



Colliers

# Elkhorn Industrial Park

4525 and 4535 W. Elkhorn Boulevard, Sacramento, CA

For Lease or Sale | ±190,525 SF and ±94,325 SF Available

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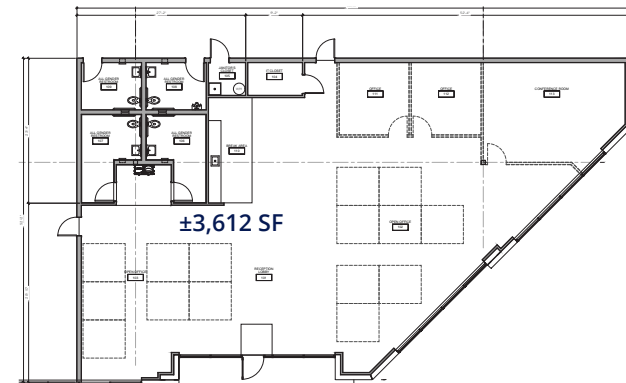




# 4525 W. Elkhorn Blvd

<b>Building Footprint</b>	±190,525 SF (Divisible to 55,617 SF)
<b>Spec Office</b>	±3,612 SF
<b>Clear Height</b>	36'
<b>Dock High Doors</b>	30
<b>Grade Level Doors</b>	3 (14' x 14')
<b>Floor Slab</b>	7"
<b>Employee Parking</b>	200 spaces
<b>Column Spacing</b>	56' wide x 50' deep (60' deep at speed bay)
<b>Sprinklers</b>	ESFR
<b>Electrical Service</b>	2,000 amp 277/240 volt, 3 phase; expandable

## Site Plan





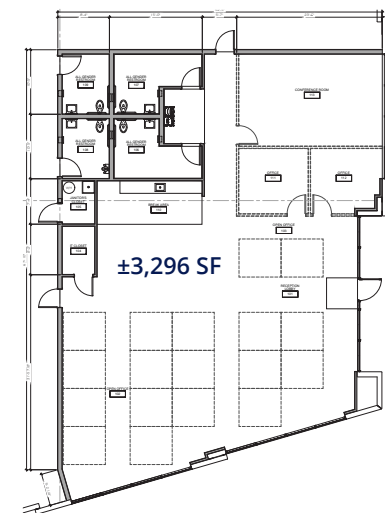




# 4535 W. Elkhorn Blvd

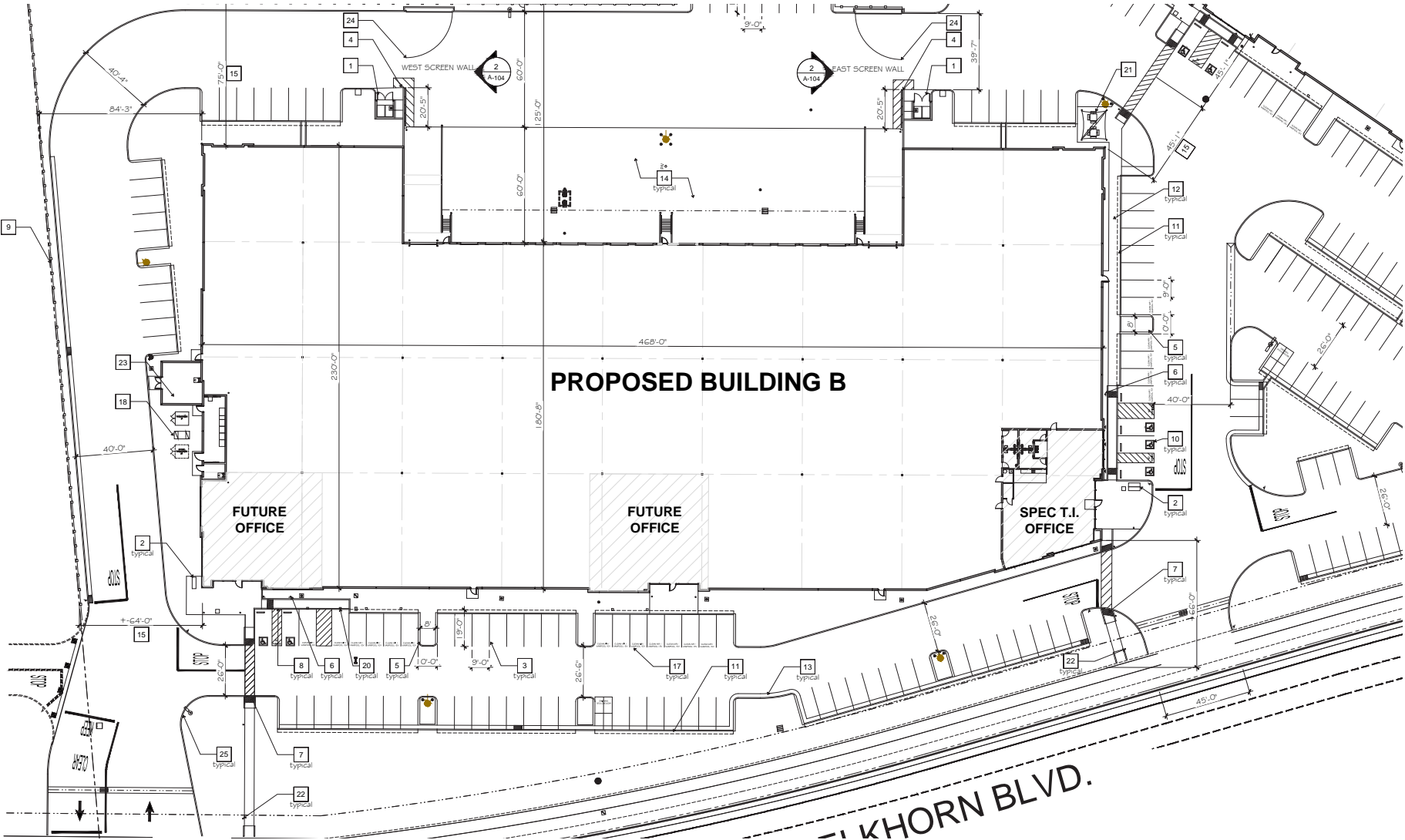
<b>Building Footprint</b>	±94,325 SF (Divisible to 32,703 SF)
<b>Spec Office</b>	±3,296 SF
<b>Clear Height</b>	32'
<b>Dock High Doors</b>	15
<b>Grade Level Doors</b>	2 (14' x 14')
<b>Floor Slab</b>	6"
<b>Employee Parking</b>	128 spaces
<b>Column Spacing</b>	52' wide x 50' deep (60' deep at speed bay)
<b>Sprinklers</b>	ESFR
<b>Electrical Service</b>	2,000 amp 277/240 volt, 3 phase; expandable

## Site Plan



# 4535 W. Elkhorn Blvd

## Building Plan





# Location Overview



Downtown Sacramento

Riverpoint Marketplace

Northlake Communities

**Elkhorn Industrial Park**

Sacramento International Airport

W ELKHORN BLVD

ELKHORN BLVD

SKYKING RD

LONE TREE RD

METRO AIR PKWY

POWER LINE RD

ALBAUGH DR

W ELVERTA RD

Amazon

SC Johnson

Infinity Global Logistics

Walmart

Amazon

Target

Matheson

UPS

General Produce

Alom

Orca Bio

Amazon

Amazon

Amazon



# Regional Map

CITY	DISTANCE (MILES)
San Francisco, CA	93
Reno, NV	137
Los Angeles, CA	394
San Diego, CA	512
Boise, ID	558
Portland, OR	574
Las Vegas, NV	575
Salt Lake City, UT	655
Seattle, WA	747
Phoenix, AZ	765
Denver, CO	1177
PORT	
Port of West Sacramento	93
Port of Oakland	137
Port of San Francisco	394





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