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±20,000 SF Industrial Building Within City Limits

For Sale | 8460 Elder Creek Road, Sacramento | CA

The offering is a ±20,000 SF concrete-tilt industrial building built in 2007 with fenced yard, dock high and grade level loading. This is an excellent opportunity for an owner-user looking for a high quality industrial building with retail type exposure and heavy industrial zoning. It is located off the intersection of Elder Creek Road and Florin Perkins Road. The Power Inn Industrial Submarket consists of approximately 28 million square feet of industrial space, accounting for ±16% of the region's industrial inventory.

For Sale:

\$2,980,000

TOMMY PONDER, SIOR

Vice President

+1 916 563 3005

tommy.ponder@colliers.com

Lic. No. 01431506

SPENCER BONES

Associate

+1 916 830 2628

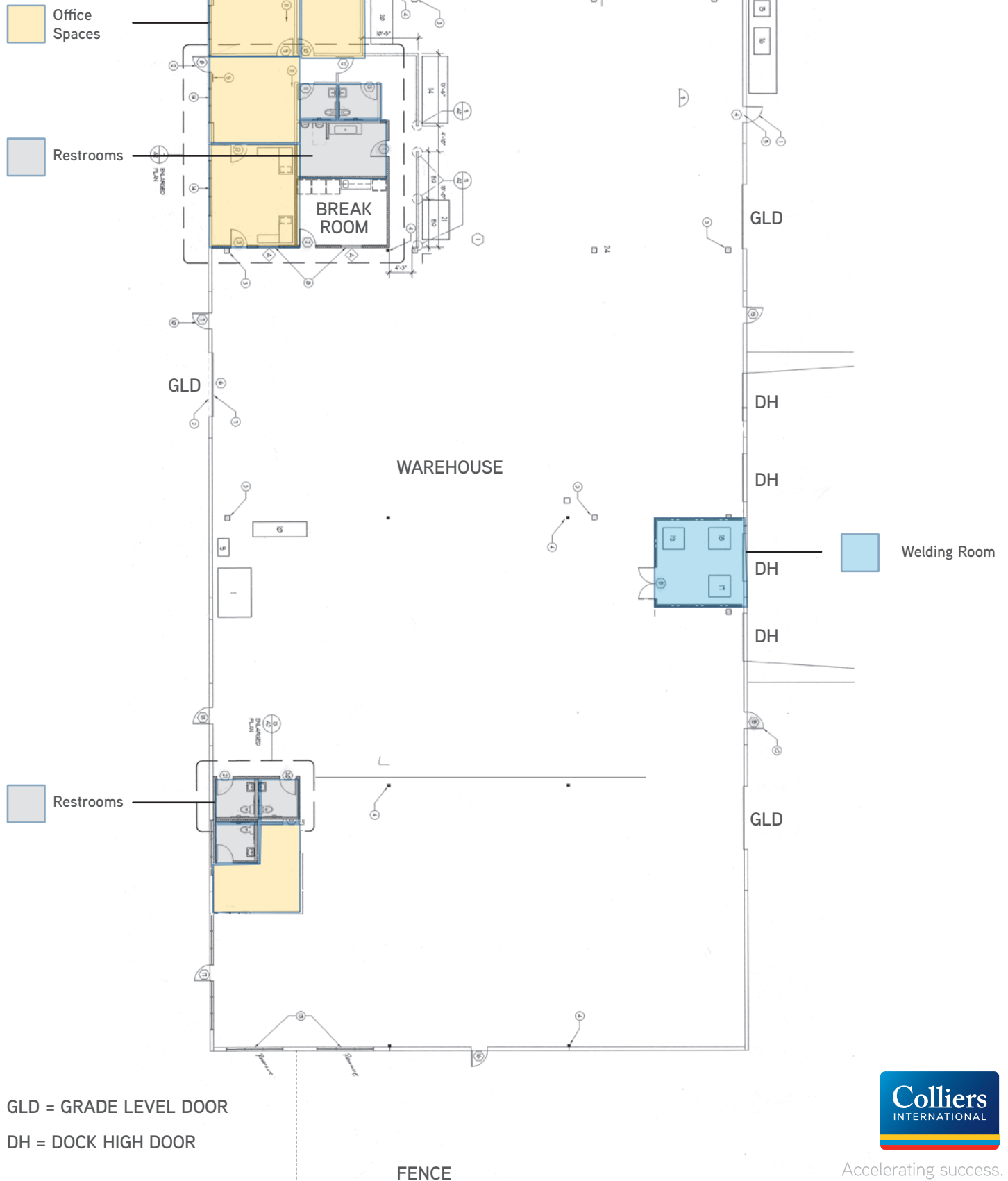
spencer.bones@colliers.com

Lic. No. 02014924



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Floor Plan





Elder Creek Rd

SITE

Specifications

Address	8460 Elder Creek Road, Sacramento, CA
Building Space	20,000 SF Office Space: 2,000 SF with (2) private offices, reception area, conference room
Yard Area	±20,000 SF of fenced off yard
Zoning	M2S
APN	064-0010-143
Column Spacing	50' x 30'
Clear Height	20' - 22'
Dock High Doors	Four (4)
Grade Level Doors	Three (3)
Power	800 Amps 277 / 480 Volt
Fire Suppression	Sprinklered (.33/2,000)
Water & Air	Distributed throughout building
Exhaust	Three (3) 48" exhaust fans in warehouse

Pricing

\$2,980,000

Site Statistics



Highway Access

4 Miles to HWY 99



Max Contiguous

20,000 SF single floor



Zoning

M-2S Heavy Industrial



Located

Within City Limits

Contact us:

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Colliers International
301 University Avenue Ste 100
Sacramento, CA 95825
+1 916 929 5999
www.colliers.com/sacramento

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