

JANUARY 2027



23,911 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE OR SALE

3731 Bombardier Court | Sacramento, CA



3731 BOMBARDIER COURT | SACRAMENTO, CA

PROPERTY SPECS & SITE PLAN



Building Size: 23,911 SF

Office: To Suit

Dimensions: 136' x 175'

Building FAR: 32%

Site Area: 1.71 Acres

Dock Doors: 2 - 9' x 10'

Grade Level Doors: 2 - 12' x 14'

Clear Height: Minimum 24'

Column Spacing: 45' x 58'

Truck Courts: 120'

Auto Parking: 23 Stalls (4 EV Ready)

Electrical: 800 Amps

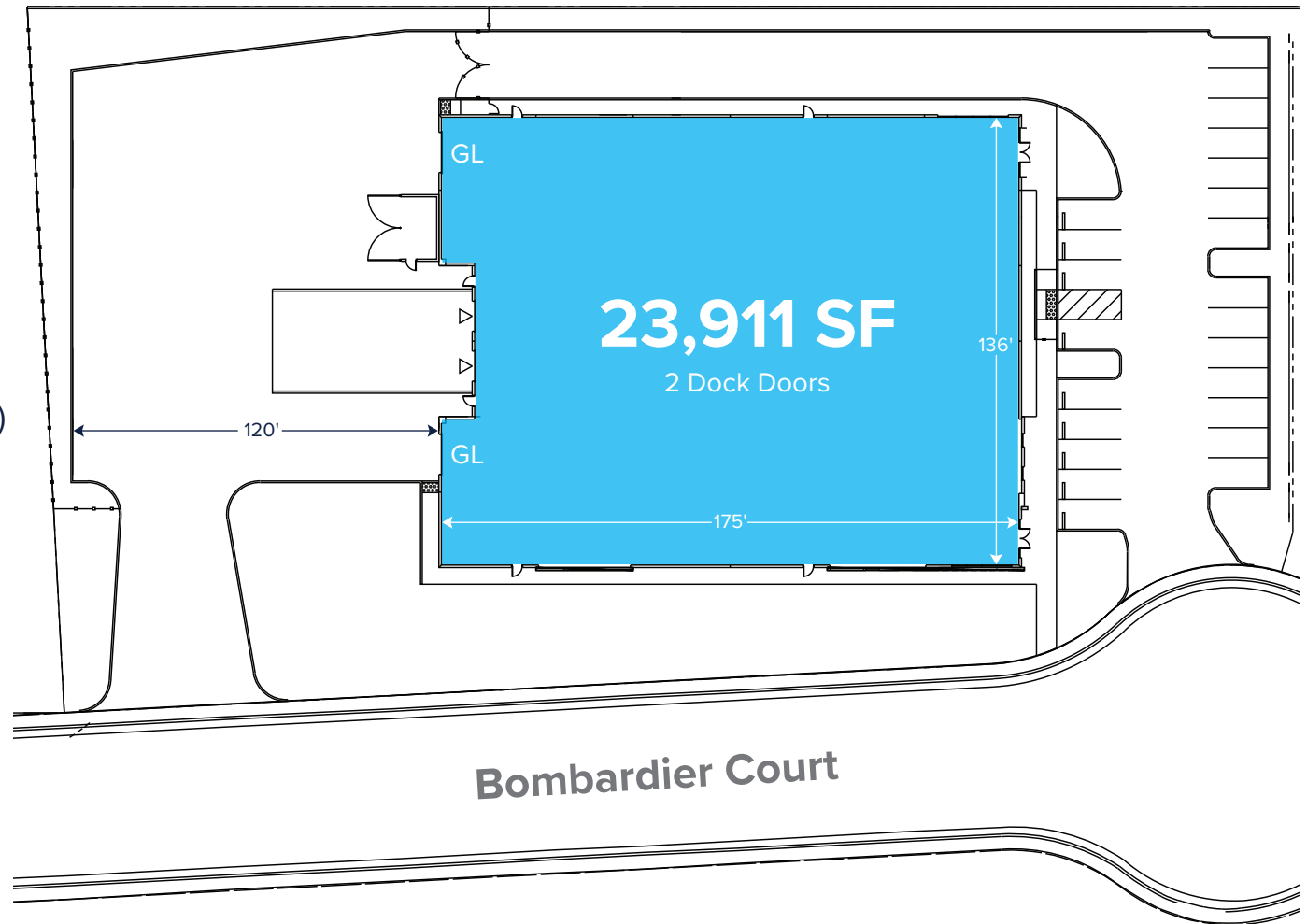
Fire Suppression: ESFR

Slab: 6" Concrete

Roof: Hybrid, 40 mil TPO

Skylights: 1%

Lighting: 30FC



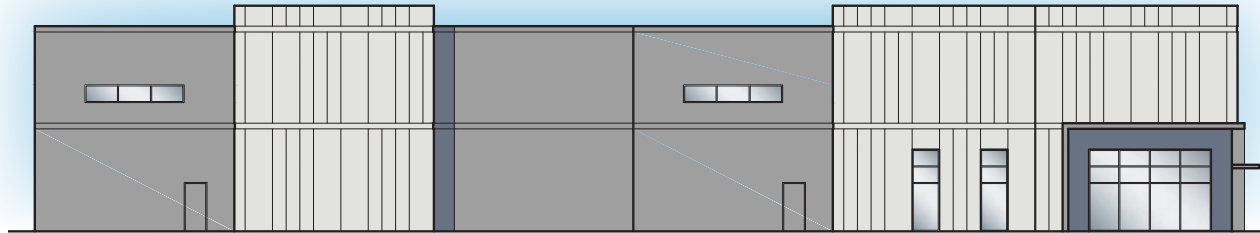
▽ = Dock Doors
GL = Grade Level Doors



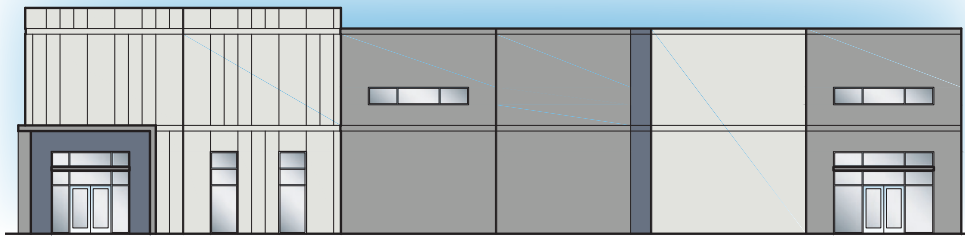
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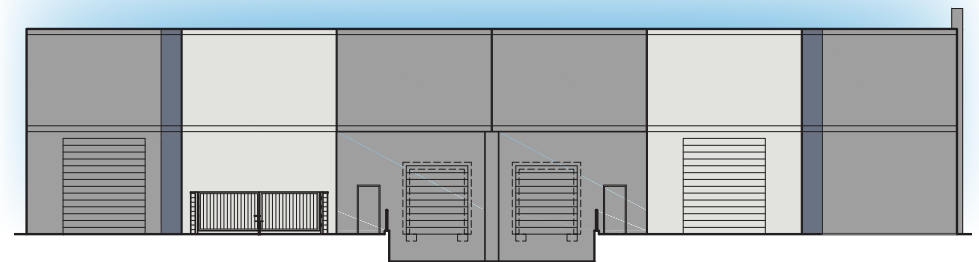
ELEVATIONS



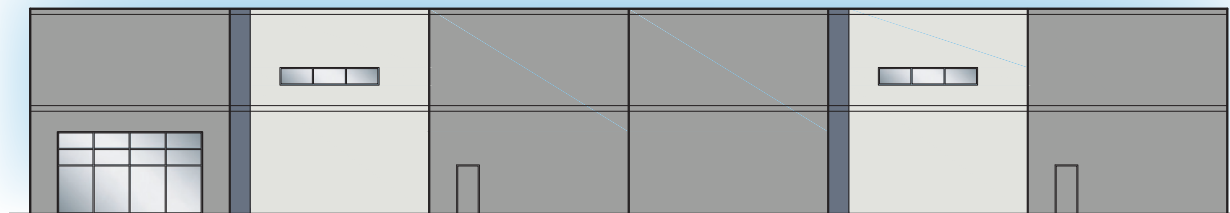
West Side - Bombardier Court



South Side - Parking



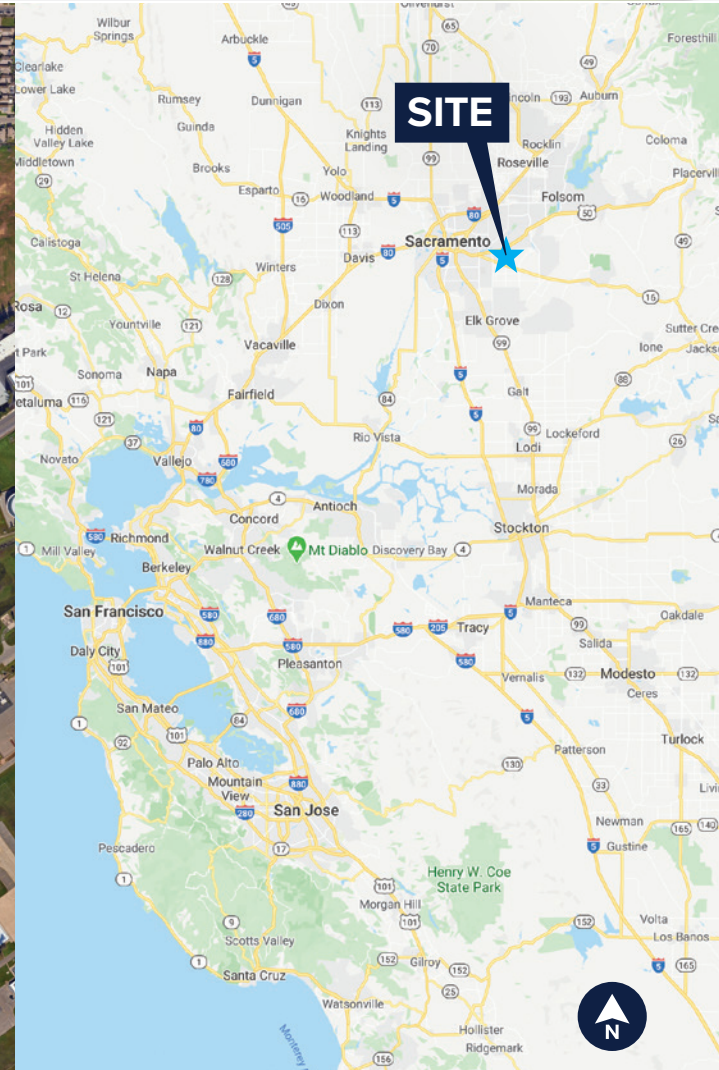
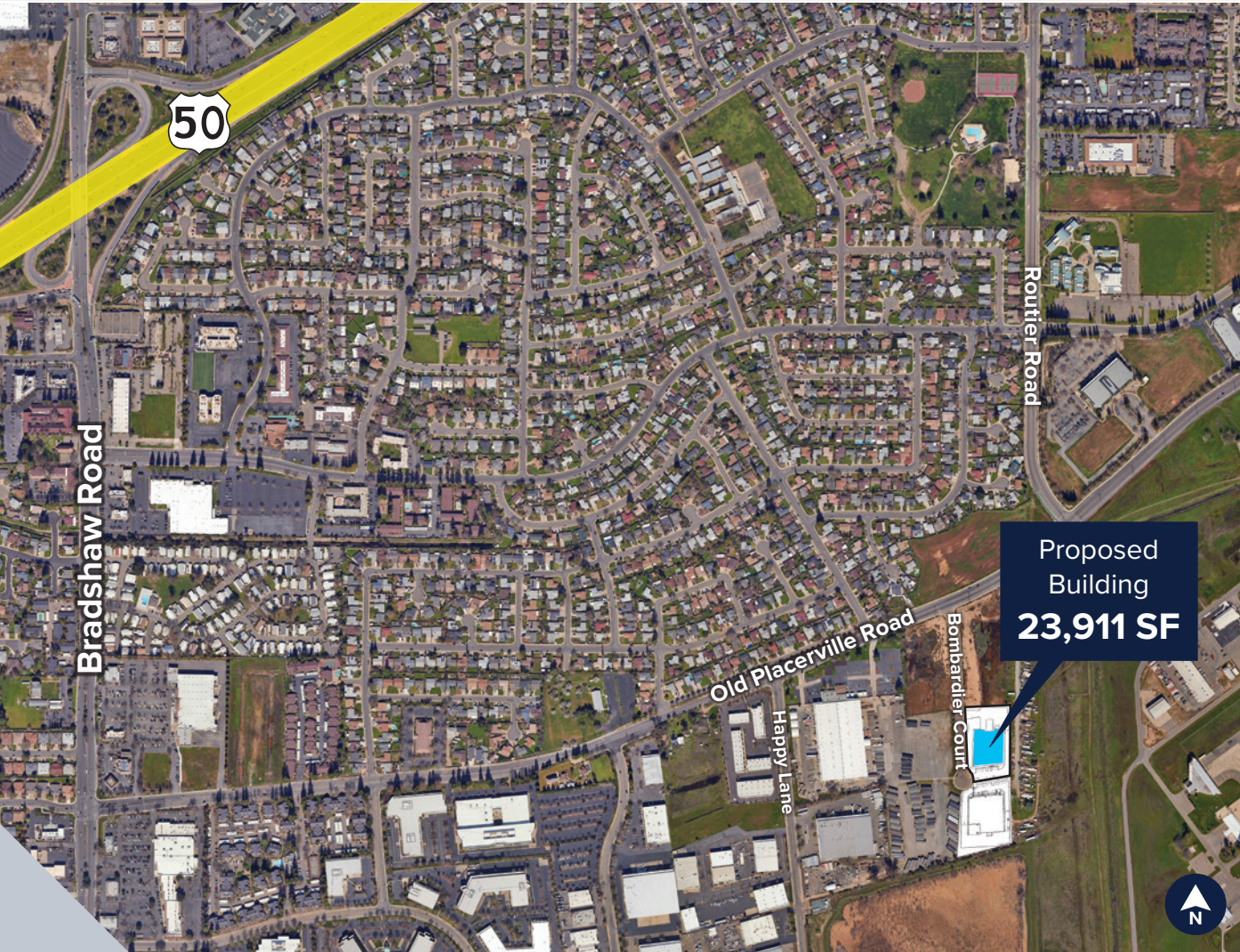
North Side - Docks



East Side

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AERIAL & REGIONAL MAP



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EQUITIES

The information contained herein is gathered from sources believed to be reliable. We cannot, however, guarantee its accuracy. All information should be verified prior to sale or lease.