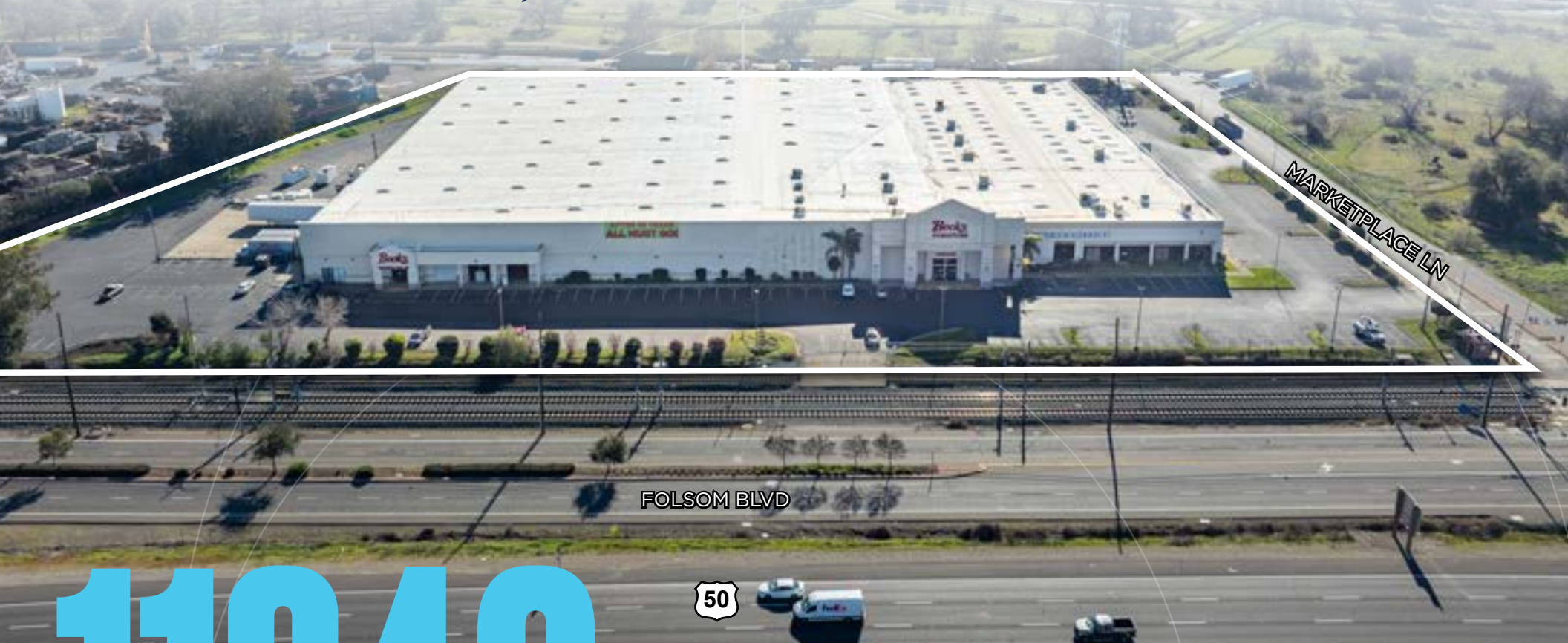


# AVAILABLE FOR SALE

±208,841 SF INDUSTRIAL BUILDING ON ±9.92 ACRES



MARKETPLACE LN

FOLSOM BLVD



# 11840

## FOLSOM BLVD

RANCHO CORDOVA, CA 95742



PREPARED BY:

**BRYCE MACDONALD**  
Executive Director  
+1 916 288 4806  
bryce.macdonald@cushwake.com  
CA LIC# 01422174

**JAY HAMER**  
Director  
+1 916 329 1556  
jay.hamer@cushwake.com  
CA LIC# 00991961

**MORROW BOTROS**  
Associate  
+1 619 614 1383  
morrow.botros@cushwake.com  
CA LIC# 02196220



**11840**  
FOLSOM BLVD

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## PREPARED BY:

### **BRYCE MACDONALD**

Executive Director  
+1 916 288 4806  
bryce.macdonald@cushwake.com  
CA LIC# 01422174

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jay.hamer@cushwake.com  
CA LIC# 00991961

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Associate  
+1 619 614 1383  
morrow.botros@cushwake.com  
CA LIC# 02196220



# 01

## EXECUTIVE SUMMARY

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11840 Folsom Blvd represents a rare opportunity to acquire one of Sacramento's most recognizable and visible commercial landmarks. For nearly 50 years, the property served as Beck's Furniture's flagship showroom, warehouse, and distribution center, creating a legacy presence along the Highway 50 corridor.

The ±208,841 SF facility combines exceptional freeway visibility, heavy power, flexible industrial zoning, and multiple loading configurations, making it well-positioned for distribution, logistics, manufacturing, wholesale, showroom, or adaptive reuse opportunities.

Large-scale owner-user opportunities with this level of identity and exposure are increasingly scarce. 11840 Folsom Blvd offers the next owner the chance to acquire not just a building, but a Sacramento landmark with limitless future potential.

## KEY HIGHLIGHTS

- Highly Recognizable Regional Asset
- Outstanding Freeway Visibility
- Large Single-Story Floor Plate
- Strong Workforce Demographics
- Proximity to Light Rail & RT Bus Stop

## DEMOGRAPHICS

	Population	1 Mile	3 Miles	5 Miles
 2025 Total		3,537	39,227	183,698
 2030 Projection		3,573	39,559	185,648
 2025 Average Income		\$186,576	\$155,615	\$133,057





# 02

## PROPERTY OVERVIEW

# PROPERTY DETAILS



**±208,841 SF**  
Building Size



**SUNRISE**  
Submarket



**1977**  
Year Built



**196**  
Parking Actual



**±19.92 AC**  
Site Size



**300' X 589'**  
Building Dimensions



**33' / 28'**  
Warehouse / Retail Showroom  
Clear Height



**25' X 25' @13 COLUMNS**  
Column Spacing



**±1,000 FEET**  
**ALONG HWY 50**  
Frontage



**400A/208V HEAVY**  
Power



**ZONING**  
M-2 Heavy Industrial Zoning with  
Existing Retail Showroom Use  
(Retail is allowed under M-2 with an AUP)



**PG&E**  
Gas Provider



**12 DH LOADING DOORS**  
8 East, 4 South,  
10'Hx8'W



**YES**  
Sprinklers



**3**  
**BIG ASS FANS**



**SMUD**  
Electric Provider



**10 GL LOADING DOORS**  
3 North, 2 East, 3 South, 2 West,  
15' H x 12'W

# SITE PLAN

FOLSOM BLVD

MARKETPLACE LANE

CORPORATE OFFICE

SHOWROOM

WAREHOUSE

12' x 16'  
DOCK DOORS

2-STOREY  
OFFICE

8-9' x 10'  
DOCK DOORS

2-STOREY  
OFFICE

28' - 30'  
CLEAR HEIGHT

60,729 SF

40,724 SF

106,547 SF

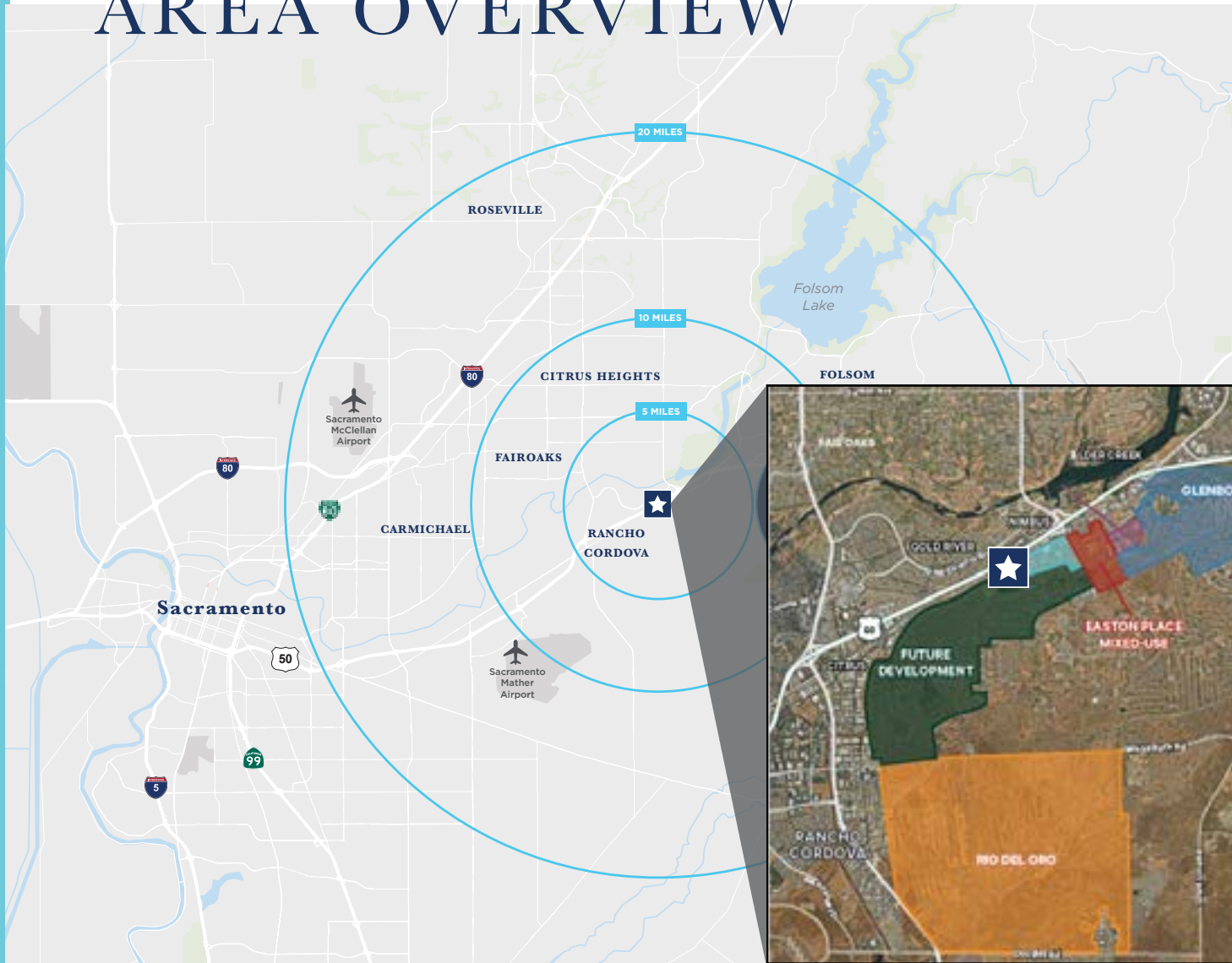




# 03

## AREA OVERVIEW

# AREA OVERVIEW



## FOLSOM RANCH

- ±3,585 acre master planned community
- 11,461 new homes
- 2 hospitals
- ±2.5 million square feet of mixed-used commercial space

## GLENBOROUGH

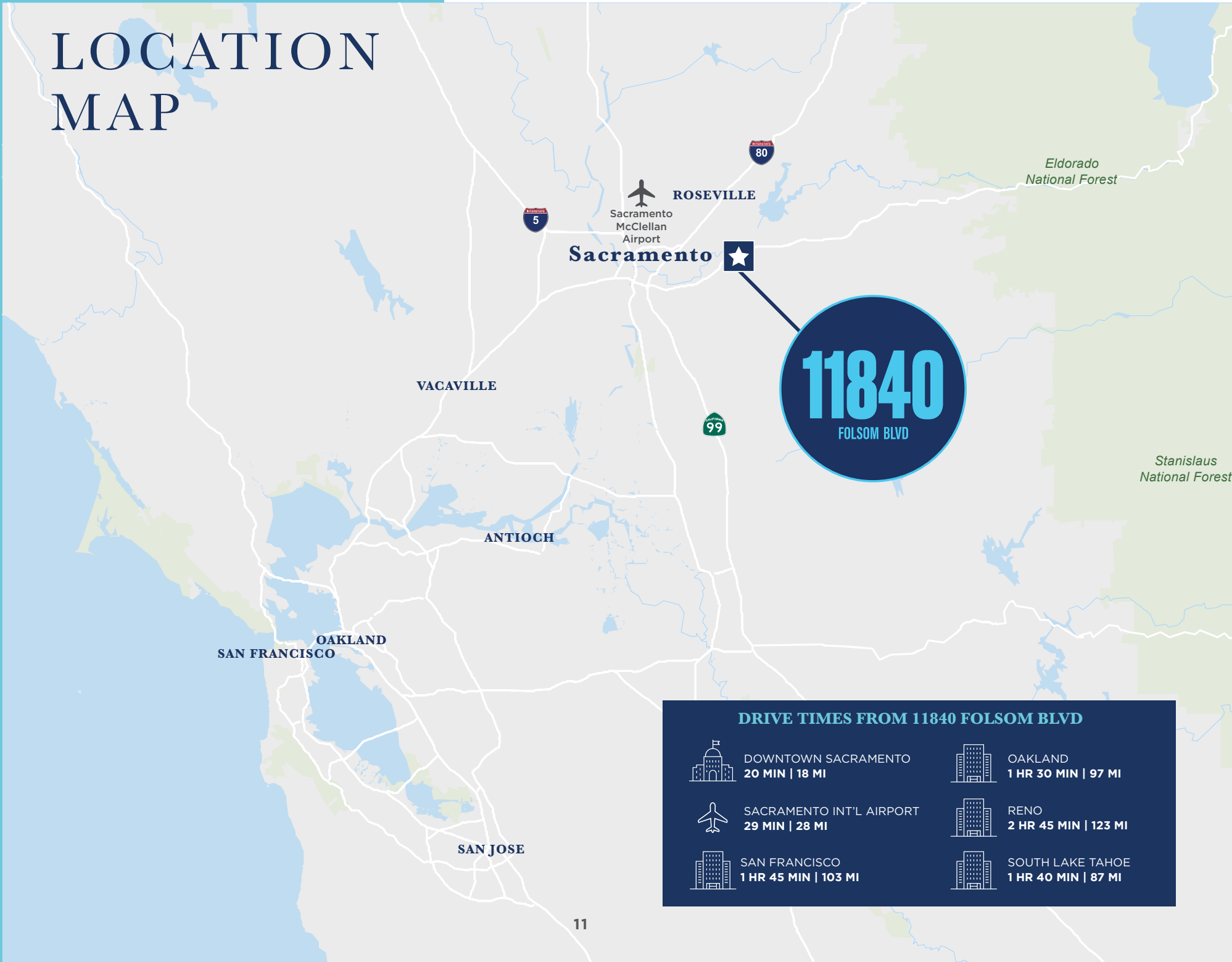
- ±1,400 acres
- 2,752 new homes
- ±700,000 square feet of mixed-use commercial space

## RIO DEL ORO

- ±3,828 acres
- 12,189 new homes
- ±7.6 million square feet of commercial, professional & industrial development



# LOCATION MAP



**11840**  
FOLSOM BLVD

### DRIVE TIMES FROM 11840 FOLSOM BLVD



DOWNTOWN SACRAMENTO  
20 MIN | 18 MI



OAKLAND  
1 HR 30 MIN | 97 MI



SACRAMENTO INT'L AIRPORT  
29 MIN | 28 MI



RENO  
2 HR 45 MIN | 123 MI



SAN FRANCISCO  
1 HR 45 MIN | 103 MI



SOUTH LAKE TAHOE  
1 HR 40 MIN | 87 MI



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