



FOR LEASE

±30,864 - ±74,049 SF Industrial Space Available

8388 Rovana Circle, Sacramento, CA

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Building Specifications

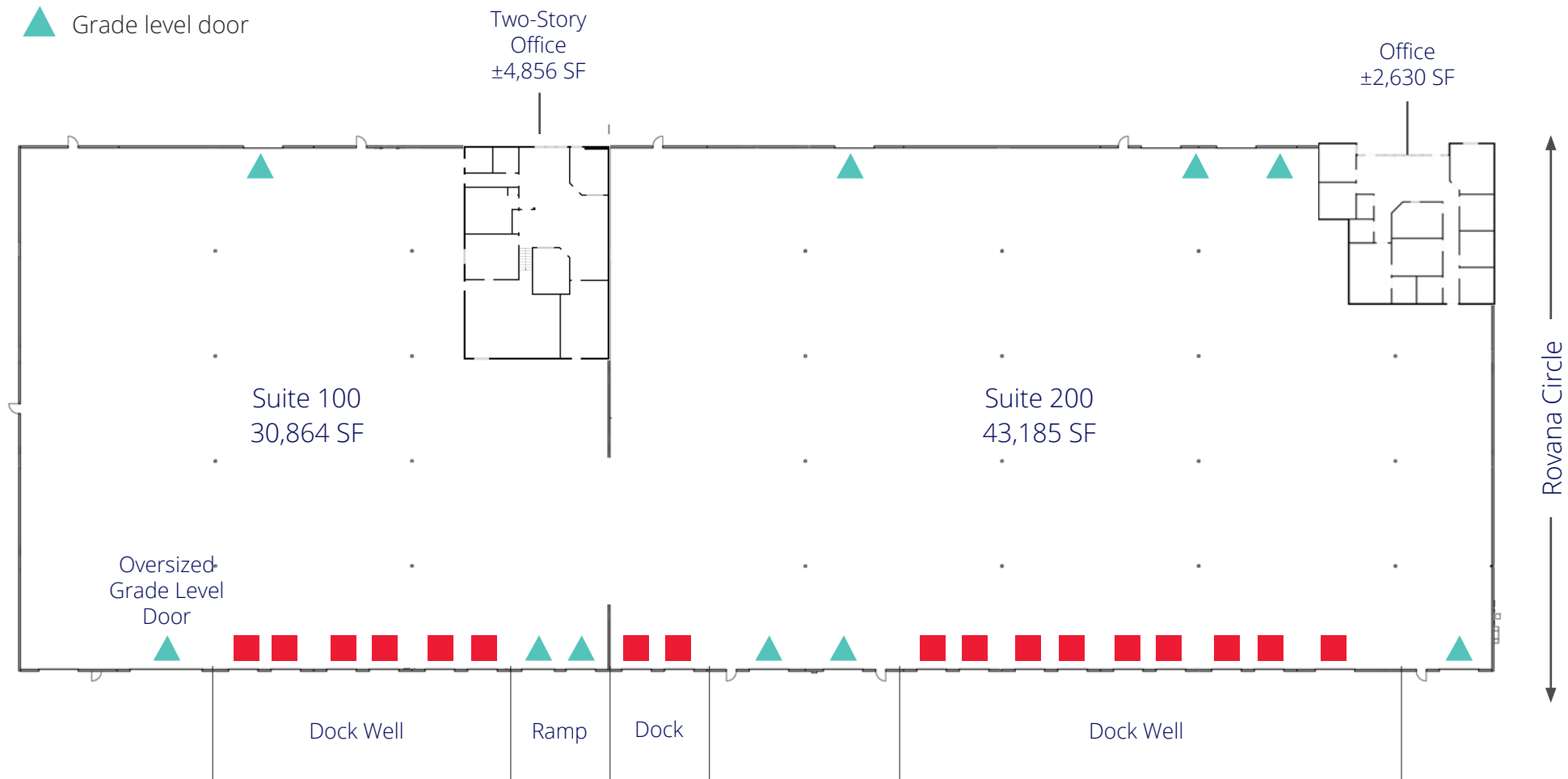
Total Building	±74,049 SF
Total Office	±7,486 SF
Suite 100	±30,864 SF • ±4,856 SF Office
Suite 200	±43,185 SF • ±2,630 SF Office
Acres	±4.31 AC
Clear Height	28'
Grade Level Doors	10
Dock High Doors	16 (with edge of dock levelers)
Construction	Concrete tilt-up
Year Built	1996
Yard	Secured
Sprinklers	ESFR
Skylights	Yes
Electrical Service	1,200 amp, 277/480v *to be independently verified



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Site Plan

- Dock high door
- ▲ Grade level door

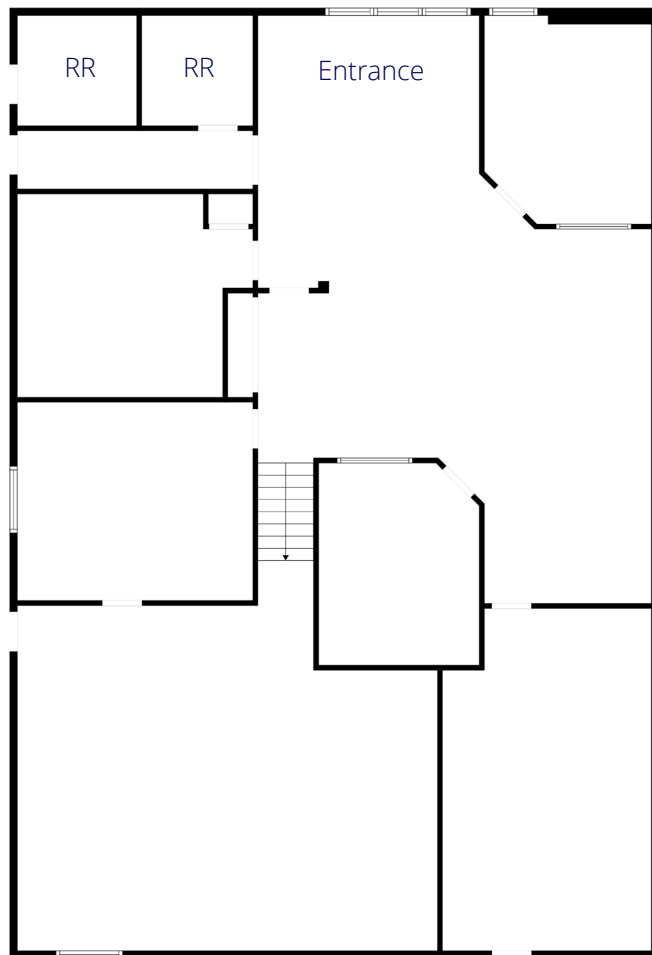


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Suite 100 Office Floorplan

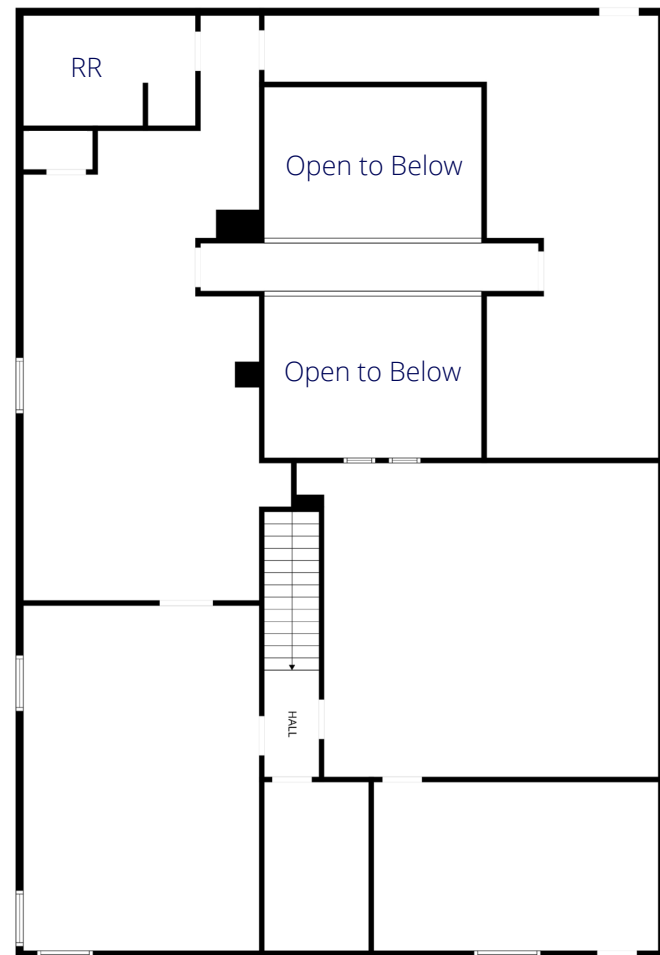
±4,856 SF

First Floor
±2,807 SF



Warehouse

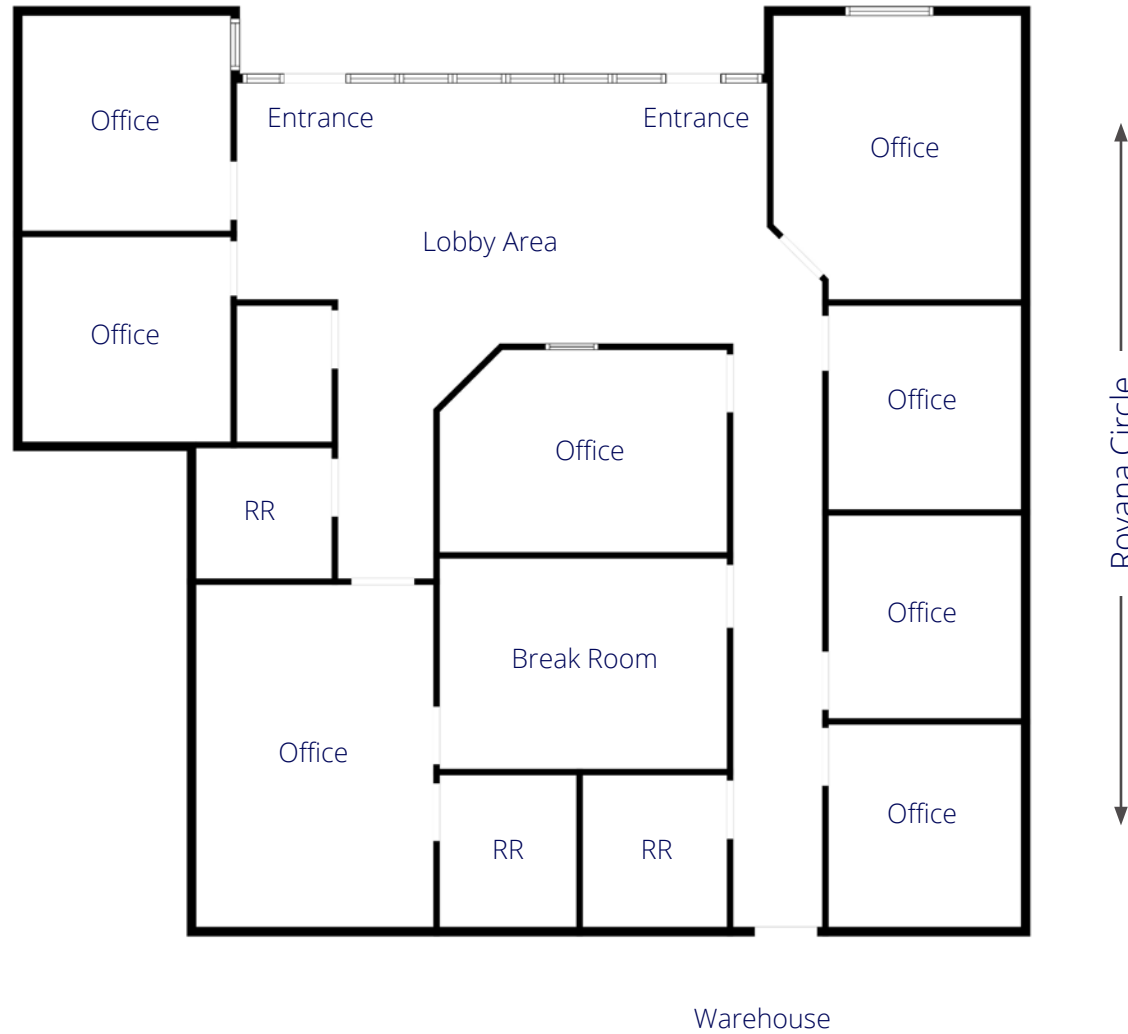
Second Floor
±2,049 SF



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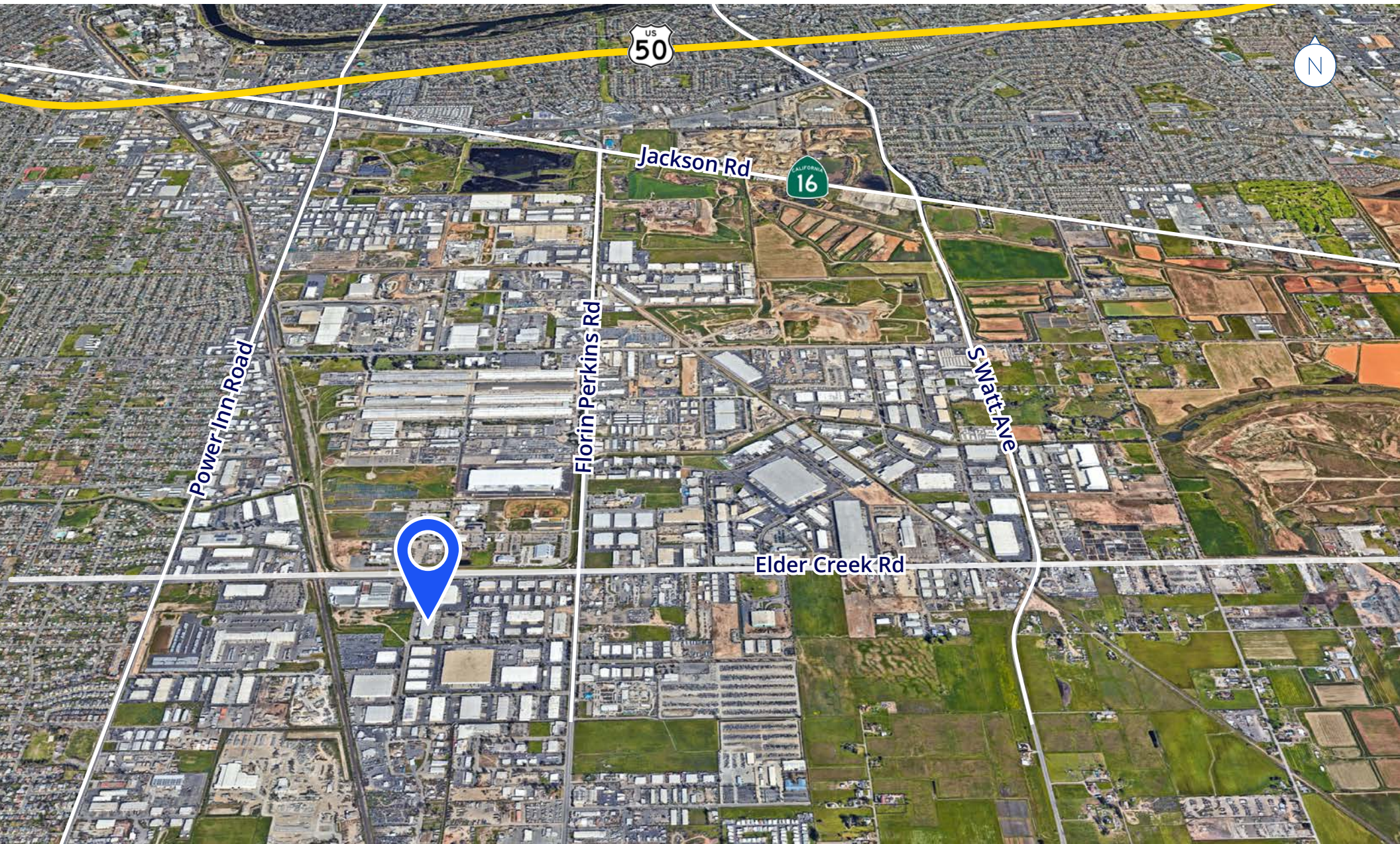
Suite 200 Office Floorplan

±2,630 SF



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Location Aerial



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Transportation Overview

CITY	DISTANCE (MILES)
San Francisco, CA	88
Reno, NV	135
Los Angeles, CA	385
San Diego, CA	505
Boise, ID	550
Portland, OR	585
Las Vegas, NV	565
Salt Lake City, UT	650
Seattle, WA	755
Phoenix, AZ	755
Denver, CO	1,250
PORT	
Port of West Sacramento	17
Port of Oakland	82
Port of San Francisco	90





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