

1500

OVERLAND COURT

WEST SACRAMENTO, CA



±109,129 SF DISTRIBUTION/MANUFACTURING FACILITY FOR LEASE

NEWMARK

Dalfen
INDUSTRIAL

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AVAILABILITY:

- » ±109,129 SF warehouse w/office space for lease
- » ±11,024 SF of two-story office space
- » 15 dock-high loading doors w/hydraulic pit levelers
- » 1 – 12' x 14' grade door
- » 3 – 20' x 14' grade doors
- » Space has heavy power with 3,000 amps of 277/480 volt service (Tenant to independently verify)
- » 27' – 30' clear height
- » White batt insulation
- » Gas Service
- » LED Lighting

BUILDING:

- » ±165,577 SF Building on ±7.99 acre site
- » Building has 4,000 amps of 277/480 volt power (Tenant to independently verify)
- » Zoned M-2 (Heavy Industrial)
- » Fully sprinklered – (0.495 GPM/2,000 SF) per calc plate (Tenant to independently verify)
- » 144 total auto parking stalls
- » Great industrial location within premiere Port of Sacramento Industrial Park
- » Skylights throughout the warehouse area
- » Great freeway access



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SITE PLAN



▼ GRADE LEVEL DOOR
■ DOCK HIGH DOOR

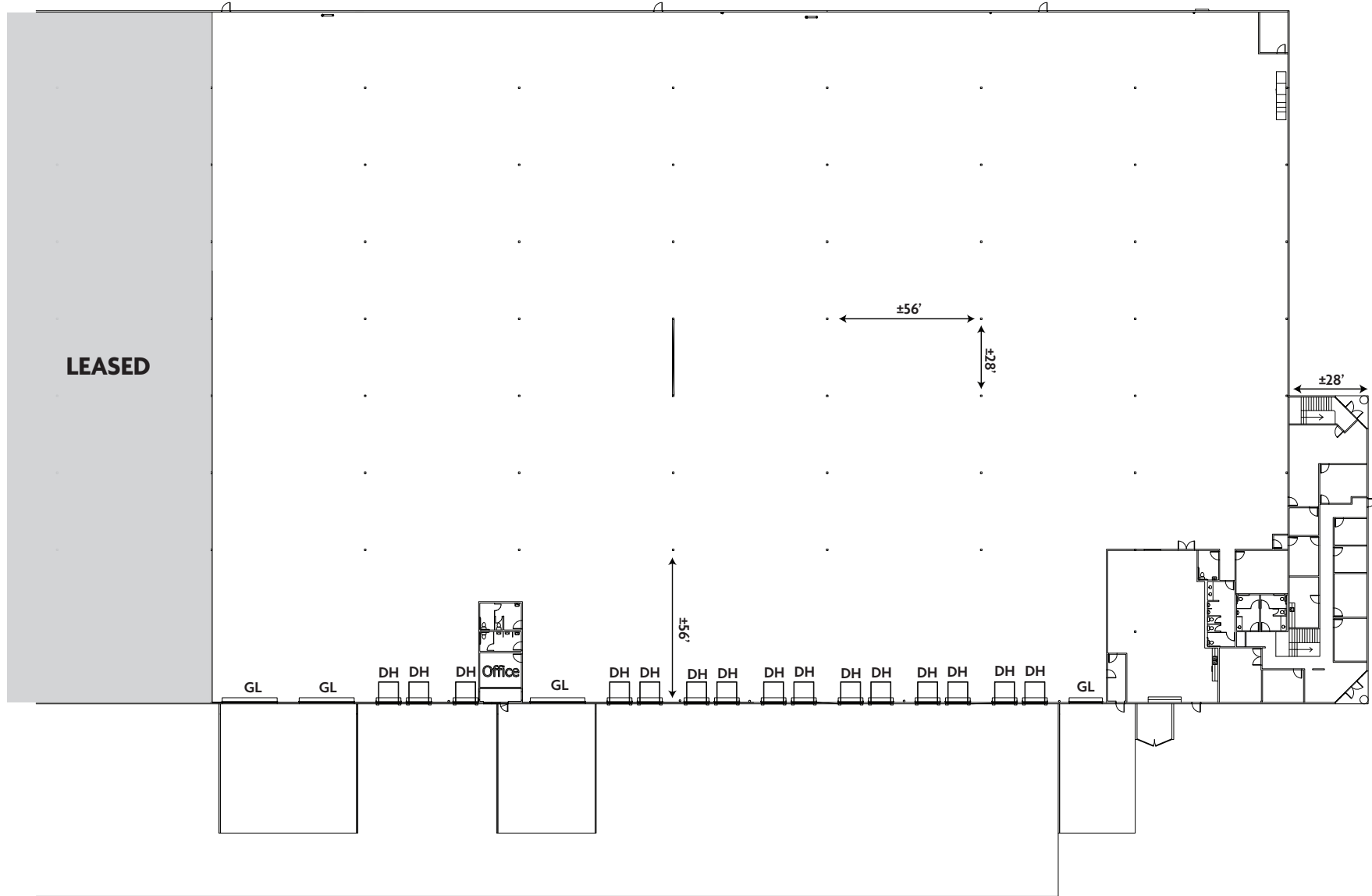
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FLOOR PLAN



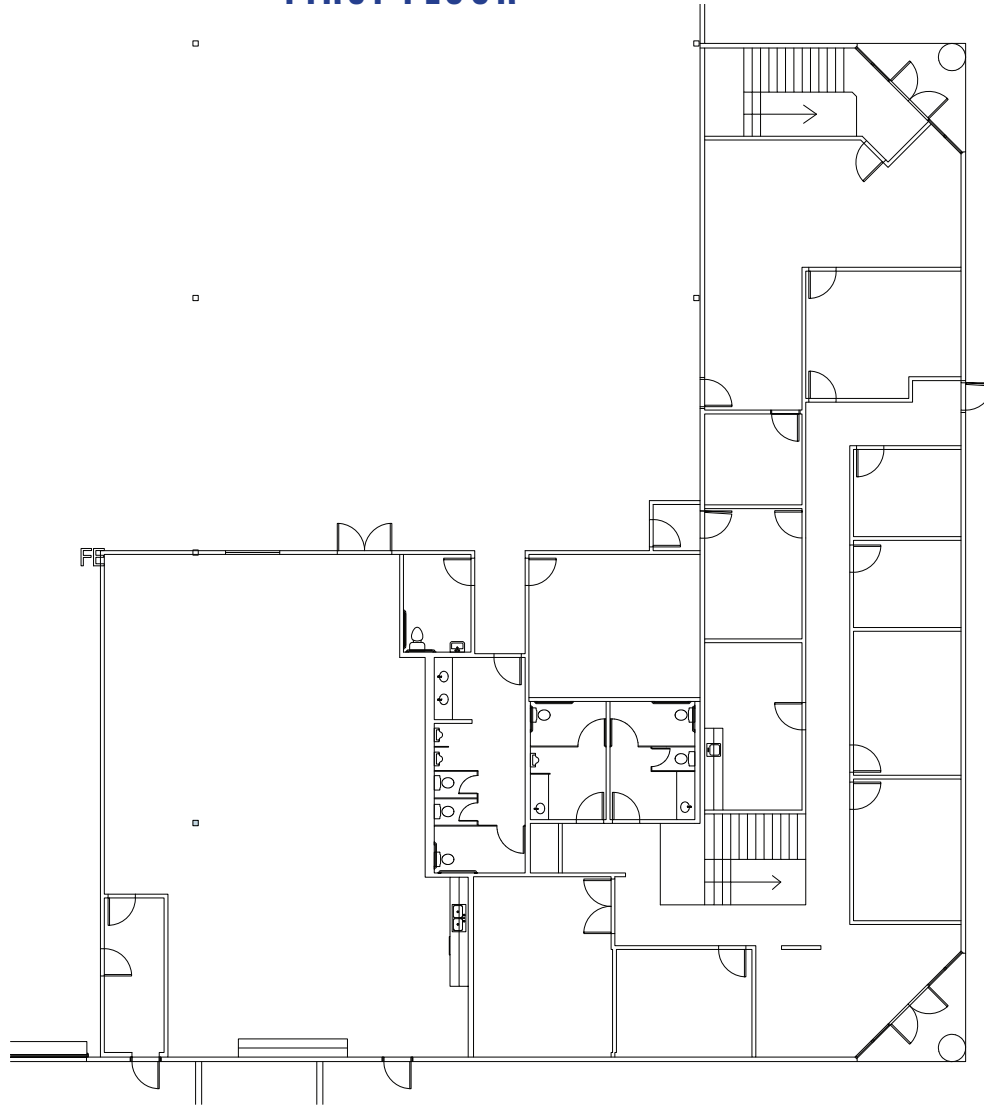
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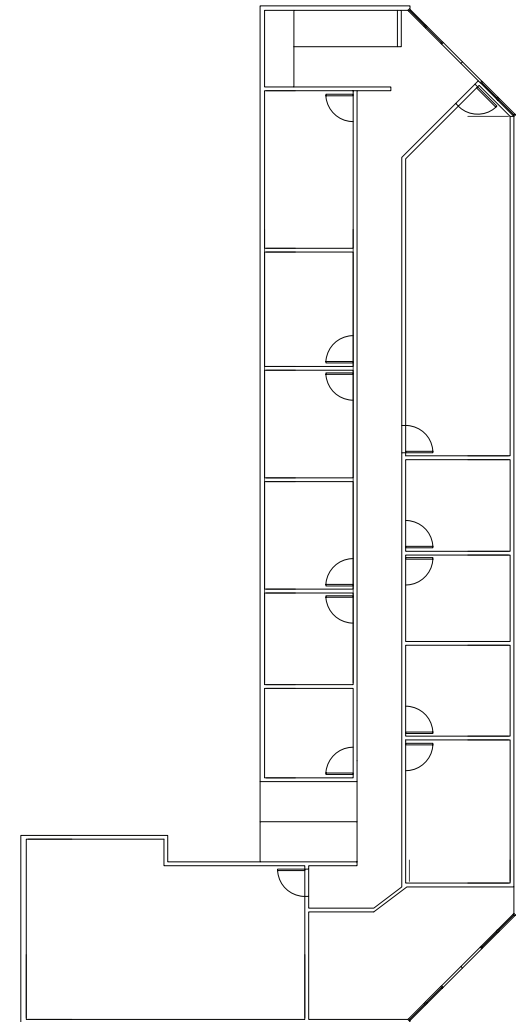
WEST SACRAMENTO, CA

OFFICE FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



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LOCATION AERIAL



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LOCAL ACCESS



FREEWAY ACCESS

- » 1/2 Mile to Highway 50
- » 1.3 Miles to Interstate 80
- » 4.3 Miles to Interstate 5
- » 6.5 Miles to Highway 99

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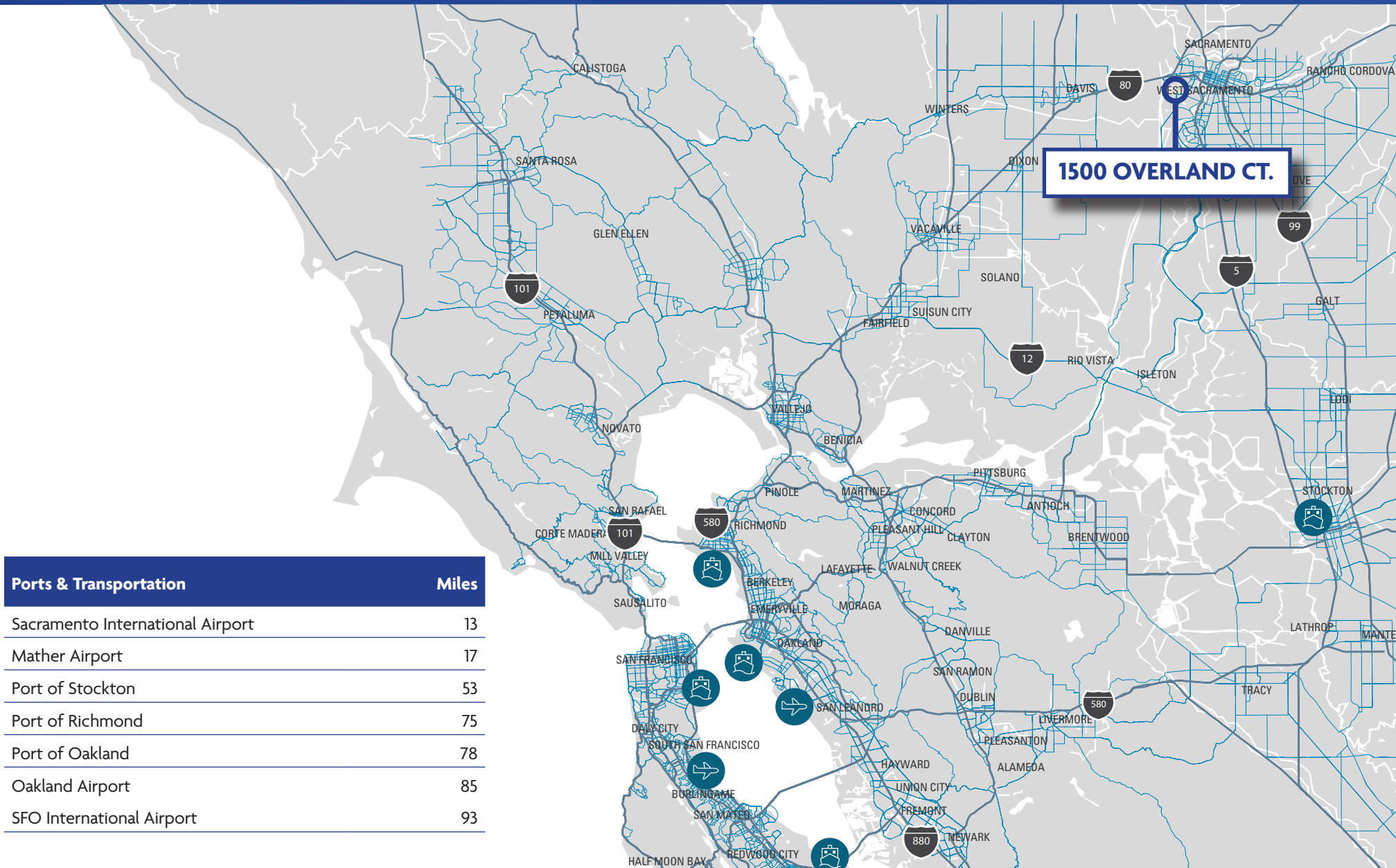
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REGIONAL ACCESS



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