

FOR LEASE

# ±415,648 SF STATE-OF-THE-ART INDUSTRIAL BUILDING

3100 Ramco Street | West Sacramento, CA 95691

DIVISIBLE FROM ±37,128 SF TO ±123,760 SF



## PLEASE CONTACT:

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**CAPITOL WEST**  
COMMERCE CENTER

**CBRE**

**@ industrial**

# BUILDING SPECIFICATIONS

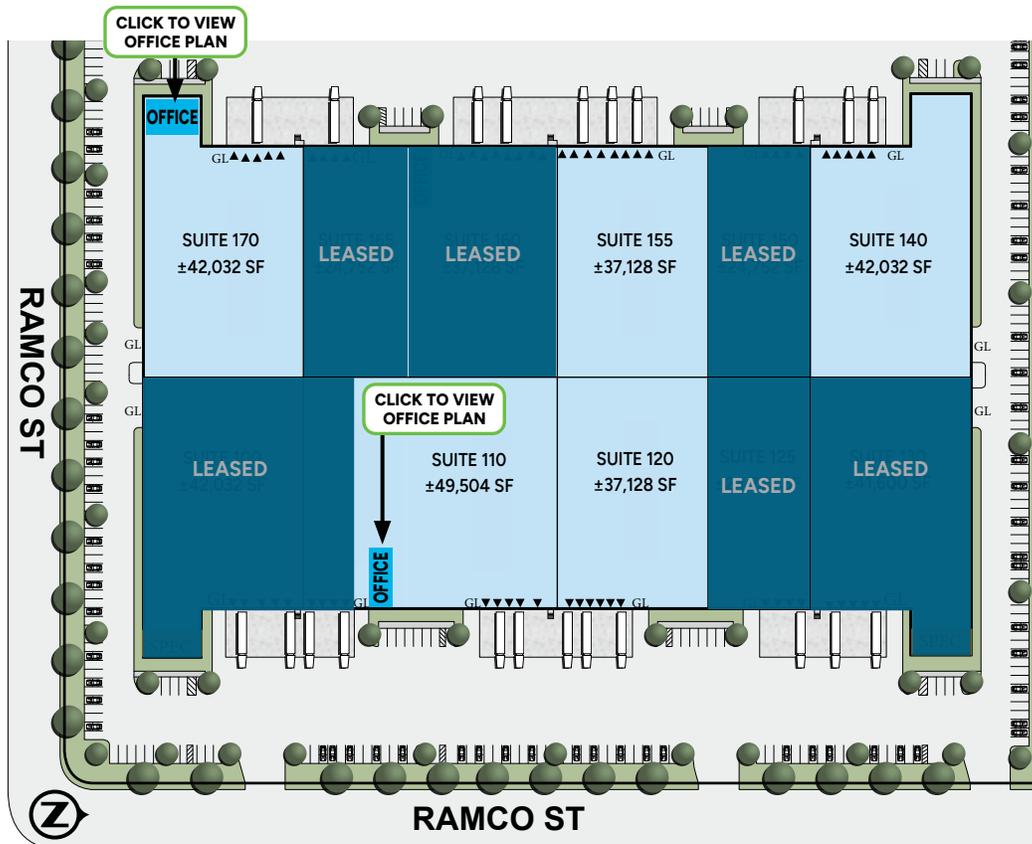
- Building: ±415,648 SF
- Divisible to a Minimum of ±37,128 SF and Maximum of ±123,760 SF
- Existing Spec Office: Sizes vary
- Roof: 4-ply built-up membrane
- Roof Insulation: R-19 batt below roof deck in warehouse area.
- Tilt-Up Concrete Walls
- Dock Doors: 62 - ±9'x10'
- Grade Level Doors: 16 - ±12'x14'
- Clear Height: ±36'
- Power: ±6,000 Amps 277/480v 3 Phase\*
- Passenger Vehicle Parking Stalls: ±623
- Trailer Parking Stalls: ±29
- ESRF Sprinkler System
- LED High Bay Lighting
- Column Spacing:  
Speed Bay: ±60'x52'  
Building: ±44'-6"x52'

\*Tenant to independently verify prior to entering binding agreement.





## NORTHEAST SITE PLAN VIEW

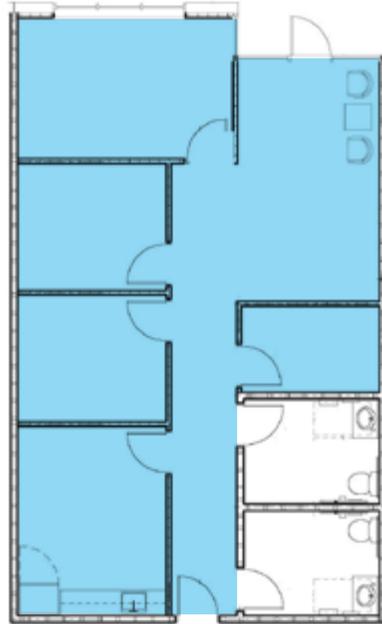


GL = Grade Level Door  
 ▲ = Dock High Door

# SPECULATIVE OFFICE FLOOR PLANS

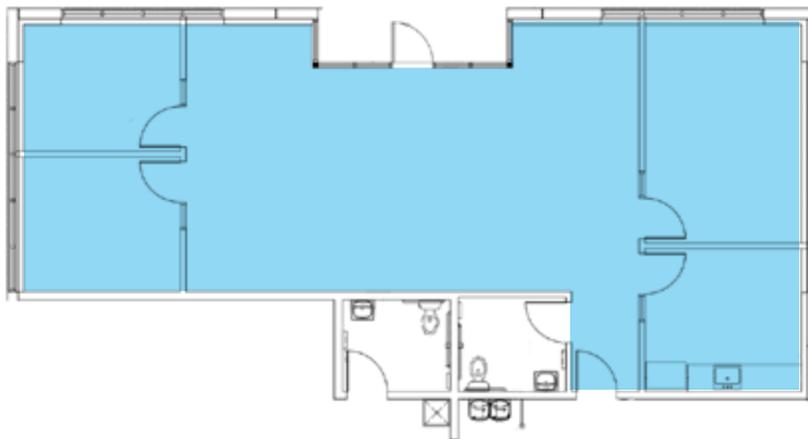
SUITE 110

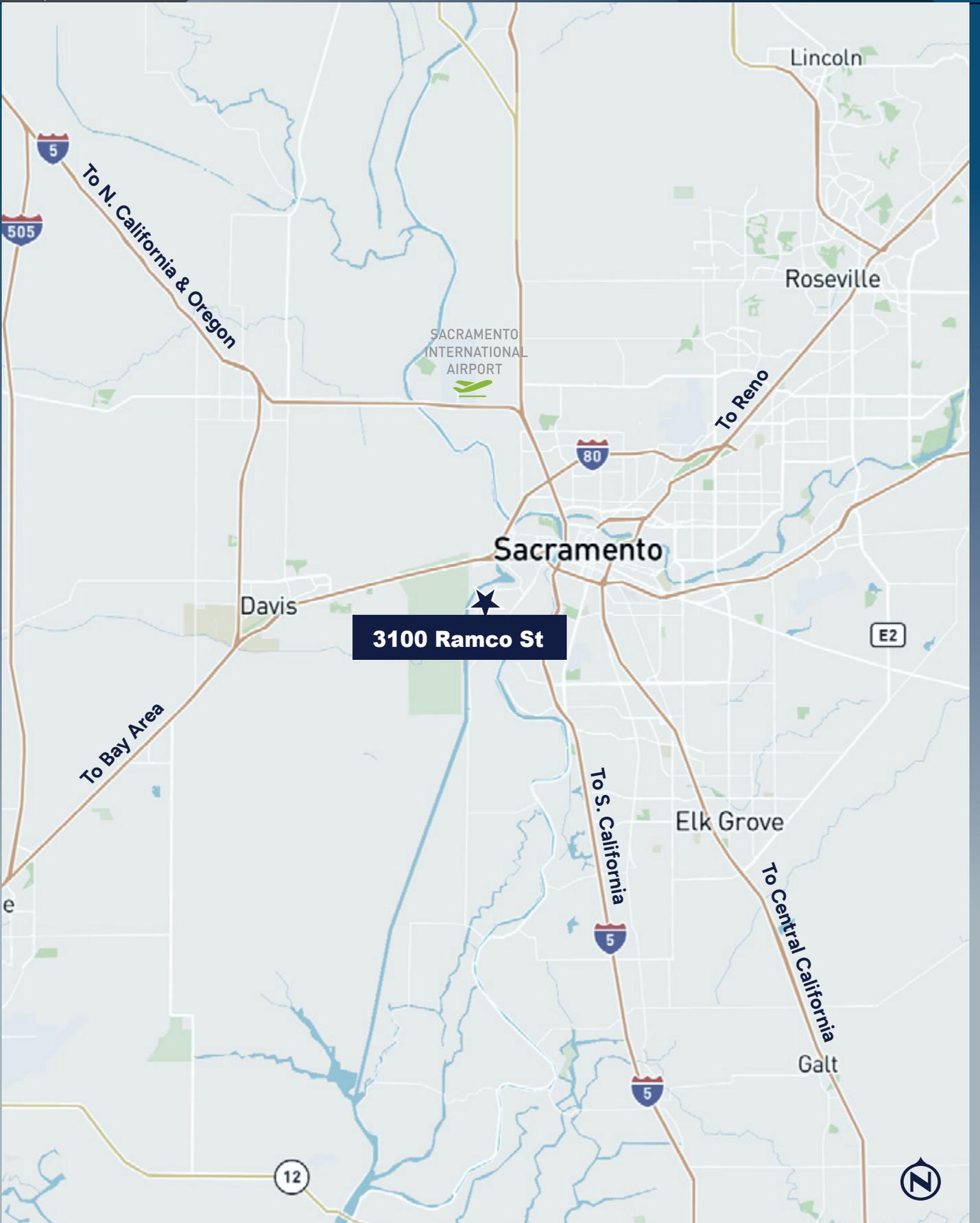
±1,311 SF



SUITE 170

±1,725 SF





# SITE LOCATION & BUSINESS SYNERGIES



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