



±26,442 SF - ±208,157 SF
SPACE FOR LEASE

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INTERACTIVE VIDEO](#)

2080 ENTERPRISE BOULEVARD
WEST SACRAMENTO, CA 95691

RENOVATED WAREHOUSE/MANUFACTURING
BUILDING WITH ±46,174 SF YARD AREA

CBRE

SEAGATE

BUILDING FEATURES

Total Area: ±208,157 Square Feet

Land Area: ±12.55 Acres (includes of ±46,174 SF of yard area)

Clear Height: Suite 1-3 ±158,660 SF – 22'-24'

Clear Height: Suite 4 ±49,497 SF - 26'-28'

Warehouse Offices with Restrooms: Four (4) ±2,030 - 2,600 SF

27 Dock High Doors: 8' x 10'

4 Grade Level Doors: 3 (14' x 16') & 1 (8' x 10')

2000 Amps 277/480V*

20+ subpanels distributed throughout the property

ESFR Sprinkler System

Can accommodate a wide range of Class I-IV materials

Swamp Coolers / Reznor Heaters within Original Building

M2 Zoning

255 Parking Spaces as currently configured 1:4/1000

*buyer/tenant to independently verify prior to entering binding agreement





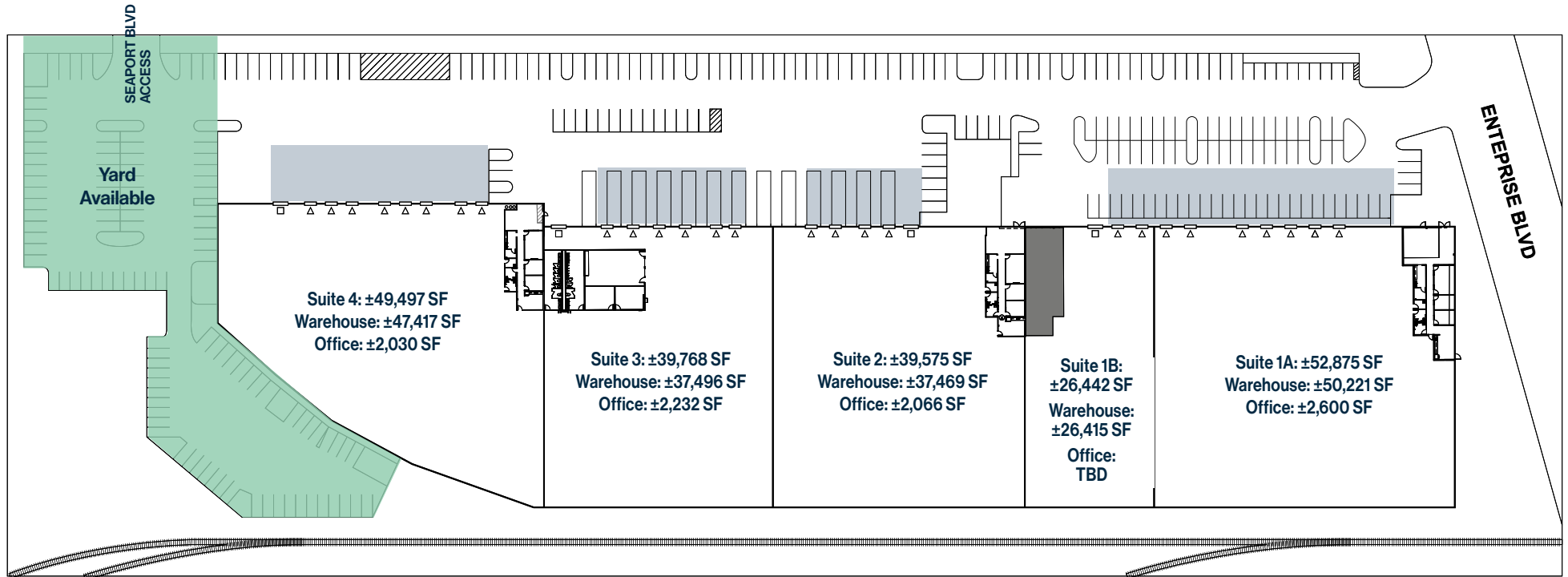
Completed Improvements

- + Replaced dock levelers and bumpers
- + Replaced/repared overhead doors
- + Machine cleaned warehouse floors
- + Upgraded landscaping and furniture added
- + Repaved the Seaport Blvd access easement
- + Resealed and restriped parking areas and asphalt surfaces
- + New exterior lighting
- + New demising walls
- + Insulated warehouse
- + New roof and skylights
- + Newly painted warehouse interior & exterior
- + New LED warehouse lighting in process
- + 9 restored docks
- + New office
- + Up to ±46,174 SF paved, lit, and fenced excess yard with separate entrance

SITE PLAN



±208,157 SF



HIGHLIGHTS



**Building
Square
Footage**

±208,157 SF



**Column
Spacing**

20' X 60'



**Yard
Area**

1.06 acres or ±46,174 SF
of Excess Yard/Land

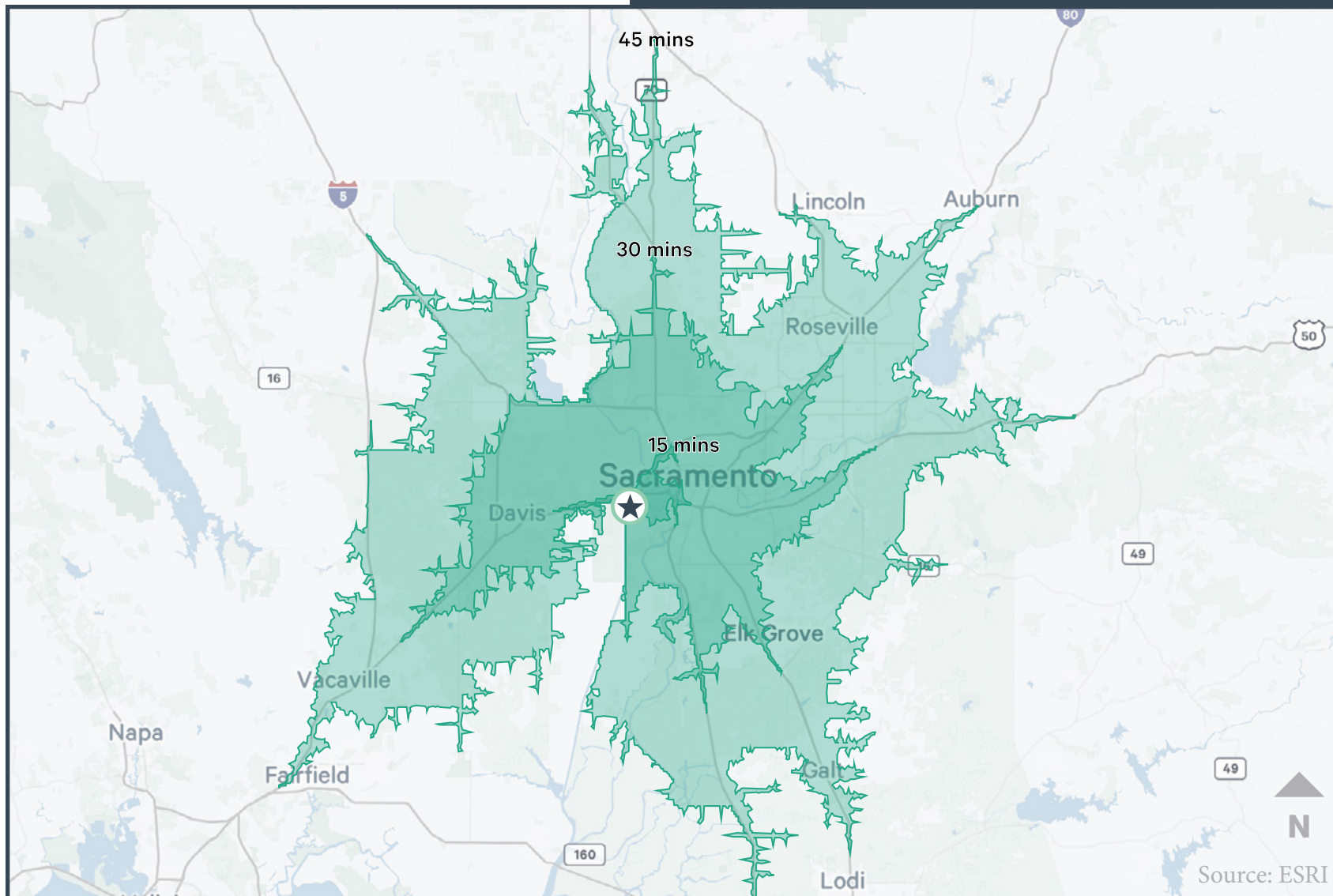


**Multiple
Suites**

4 Suites

DRIVE TIME MAP

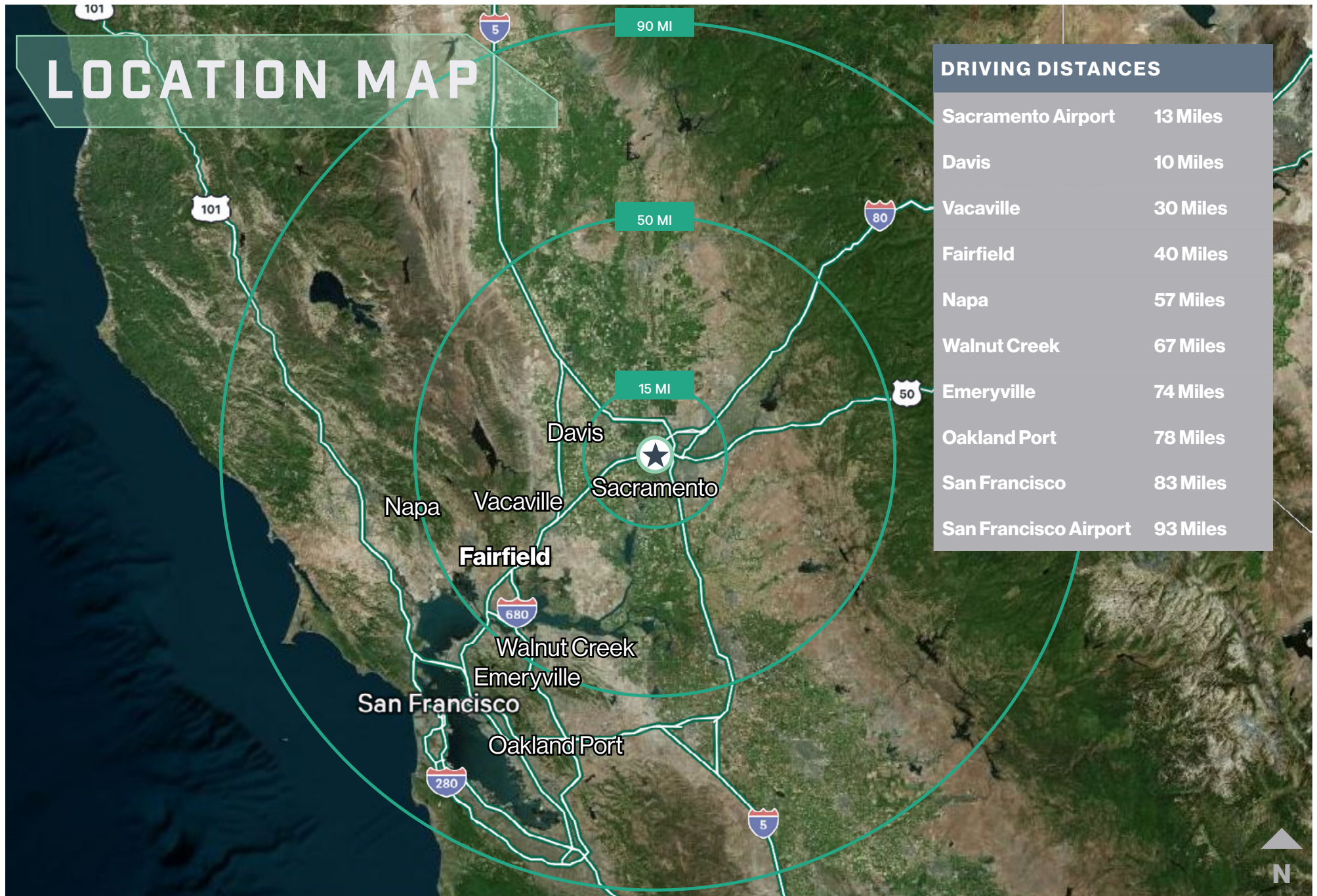
2080 Enterprise Blvd.



LOCATION MAP

DRIVING DISTANCES

| | |
|-----------------------|----------|
| Sacramento Airport | 13 Miles |
| Davis | 10 Miles |
| Vacaville | 30 Miles |
| Fairfield | 40 Miles |
| Napa | 57 Miles |
| Walnut Creek | 67 Miles |
| Emeryville | 74 Miles |
| Oakland Port | 78 Miles |
| San Francisco | 83 Miles |
| San Francisco Airport | 93 Miles |



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