

CBRE

SACRAMENTO / CA 95838

For Sale

4701 Beloit Drive

Sacramento, CA

±30,100 SF Improvements on ±3.35 Acres

McClellan Submarket

CONTACT FOR MORE INFORMATION



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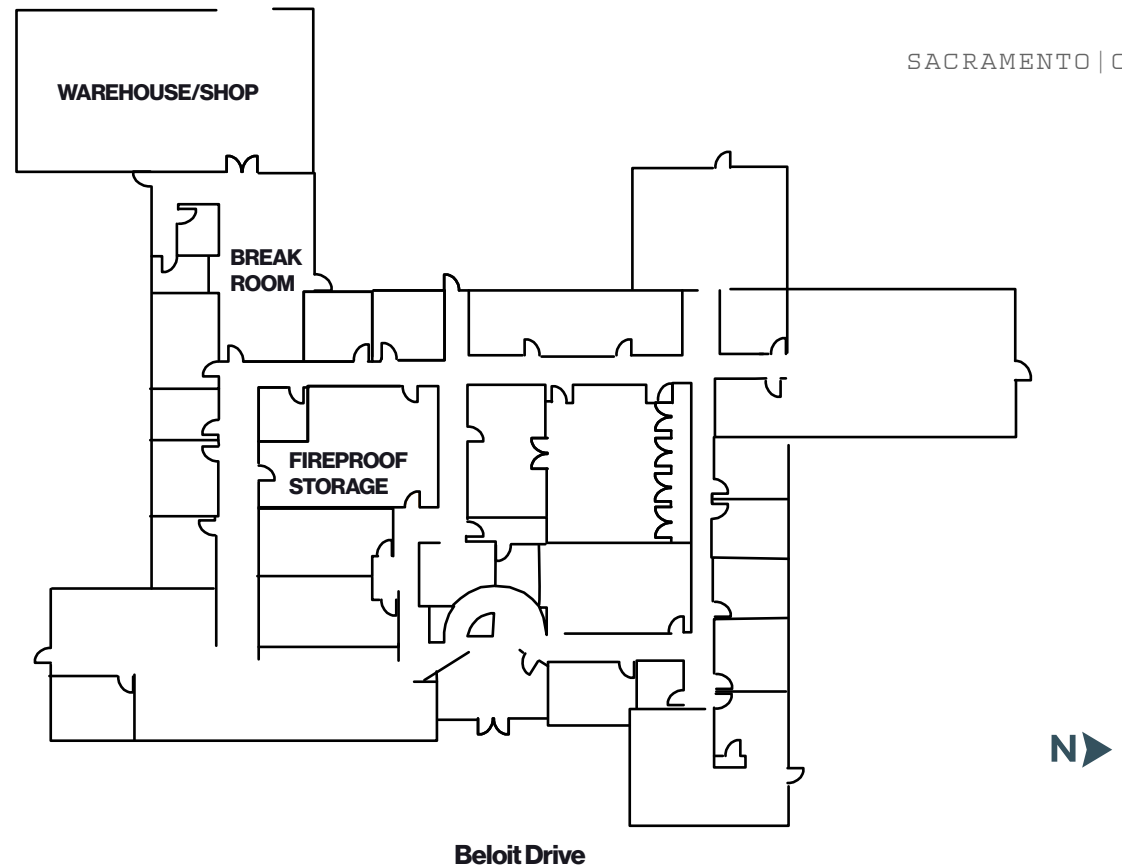
4701

Beloit Drive

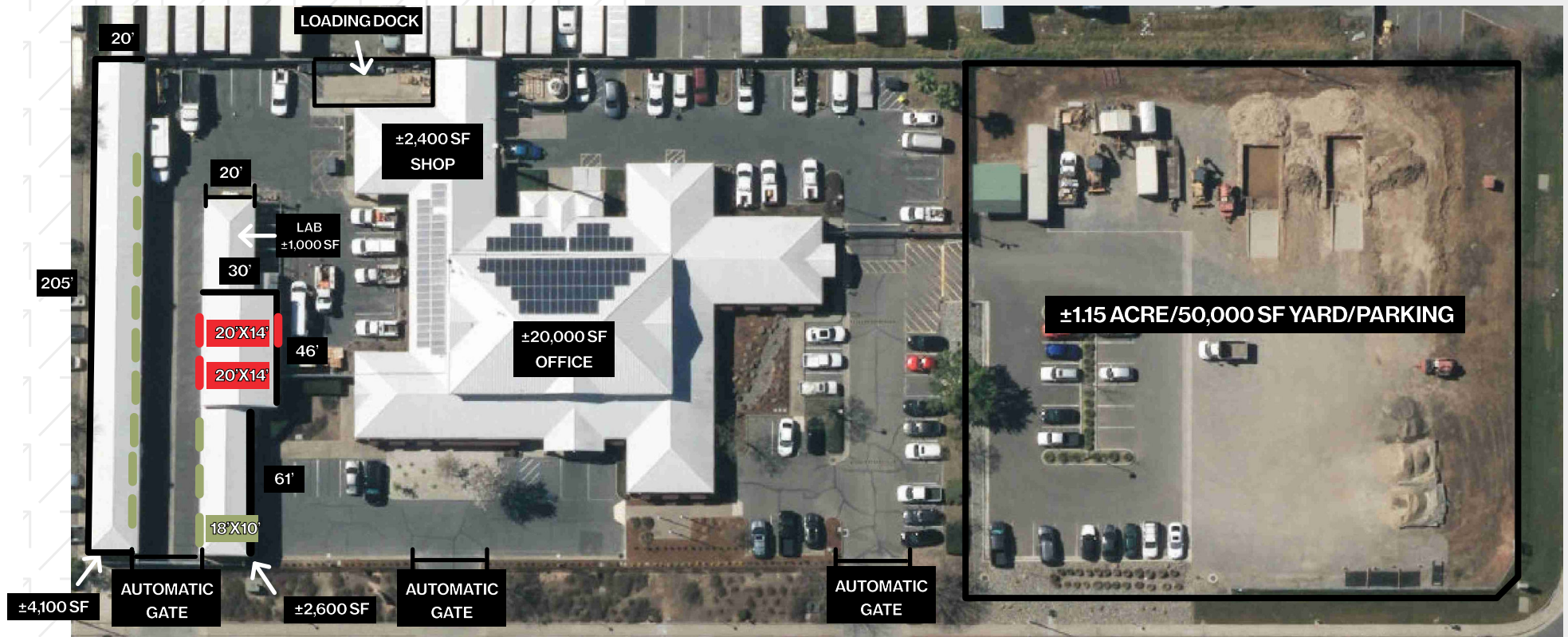
BUILDING 1	±20,000 SF* (95% OFFICE)
BUILDING 2	±3,400 SF* (WAREHOUSE/LAB)
BUILDING 3	±6,700 SF* (WAREHOUSE/GARAGE)
LOT SIZE	±3.35 ACRES
YARD	±1.15 ACRE SECURED YARD
ACCESS	3 AUTOMATIC GATES
LOADING	1 DOCK
	12 10' X 18' GRADE LEVEL DOORS
	3 20' X 14' GRADE LEVEL DOORS
PARKING	123 STALLS
CLEAR HEIGHT	12'-14'
POWER	SMUD SERVICE & SOLAR
SECURITY	FULLY SECURED SITE WITH WROUGHT IRON FENCING & AUTOMATIC GATES FIRE PROOF FILE ROOM
ZONING	M-1 Light Industrial

**Tenant to independently verify prior to entering any binding agreement*

SACRAMENTO | CA



4701 Beloit Drive Site Plan



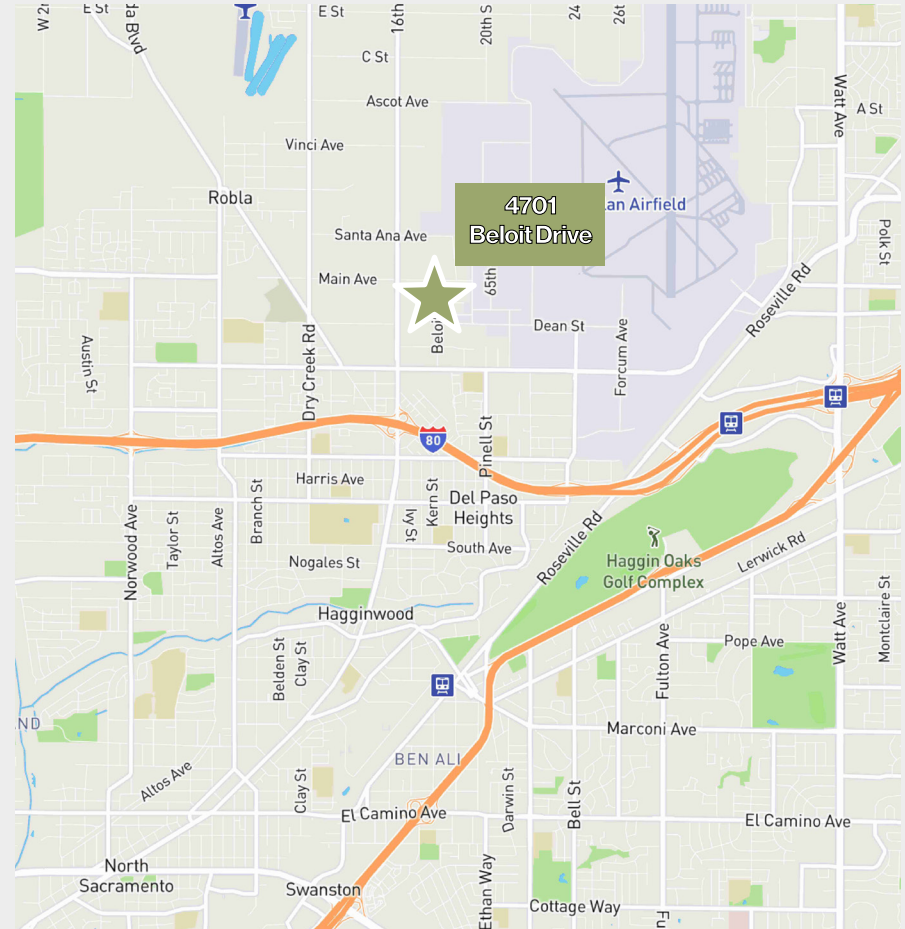
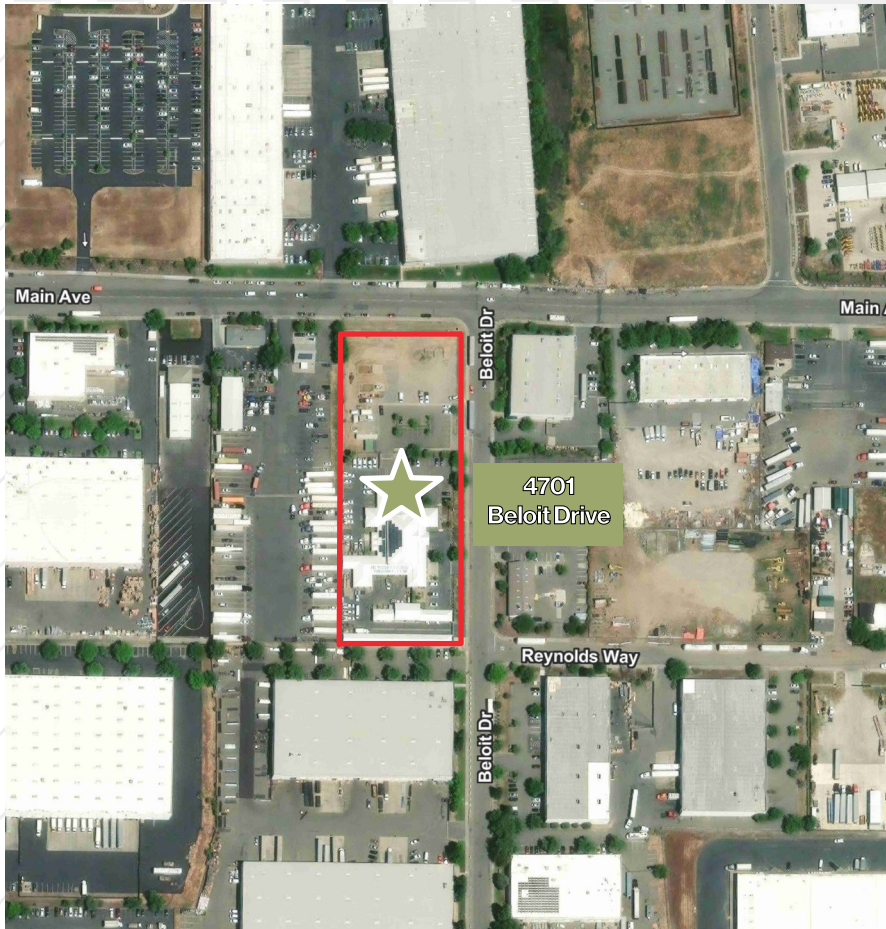
4701 Beloit Drive

Property Images



4701 Beloit Drive

Maps





MCCLELLAN SUBMARKET



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