

# 8425 CARBIDE COURT

## SACRAMENTO

**+65,000 SF | Food Grade Production and Cold Storage Plant**

**FOR SALE OR LEASE**

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# The Opportunity

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**Turnkey  
Owner-User or  
Tenant Opportunity**



**Highly Specialized  
Food Production & Cold  
Storage Infrastructure**



**Supports Industrial,  
Manufacturing and  
Distribution Uses**



**Controlled Access  
Site with Additional  
Trailer Parking**

8425 Carbide Court is a highly specialized, food-grade production and cold storage facility totaling  $\pm 65,000$  SF on  $\pm 6.67$  acres in Sacramento's Power Inn submarket. This rare opportunity allows an owner-use, tenant, or investor to capitalize on a state-of-the-art, USDA-approved production facility featuring well-appointed office space, a breakroom, and a fully equipped test kitchen. Originally constructed in 1992 and significantly expanded in 2008, the property offers a secure, fully fenced site with controlled access and ample yard capacity.



*Limited availability of comparable food-grade cold storage facilities in the Sacramento region*

# Building Specifications

- Building Size**
- Total: ±65,000 SF  
*Original: ±38,000 SF  
Addition: ±27,000 SF*
  - Cold Production: ±22,700 SF
  - Chilled Warehouse: ±10,500 SF

- Lot Size**
- ±6.67 Acres
  - ±2.5 Acre Yard with Excess Capacity for Truck, Trailer and/or Vehicular Parking

- Clear Height**
- ±22' Warehouse
  - ±12' Finished Office

**Loading** 12 Dock-High Doors

**Parking** 68 Surface Stalls (4 ADA)

**Zoning** M-1 Light Industrial

**Year Built** 1992 (Expansion 2008)

**Power** 2,000 AMP, 277/480v, 3 Phase  
*-Buyer/Tenant to verify-*

**HVAC** Three (3) 10-ton Units

- Production areas maintained at 35° - 38°F
- Food-grade infrastructure for high-volume production
- Supports processing and distribution operations
- On-site test kitchen
- Fully sprinklered
- Waste separator with pH monitoring system
- 24-hour guard service



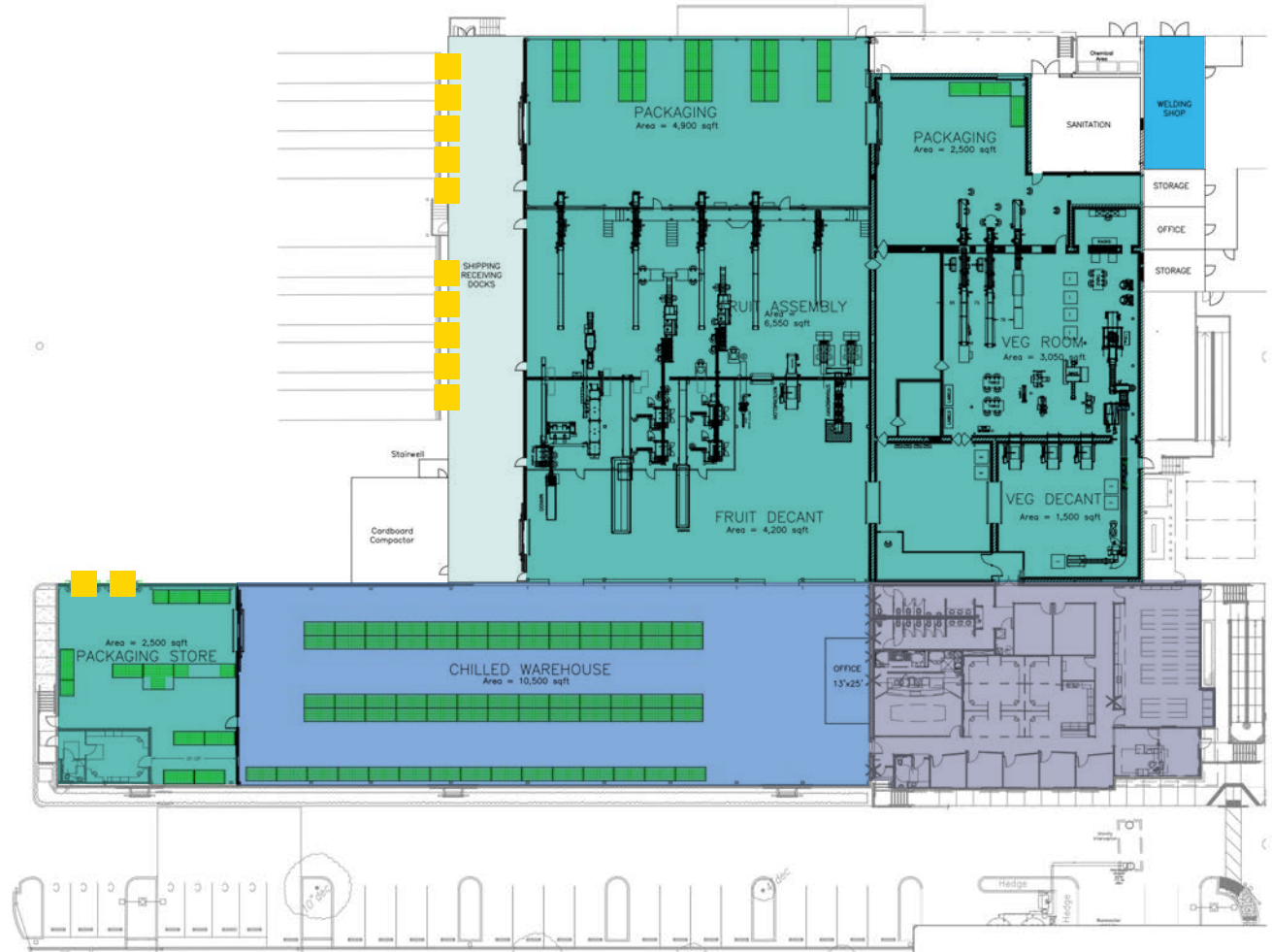
- Cooling & Refrigeration Systems**
- 5 Bitzer Brand Compressors
  - 407A Freon
  - 3665 Charge Capacity

- Utility Providers**
- Gas/Electricity: PG&E/SMUD
  - Sewer: Sacramento County Sewer District
  - Water: American Water

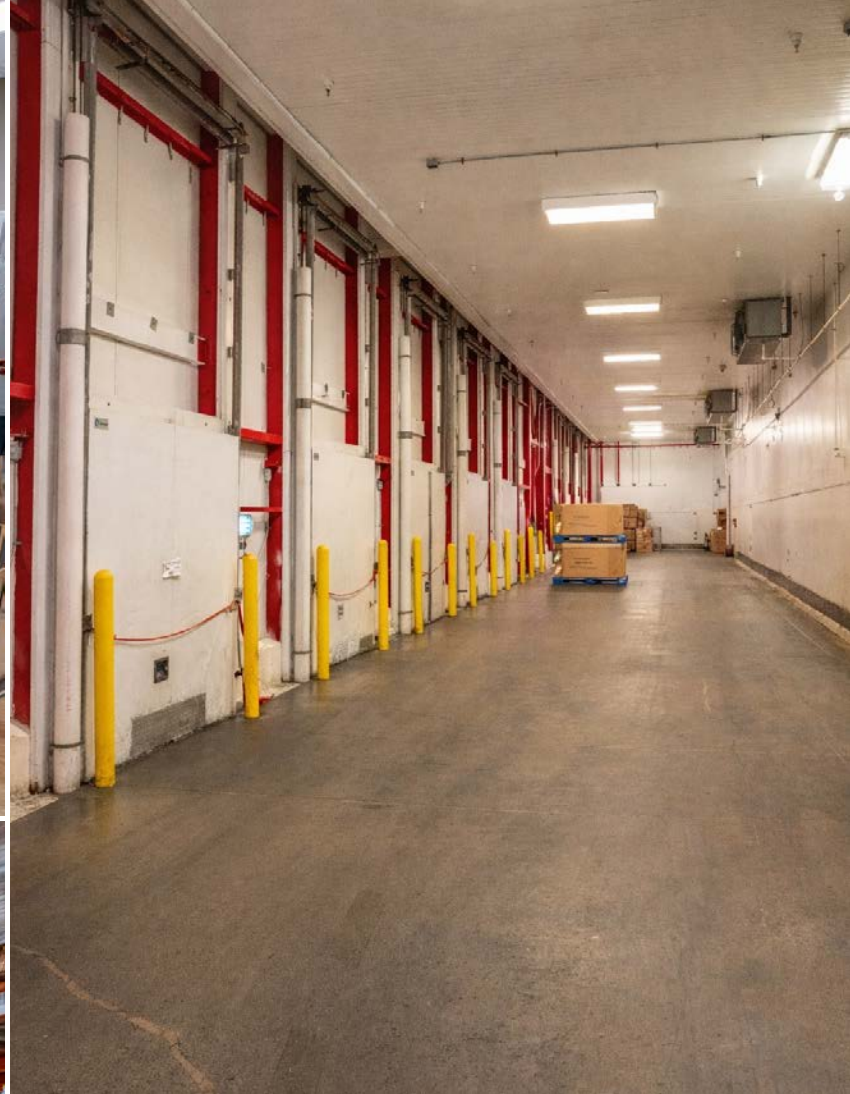
# Floor Plan

Contact Brokers for Pricing

- Dock Door
- Shipping/Receiving Dock
- Cold Production
- Chilled Warehouse
- Test Kitchen
- Welding Shop







# Sacramento Overview



# Freeway Access



# Regional Overview

CITY	DISTANCE (MILES)
San Francisco, CA	96
Reno, NV	140
Los Angeles, CA	384
San Diego, CA	498
Boise, ID	562
Portland, OR	591
Las Vegas, NV	555
Salt Lake City, UT	658
Seattle, WA	764
Phoenix, AZ	748
Denver, CO	1,131

PORTS	DISTANCE (MILES)
Port of West Sacramento	14
Port of Oakland	92
Port of San Francisco	96
Port of Los Angeles	403
Port of Long Beach	404





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