

**RARE FREESTANDING BUILDING
WITH YARD IN THE RIVER
DISTRICT**

**1441 RICHARDS
BLVD,
SACRAMENTO, CA**

CBRE



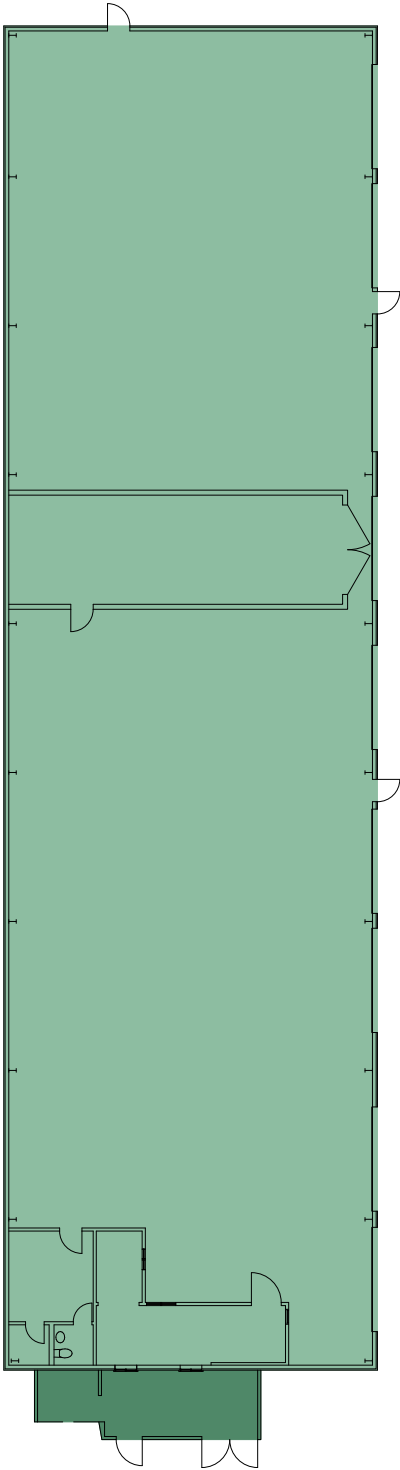
**±9,317 SF ON ±2.3 ACRES
FOR LEASE**

BUILDING FEATURES

- ±9,317 SF METAL BUILDING
- SITUATED ON ±2.3 ACRES
- PART OF A LARGER ±6.5 ACRE PARCEL
- CLEAR SPAN CONSTRUCTION
- SMALL OFFICE
- PARTIALLY PAVED AND GRAVELED YARD
- 8 (12' X 14') GRADE LEVEL DOORS
- 480V 3 PHASE POWER
(TENANT TO INDEPENDENTLY VERIFY)
- 14-16' CLEAR HEIGHT
- C-2-SPD ZONING – GENERAL
COMMERCIAL- SPECIAL PLANNING DISTRICT
- CLOSE PROXIMITY TO DOWNTOWN,
INTERSTATE 5 AND HWY 160/BUSINESS 80
- RECENT IMPROVEMENTS TO ASPHALT



BUILDING PLAN

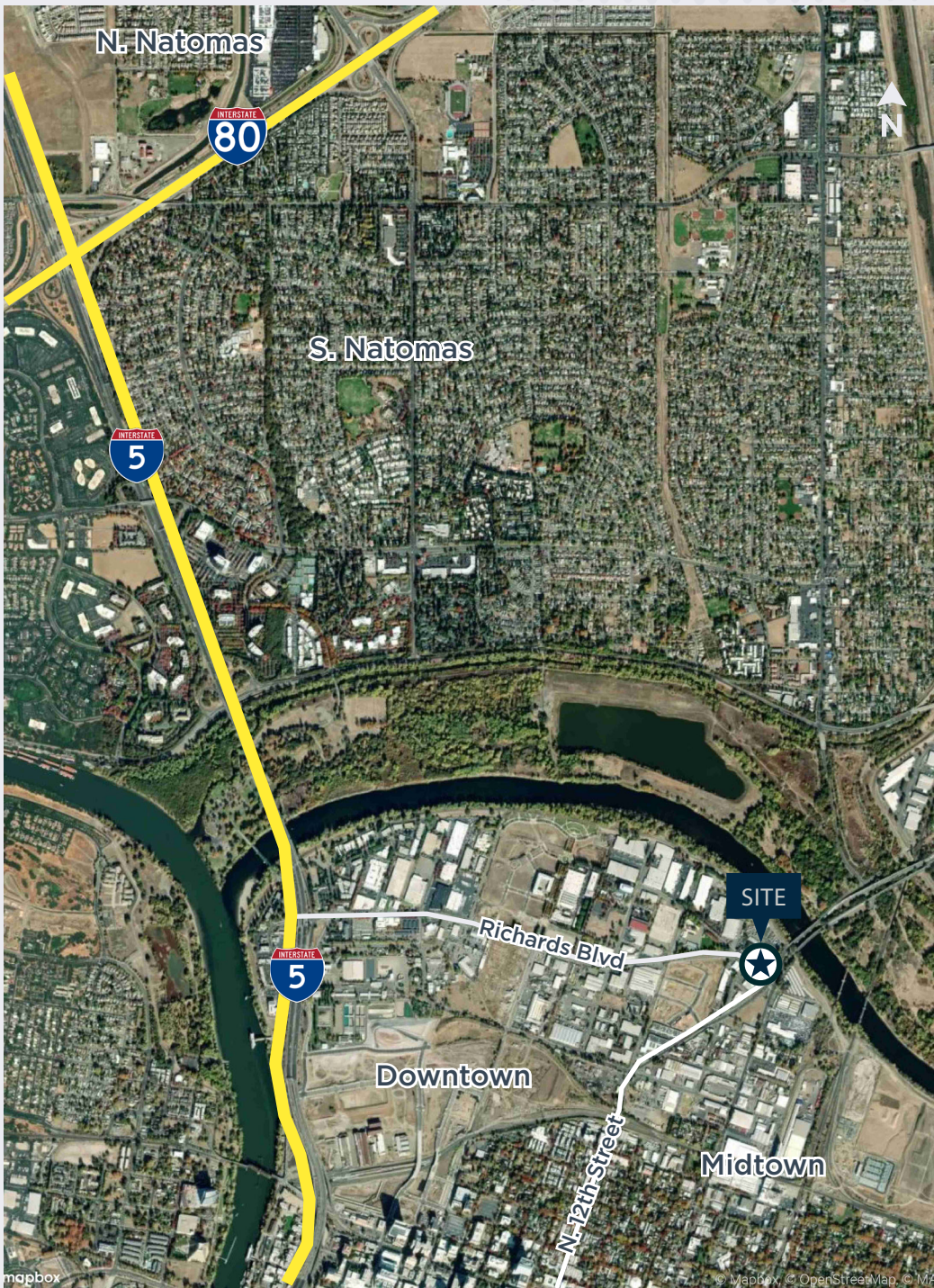


● ±9,317 SF

● Non-Allocated Tenant Area (261.47)

LOCATION OVERVIEW





1441 RICHARDS BLVD
SACRAMENTO, CA

±9,317 SF ON ±2.3
ACRES
FOR LEASE

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