

# FREESTANDING HIGH-IMAGE BUILDING AVAILABLE FOR LEASE



875

EMBARCADERO DRIVE  
WEST SACRAMENTO, CA

±60,442 SF AVAILABLE

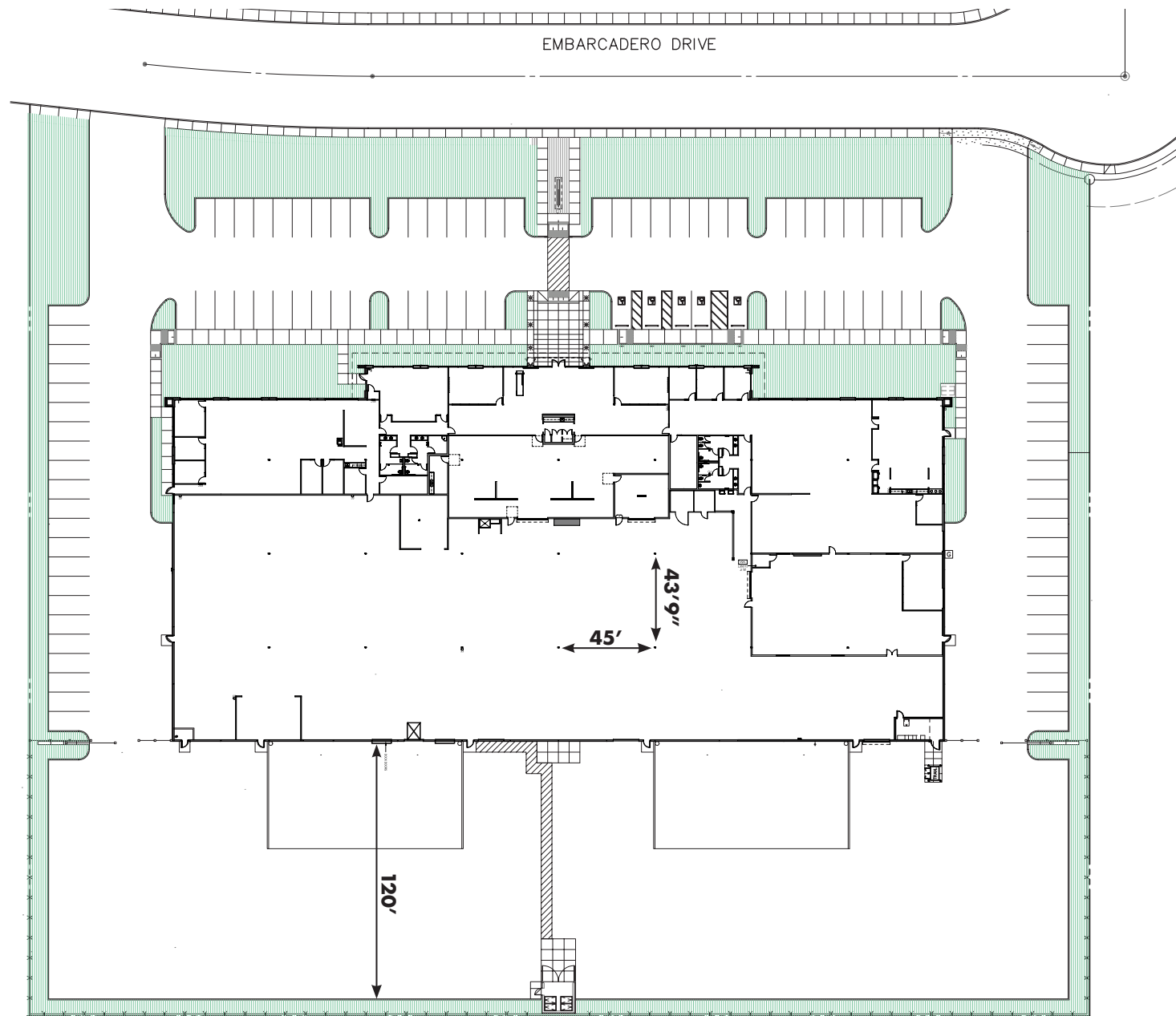
**NEWMARK**

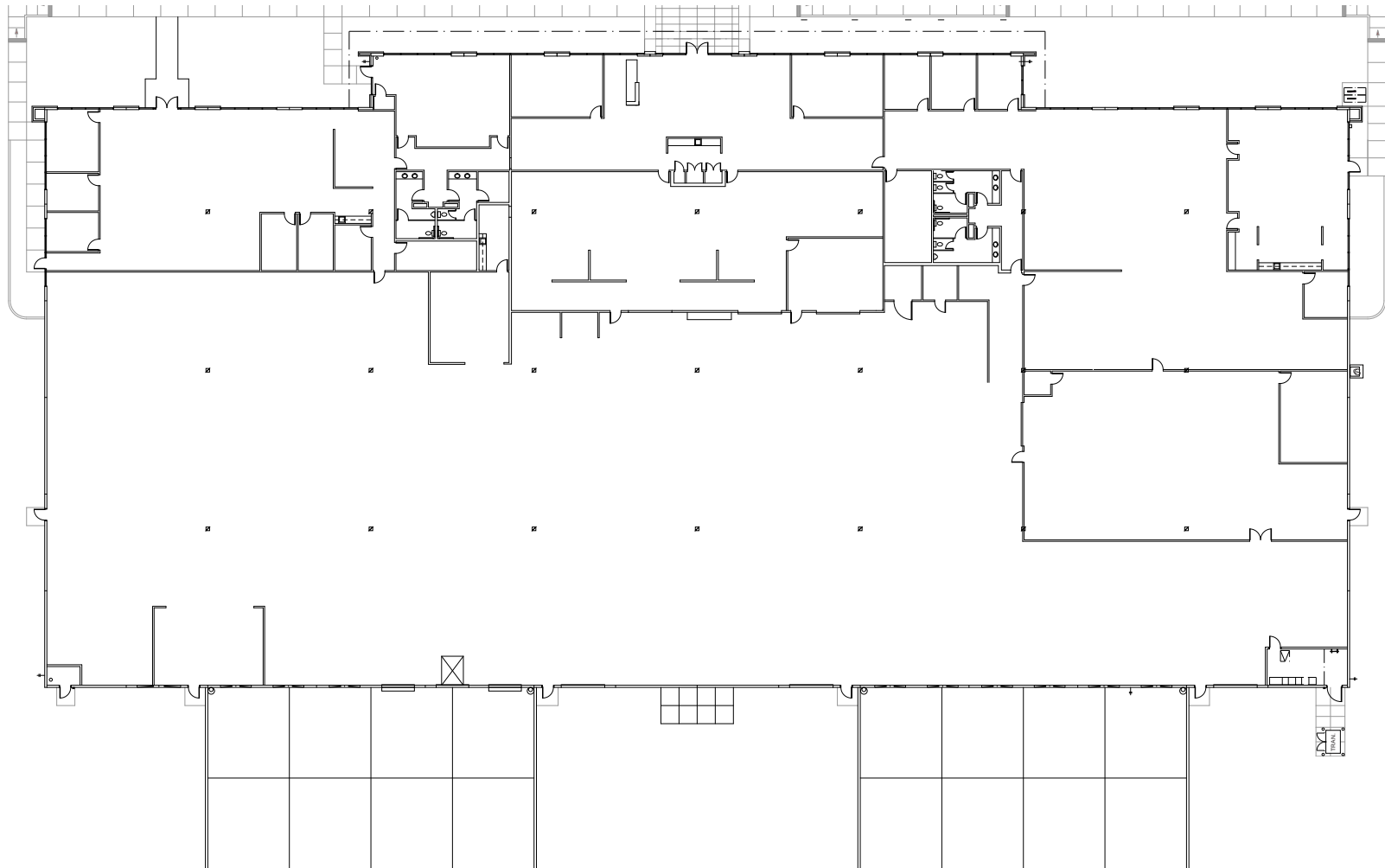
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## PROPERTY HIGHLIGHTS

- ±60,442 SF freestanding building available for lease
- ±26,952 SF of existing office space
- Possibility to demise to ±30,000 SF
- Three (3) dock-high doors (up to six (6) more doors possible)
- Three (3) grade level doors (one (1) more door possible)
- 24' clear height
- 2,000 amps of 480-volt power (per electrical panel)
- Fully sprinklered (0.495 GPM over 2,000 SF per calc plate)
- Skylights
- Over ±57,000 SF of fenced, secured yard area







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## NEARBY AMENITIES



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