

CBRE



SACRAMENTO / CA

FOR LEASE OR SALE

Two ±10,084 SF Planned Industrial Buildings
with ESFR Sprinklers and Secured Yard

3731 Bombardier Court

*Conceptual rendering

CONTACTS FOR FURTHER INFORMATION



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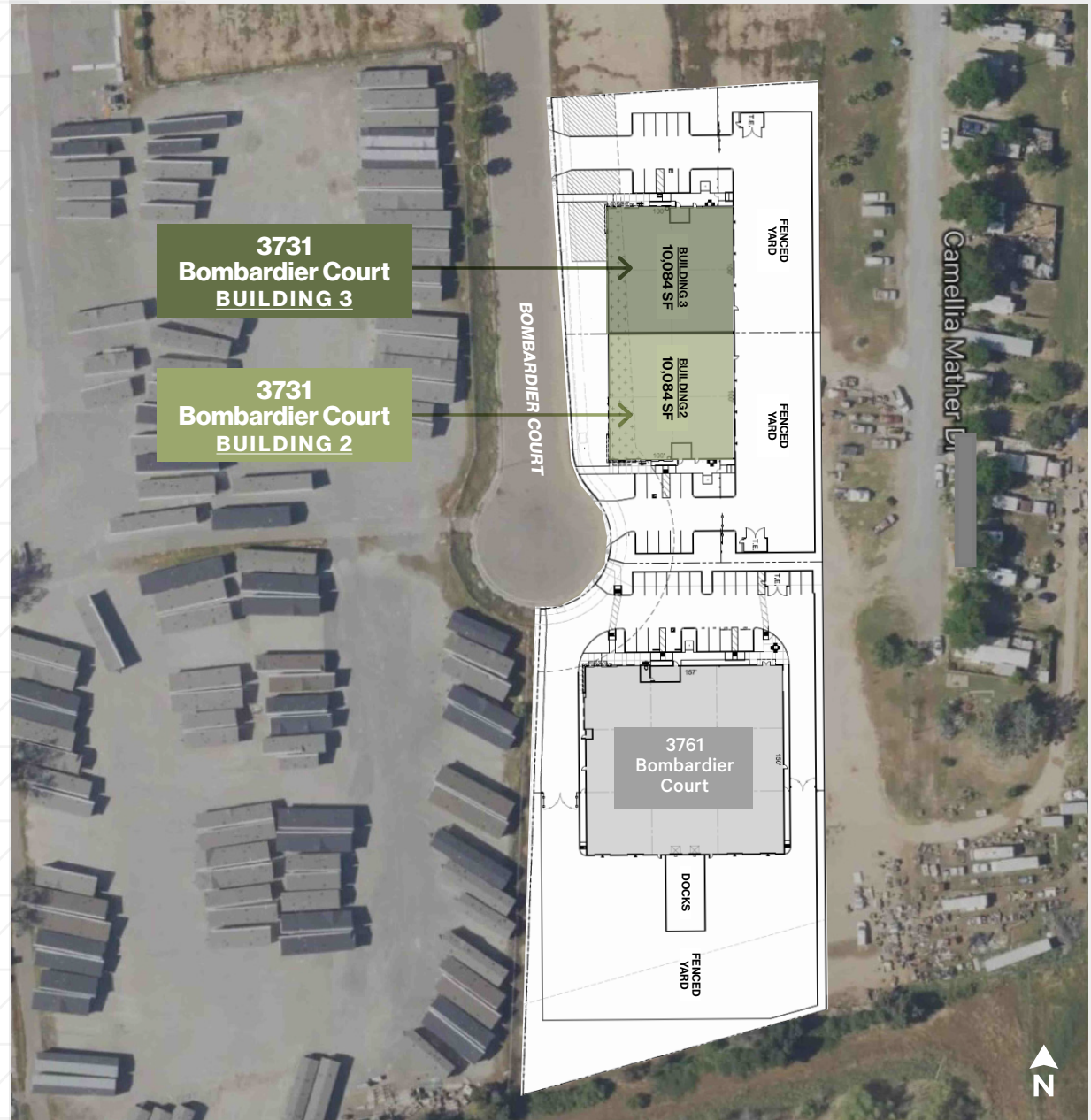
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Site Details

3731 Bombardier Court

BUILDING 2

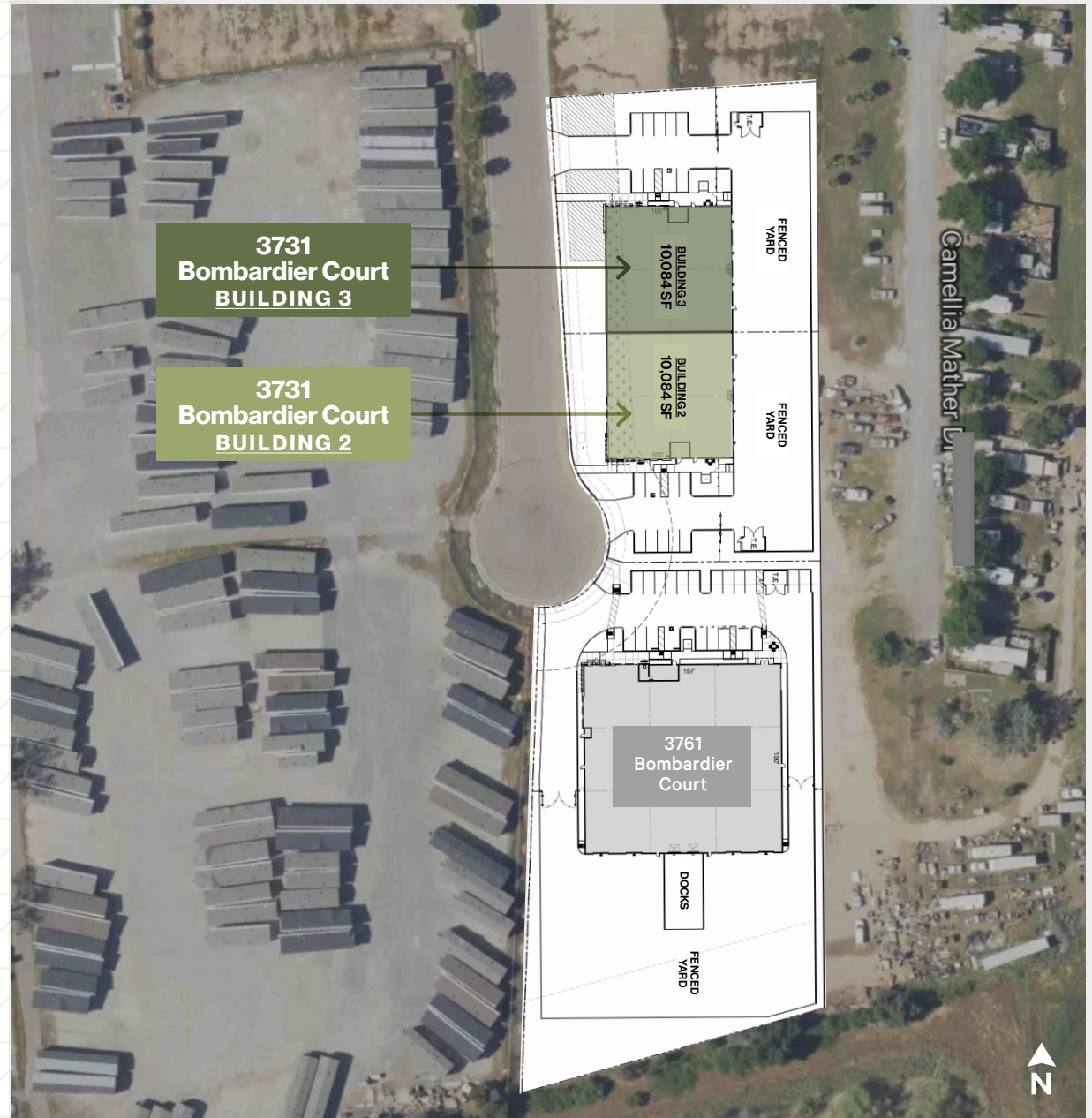
BUILDING AREA:	±10,084 SF*
BUILDING DIMENSIONS:	100' x 100'
COLUMN SPACING:	50' x 50'
BUILDING FAR:	29%
SITE AREA:	±0.79-Acre
OFFICE AREA:	±1,008 SF*
GRADE LEVEL DOORS:	3
CLEAR HEIGHT:	22'
FENCED YARD AREA	Yes
AUTO PARKING:	9 Stalls
ELECTRICAL:	High Voltage
FIRE SUPPRESSION:	ESFR
SLAB:	6" Concrete
ROOF:	Hybrid, 40 mil TPO
SKYLIGHTS:	1%
LIGHTING:	30FC
COUNTY:	Sacramento
ZONING:	M-1 Light Industrial



Site Details

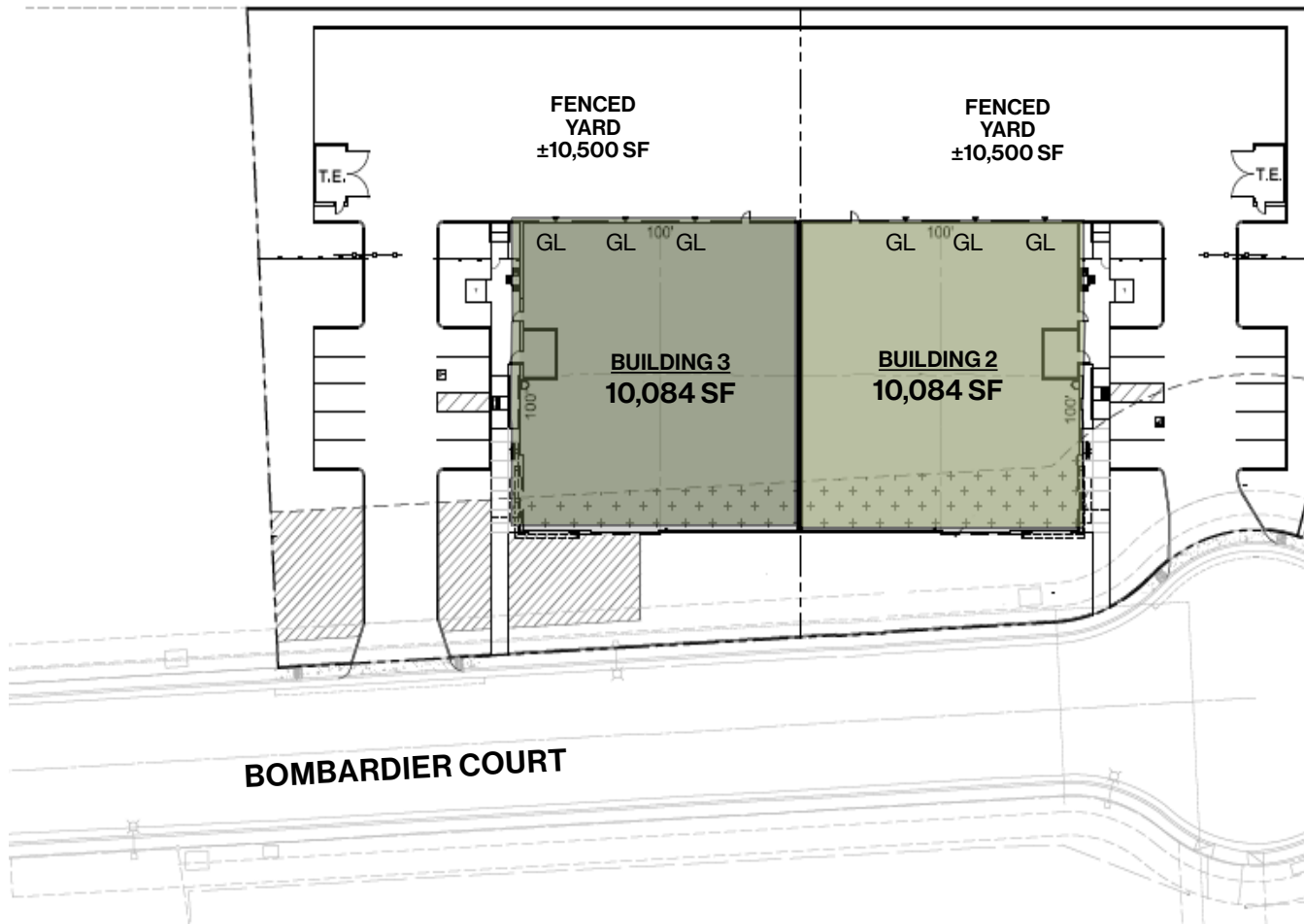
3731 Bombardier Court BUILDING 3

BUILDING AREA:	±10,084 SF*
BUILDING DIMENSIONS:	100' x 100'
COLUMN SPACING:	50' x 50'
BUILDING FAR:	29%
SITE AREA:	±0.92-Acre
OFFICE AREA:	±1,008 SF*
GRADE LEVEL DOORS:	(3) 12'x14'
CLEAR HEIGHT:	22'
FENCED YARD AREA	±21,000 SF (±10,500 SF each)
AUTO PARKING:	9 Stalls
ELECTRICAL:	800 amps, 277/480v
FIRE SUPPRESSION:	ESFR
SLAB:	6" Concrete
ROOF:	Hybrid, 40 mil TPO
SKYLIGHTS:	1%
LIGHTING:	30FC
COUNTY:	Sacramento
ZONING:	M-1 Light Industrial



Site Plan

3731 Bombardier Court

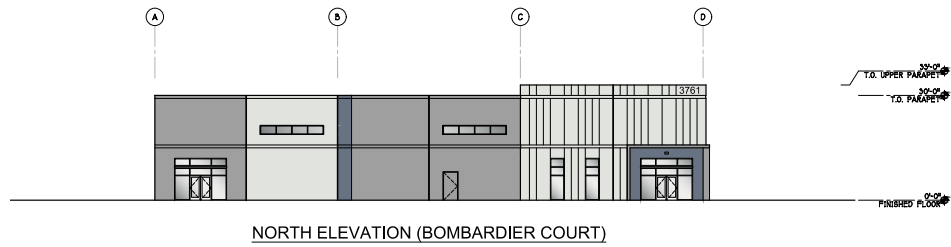


GL = Grade Level Doors

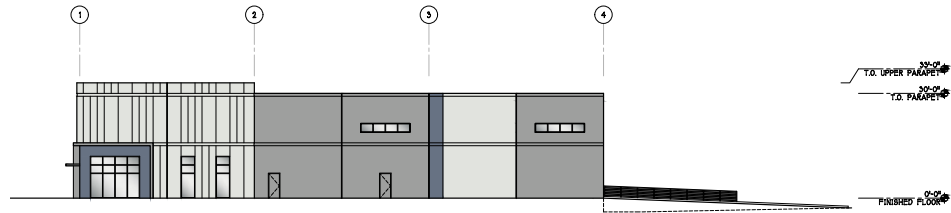
*Measurements are approximate.

Rendering / Elevations

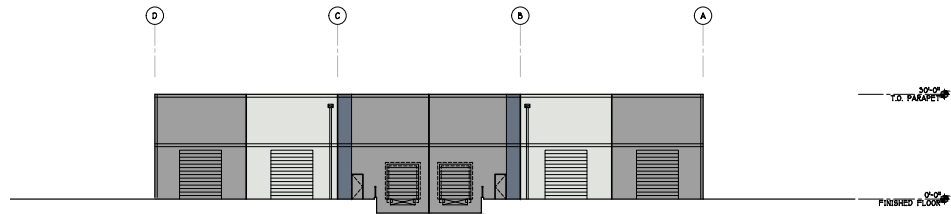
3731 Bombardier Court



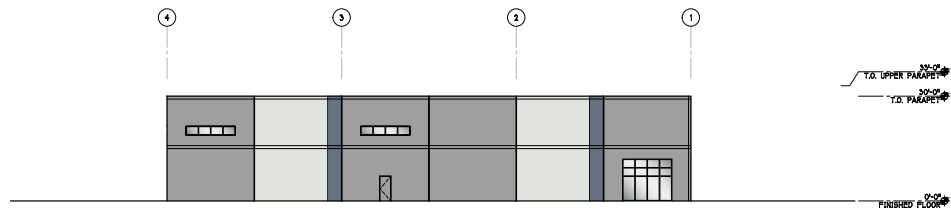
NORTH ELEVATION (BOMBARDIER COURT)



WEST ELEVATION



SOUTH ELEVATION (DOCKS)



EAST ELEVATION

Amenities | Corporate Users

#1 - RETAIL AMENITIES

- Don Javi's Tacos
- Pita Q
- Subway
- New York Pizza
- Neptune Seafood
- Sacramento Appliances and Power Tools
- Lavash Land and Bakery
- Pho Momma
- Folsom Tire & Wheels
- Ozmotive Auto Repair
- Jack in the Box
- K1 Speed Sacramento
- Chevron

#4 - RETAIL AMENITIES

- Burger Station
- Taqueira Los Compadres III
- VCA Mather Animal Hospital
- Metro by T-Mobile
- The Sandwich Spot
- Kiki Chicken Place
- Postal Annex

#2 - RETAIL AMENITIES

- RC Country Hobbies
- West Marine
- Wells Fargo
- 24 Hour Fitness
- Geisthaus Brewing Co
- Travel Lodge by Wyndham
- Huckleberry's
- El Pollo Loco
- Oz Korean BBQ
- Aldaberto's Mexican Food
- 7-Eleven

#3 - RETAIL AMENITIES

- Subway
- Burger King
- Starbucks
- Mountain Mike's Pizza
- Dollar Tree
- Food 4 Less
- Shell
- KFC
- IHOP

★ 3731 Bombardier Ct

Clayton Homes

Granite Construction

Office of Inspector General

Mather Air Center

Mather Sports Center

Cal OES

Mather

Macready Ave

Femoyer St

Old Placerville Rd

Routier Rd

Folsom Blvd
Horn Rd

U.S. 50

#1

#2

#3

#4



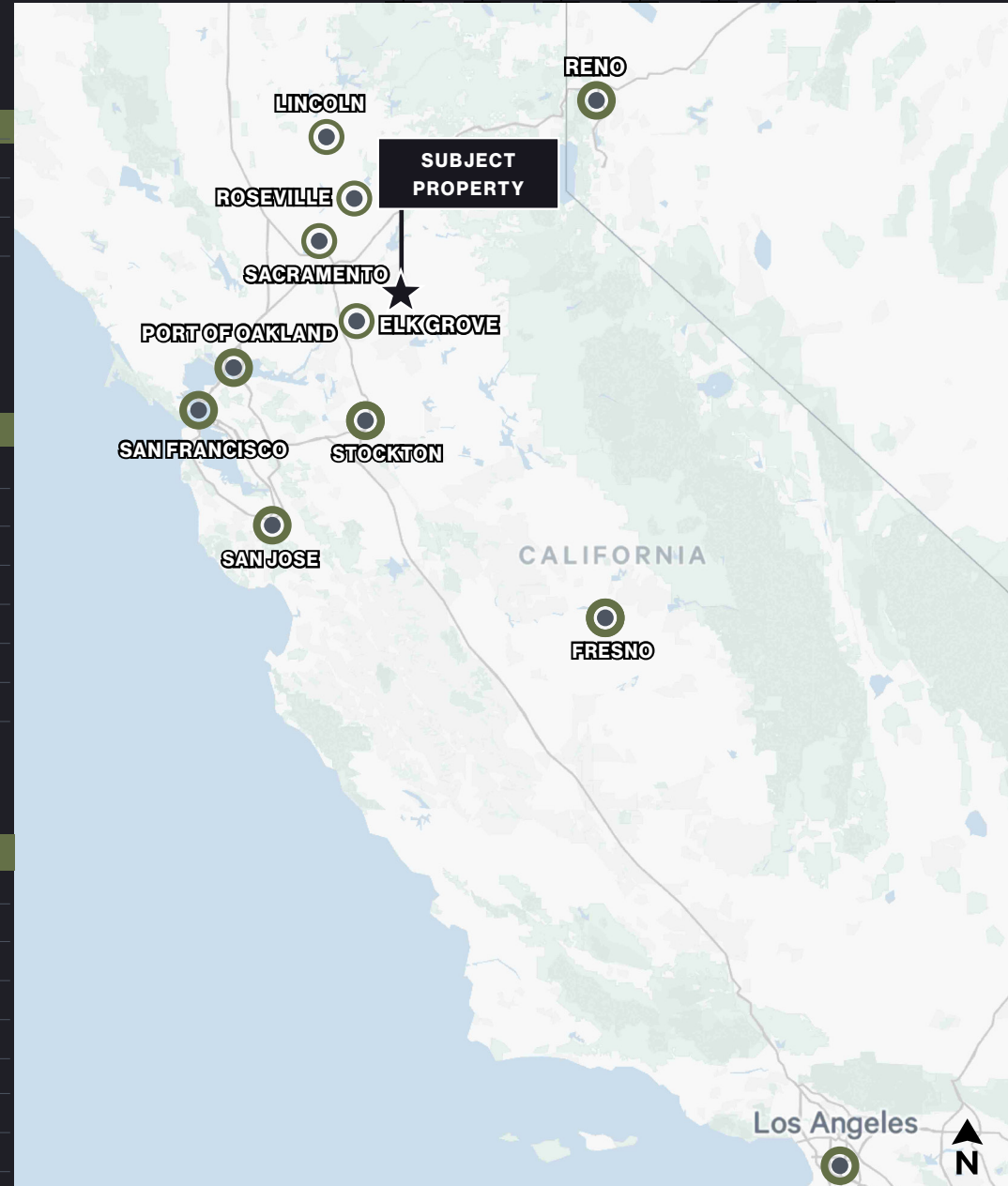
Major Distribution

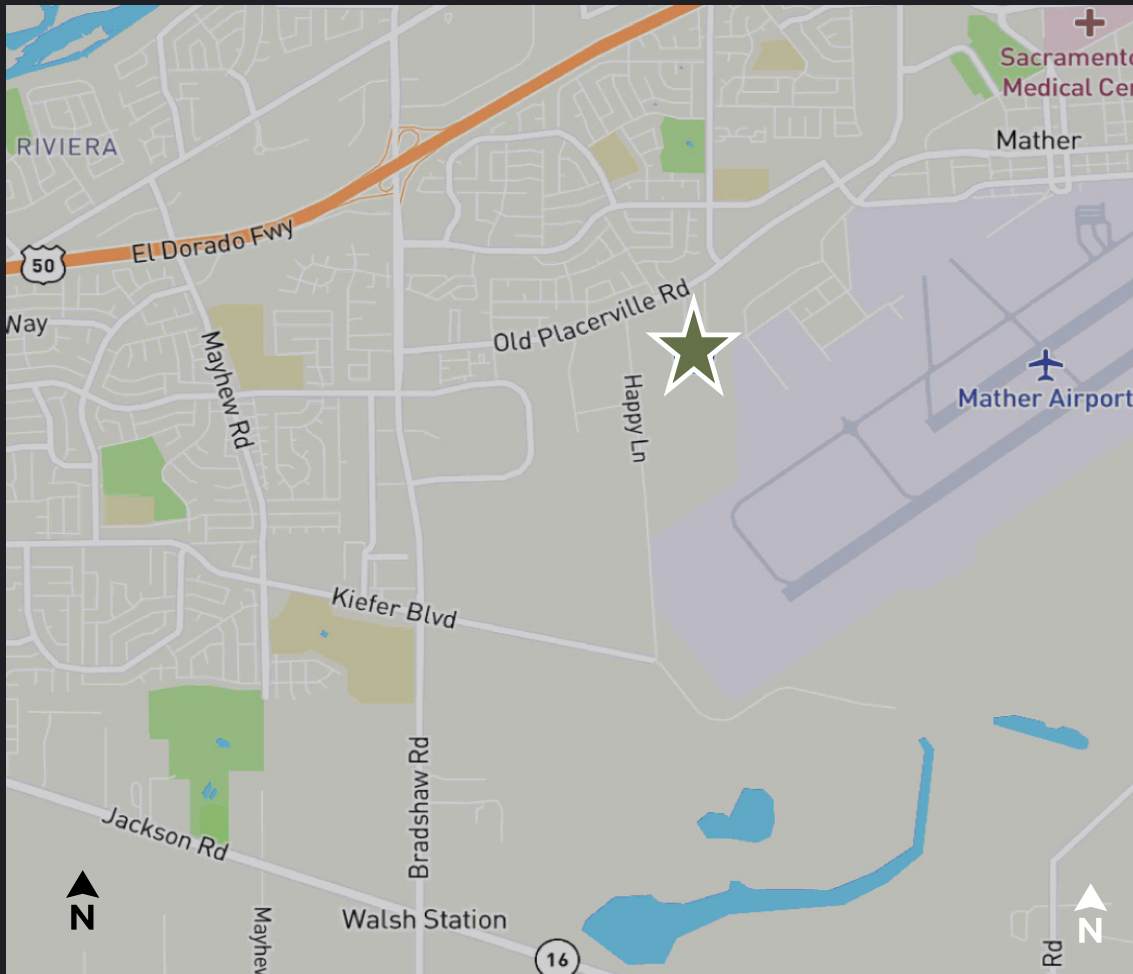
Drive Times

THIRD PARTY DISTRIBUTION	±DRIVE TIME
UPS HUB	3-MINS
FED EX GROUND HUB	16-MINS
FED EX OVERNIGHT HUB	22-MINS

LOCAL DISTRIBUTION	±DRIVE TIME
RANCHO CORDOVA	6-MINS
DOWNTOWN SACRAMENTO	16-MINS
WEST SACRAMENTO	16-MINS
ELK GROVE	20-MINS
SMF	25-MINS
ROSEVILLE	26-MINS
LINCOLN	35 MINS

REGIONAL DISTRIBUTION	±DRIVE TIME
STOCKTON	50-MINS
PORT OF OAKLAND	1 HR. 25-MINS
SAN FRANCISCO	1 HR. 30-MINS
SFO	1 HR. 40-MINS
SAN JOSE	2 HR. 0-MINS
RENO	2 HR. 20-MINS
FRESNO	2 HR. 40-MINS
LOS ANGELES	5 HR. 0-MINS





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