



8615 Elder Creek Road

POWER INN INDUSTRIAL SUBMARKET

±46,700 SF FREE STANDING INDUSTRIAL & OFFICE

BUILDING WITH ±96,781 SF OF PAVED YARD

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CBRE

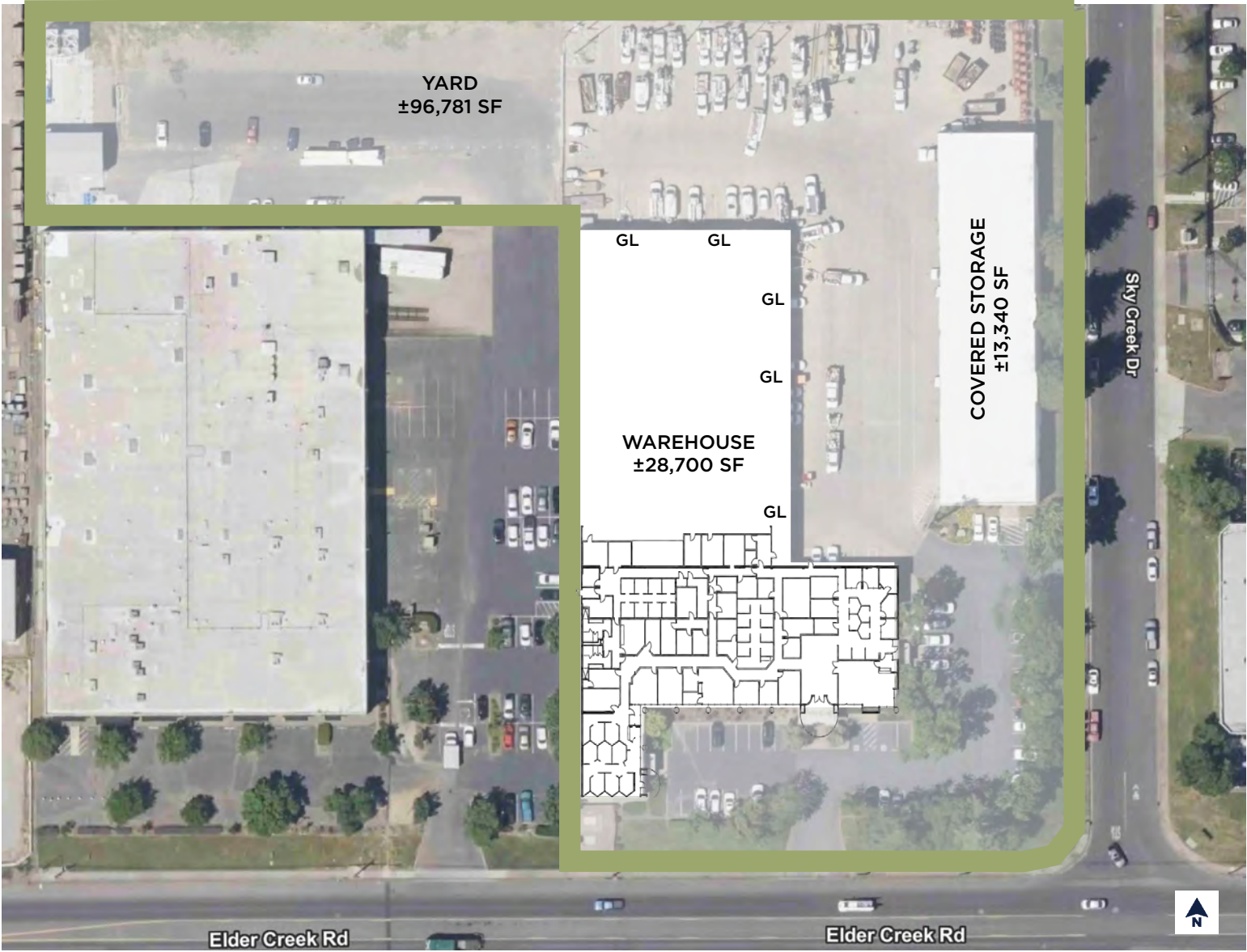
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GL = 12' x 14' GRADE LEVEL DOORS

SITE	
PLAN	
BUILDING SIZE:	±46,700 SF
OFFICE AREA:	±18,000 SF
WAREHOUSE AREA:	±28,700 SF
COVERAGE STORAGE:	±13,340 SF
SECURED YARD AREA:	±96,781 SF
COLUMN SPACING:	MIN. 30' X 56'
GRADE LEVEL DOORS:	(3) 12' X 14'
CLEAR HEIGHT:	21' - 23'
AUTO PARKING:	63 STALLS
ELECTRICAL:	600 AMPS, 120/280V
ROOF TYPE:	SPRAY FOAM
YEAR BUILT:	1989

*tenant to independently verify prior to entering binding agreement



GL = 12' x 14' GRADE LEVEL DOORS

#2 - AMENITIES

- Sour Dough & Co
- Starbucks
- Mr. Burrito
- Wendys
- Amigo Global Discount
- The Home Depot

#1 - AMENITIES

- Raleys
- Delish Pizza
- Sunny Hawaiian BBQ
- Starbucks
- Twin Lotus Thai
- Peets Coffee

#3 - AMENITIES

- The Sandwich Spot
- Teriyaki Stop
- Caribbean Fire Grill
- Subway
- Chandos Tacos
- McDonalds
- Express Donuts

#4 - AMENITIES

- Taco Fresco
- Richards Donuts
- Bravo Taco
- Sushi Hugo
- Burger Junction

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Rex Moore

Roadtex Transportation

Cintas

American Building Supply

FEDEX

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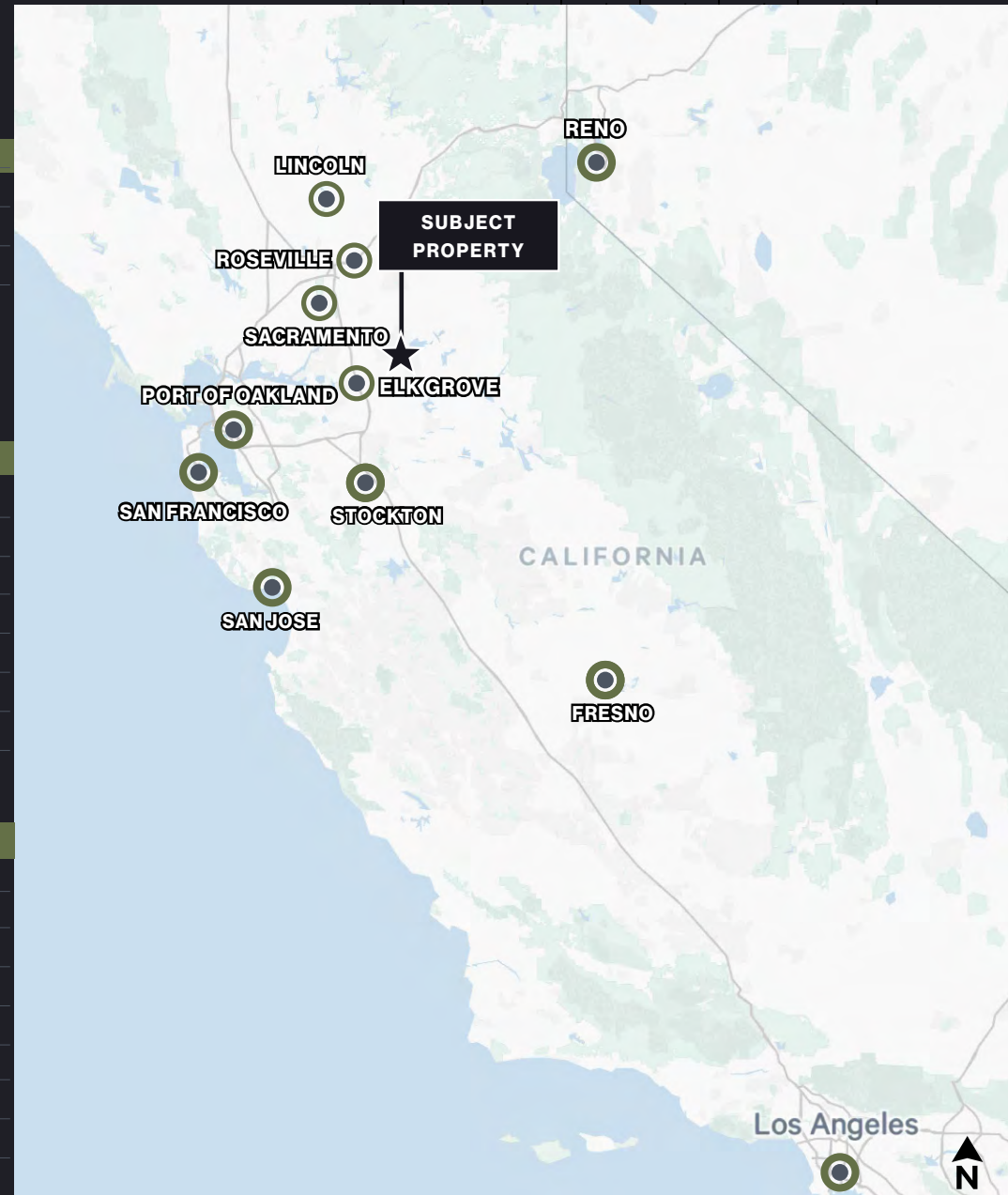
Major Distribution

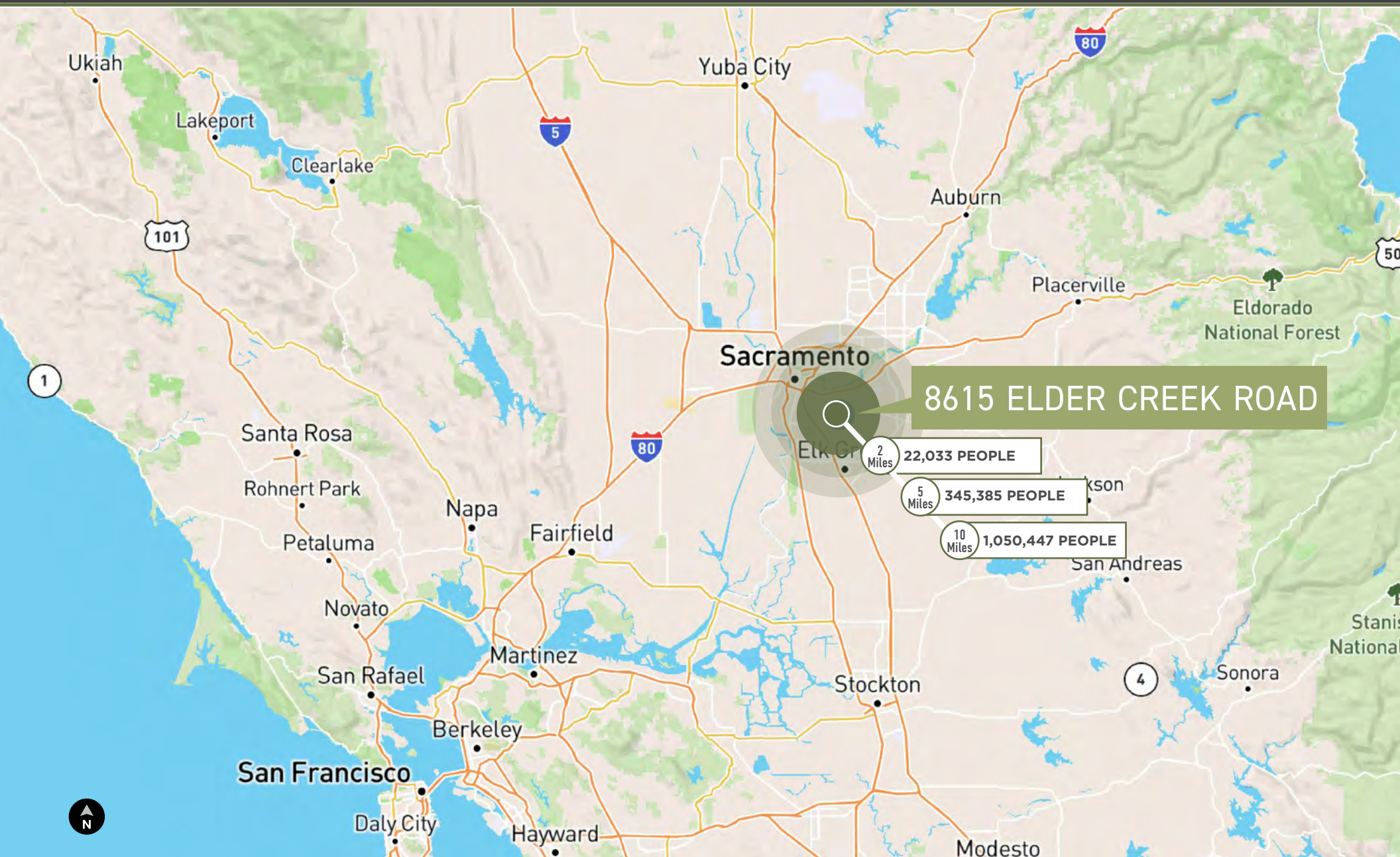
Drive Times

THIRD PARTY DISTRIBUTION	±DRIVE TIME
FED EX GROUND HUB	4-MINS
UPS HUB	14-MINS
FED EX OVERNIGHT HUB	21-MINS

LOCAL DISTRIBUTION	±DRIVE TIME
RANCHO CORDOVA	14-MINS
ELK GROVE	14-MINS
DOWNTOWN SACRAMENTO	15-MINS
WEST SACRAMENTO	16-MINS
SMF	24-MINS
ROSEVILLE	35-MINS
LINCOLN	40-MINS

REGIONAL DISTRIBUTION	±DRIVE TIME
STOCKTON	45-MINS
PORT OF OAKLAND	1 HR. 30-MINS
SAN FRANCISCO	1 HR. 35-MINS
SFO	1 HR. 40-MINS
SAN JOSE	1 HR. 50-MINS
RENO	2 HR. 20-MINS
FRESNO	2 HR. 30-MINS
LOS ANGELES	5 HR. 40-MINS









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Sacramento, CA

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