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# ±5,504 SF Industrial Space With ±8,700 Yard Area

For Lease | Suite B | 8460 Elder Creek Road, Sacramento | CA

The offering is ±5,504 SF within a ±20,000 SF concrete-tilt industrial building. This is an excellent opportunity for a tenant 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.

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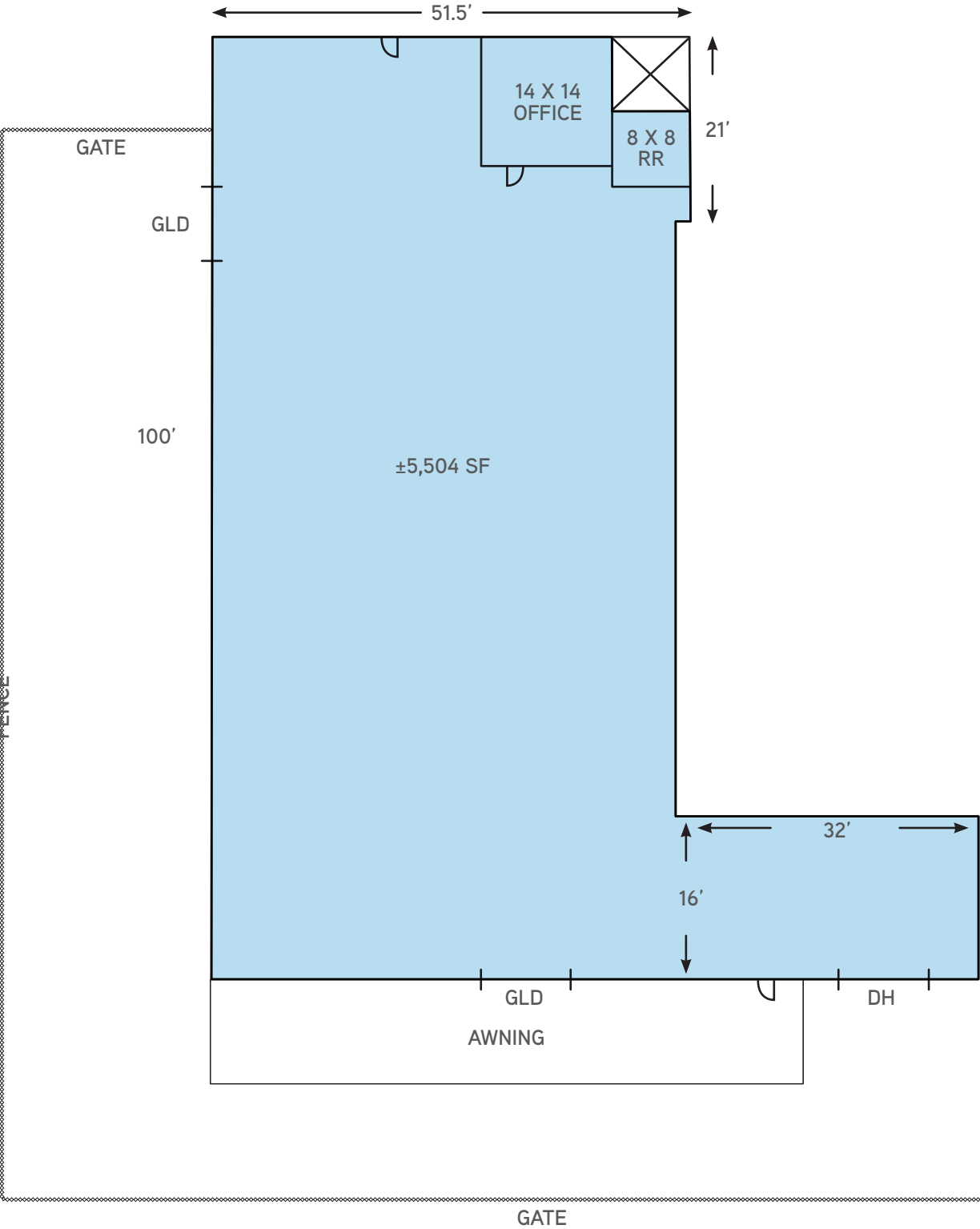
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INTERNATIONAL

Elder Creek Rd



GLD = GRADE LEVEL DOOR

DH = DOCK HIGH DOOR

Plans not to scale. For indicative purposes only.



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## Specifications

Address	8460 Elder Creek Road, Sacramento, CA
Building Space	±20,000 SF
For Lease	Suite B - ±5,504 SF
Zoning	M2-S
Yard Area	±8,700
Covered Awning	±1,500
Lease Rate	\$0.75 PSF Industrial Gross
Column Spacing	50' x 30'
Clear Height	20' - 22'
Dock High Doors	One (1)
Drive-In Doors	Two (2)
Power	800 Amps 277 / 480 Volt
Fire Suppression	Sprinklered (.33/2,000)
Water & Air	Distributed throughout building
Heating	Warehouse Heaters

## Site Statistics



### Highway Access

4 Miles to HWY 99



### Zoning

M-2S Heavy Industrial



### Located

Within City Limits



Contact us:

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