

# Elder Creek Industrial Center

8770 Elder Creek Road, Sacramento CA 95828

Three Proposed Industrial Buildings  
For Sale or Lease

CONTACT FOR MORE INFORMATION 

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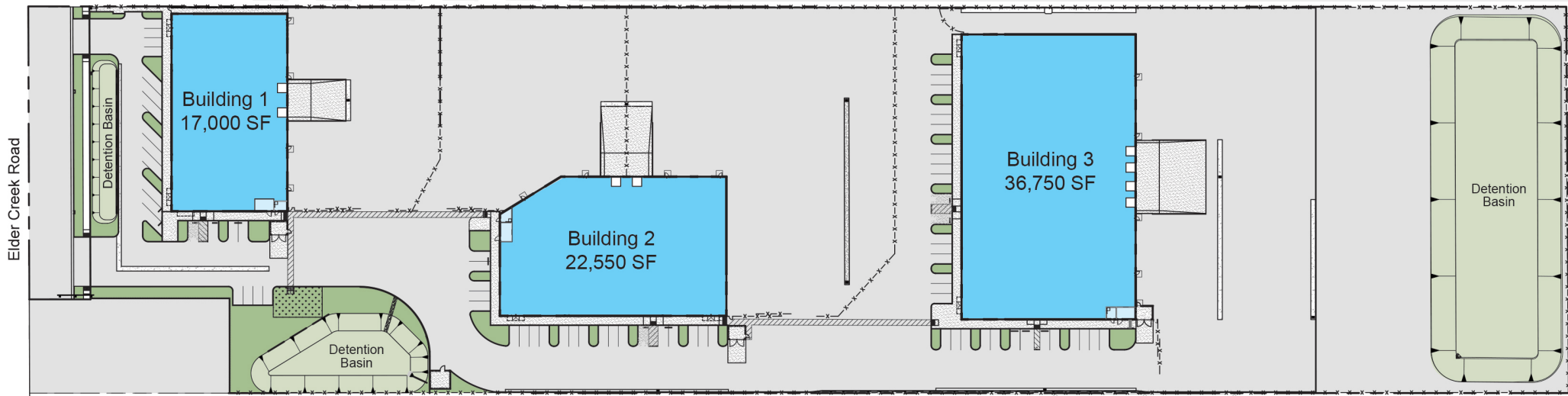
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# 8770 Elder Creek Road Site Details

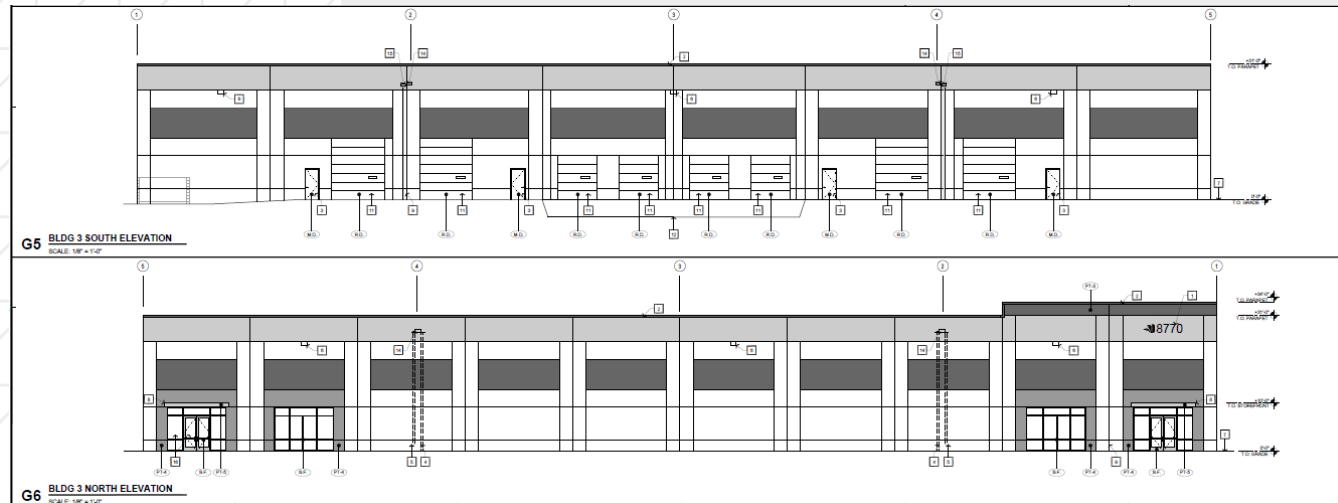
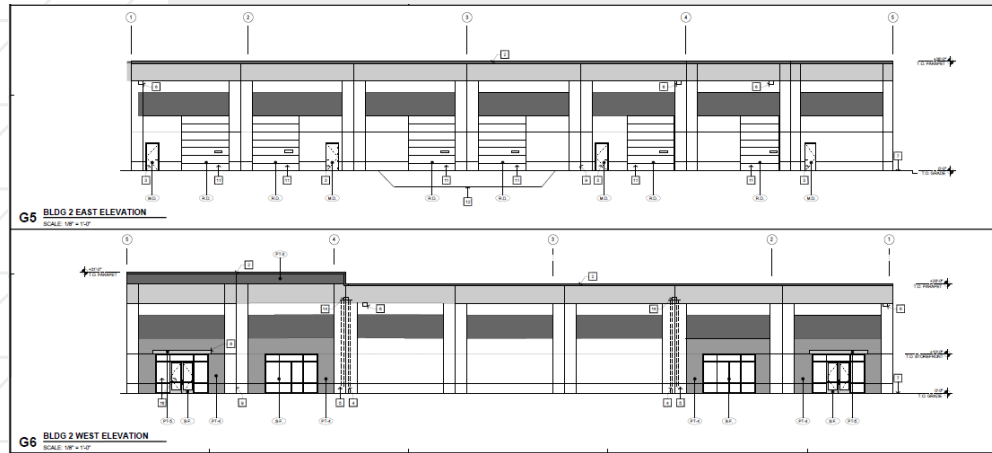
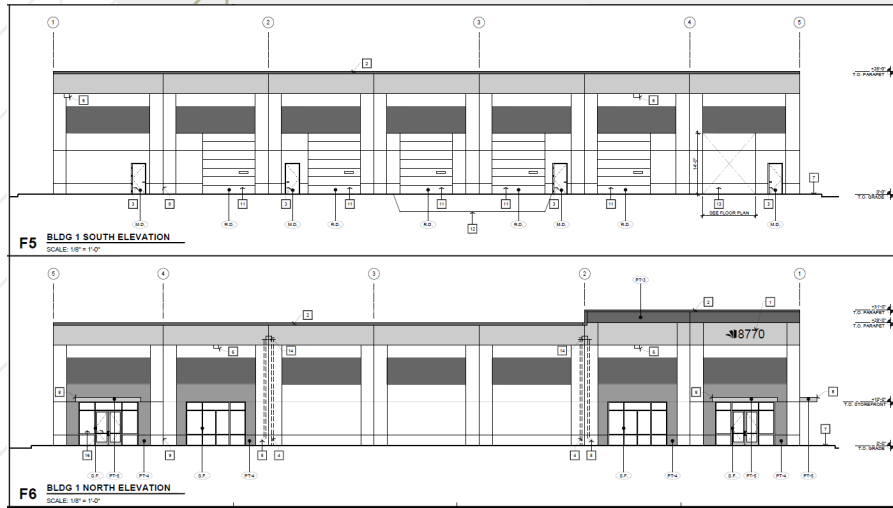
	<i>Building 1</i>	<i>Building 2</i>	<i>Building 3</i>
<b>BUILDING SIZE</b>	±17,000 SF	±22,550 SF	±36,750 SF
<b>MINIMUM DIVISIBILITY</b>	±8,500 SF	±11,275	±18,375 SF
<b>LOT SIZE</b>	±2.23 acres	±2.93 acres	±4.57 acres
<b>YARD</b>	±25,654	±72,444	±64,535
<b>CLEAR HEIGHT</b>	24'	24'	26'
<b>GRADE DOORS</b>	3	4	4
<b>DOCK DOORS</b>	2	2	4
<b>ELECTRICAL</b>	800 amps	800 amps	1,000 amps
<b>OFFICE</b>	±1,500 - 3,000	±2,310 - 4,620	±3,675 - 7,350
<b>AUTO PARKING</b>	34	45	73

- *ESFR Sprinklers*
- *Concrete Tilt-Up Construction*
- *M-1-S Light Industrial Zoning*



# 8770 Elder Creek Road

## Proposed Elevations



FOR SALE OR LEASE



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Sacramento CA 95828**

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Industrial Buildings**

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BUZZ OATES

**CBRE**



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