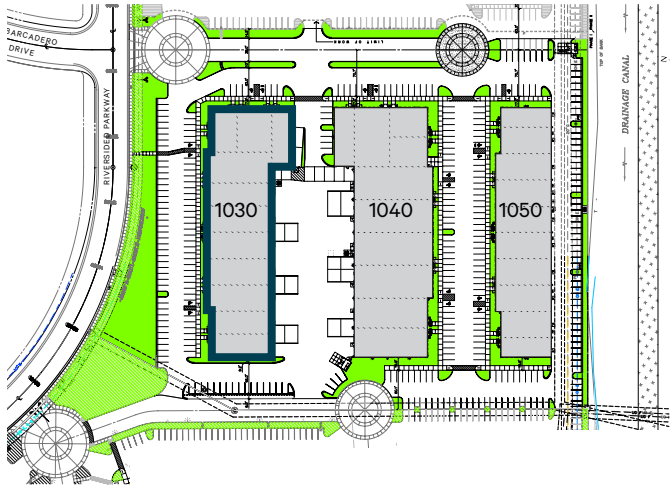
■ = Grade-level door (knock-out)

— = Demising wall & improvements



FLOOR PLAN NOT TO SCALE.  
ALL DIMENSIONS ARE APPROXIMATE.

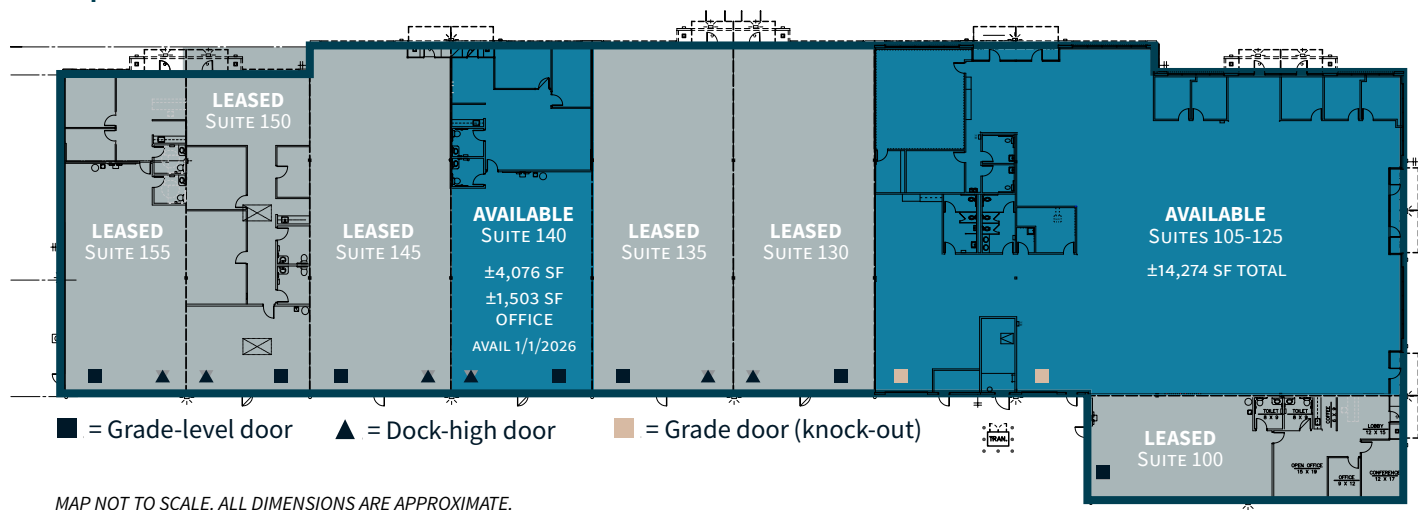
## Site plan



## Location map



## Floor plan



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