



FOR LEASE

±19,200 SF Suite with Yard



8470 Belvedere Avenue, Sacramento, CA

Tommy Ponder, SIOR
Executive Vice President
+1 916 563 3005
tommy.ponder@colliers.com
CA Lic. 01431506

George Vrame, SIOR
Vice President
+1 916 563 3041
george.vrame@colliers.com
CA Lic. 02028936



The Opportunity

8470 Belvedere Avenue presents a rare leasing opportunity for businesses seeking a functional industrial facility in Sacramento's established Power Inn submarket. The available $\pm 19,200$ SF suite offers a highly efficient warehouse configuration with ± 550 SF of office space, 22' to 24' clear height, two dock-high loading doors, one grade-level door, and robust 277A/480V three-phase power. The property is further enhanced by an included $\pm 1,200$ SF secured yard area, security fencing, M-1S zoning, and utility services from SMUD and PG&E, making it well-suited for manufacturing, warehousing, distribution, and service-oriented industrial users. Its strategic location provides convenient access to major transportation corridors, creating an ideal environment for companies looking to optimize operations and expand within the Sacramento market.



**Secured Yard
Area**



**277A/480V Three-
Phase Power**



**Power Inn Industrial
Submarket**



**Immediate Access to
Highway 50**



Building Specifications

Total Available SF	±19,200 SF
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Construction	Reinforced concrete
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Office SF	±550 SF
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Year Built	1980
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Yard	±1,200 SF fenced & secured
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APN	061-0140-057
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Clear Height	±22' - 24'
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Zoning	M-1S
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Column Spacing	±20' x 60'
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Grade Level Doors	One (1) 14' x 12'
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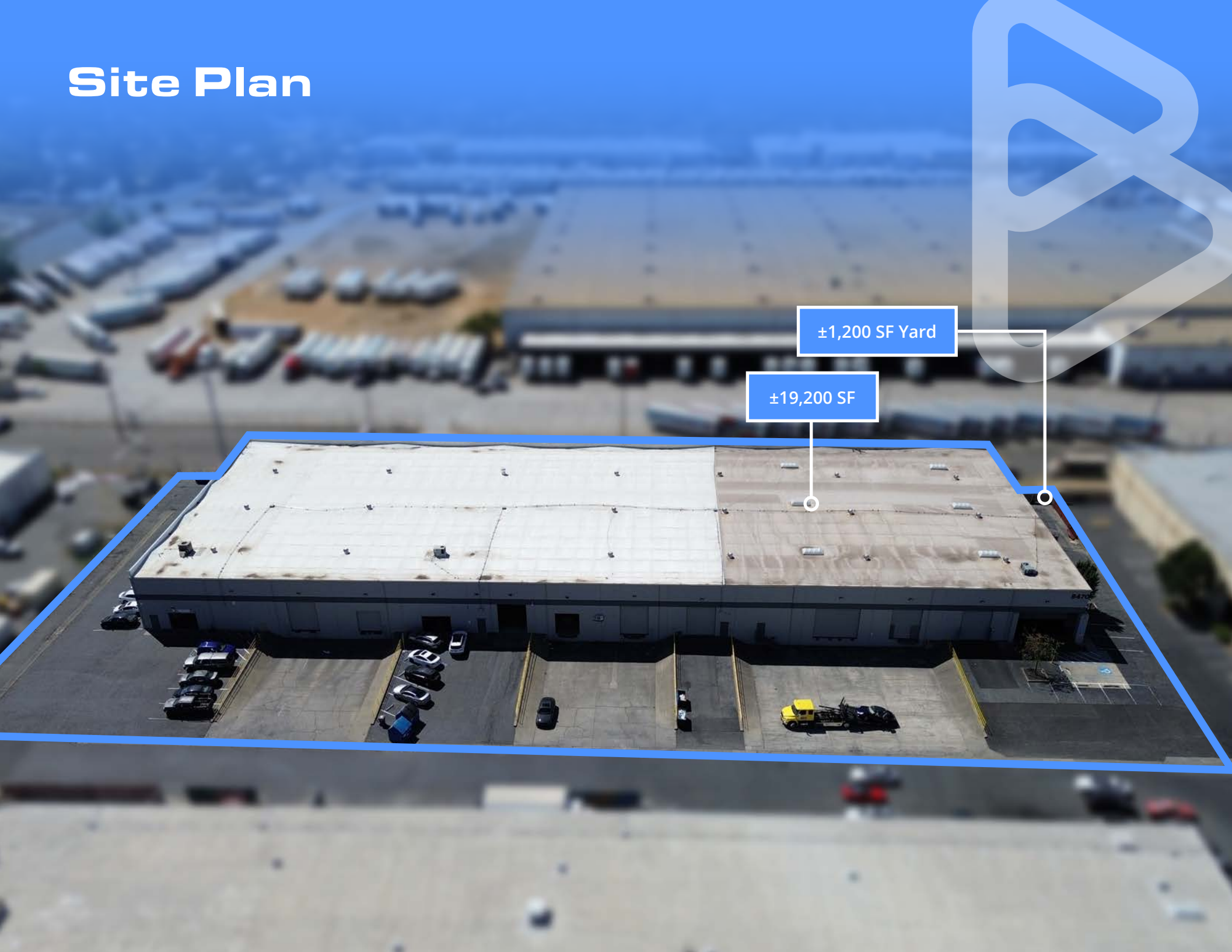
Dock High Doors	Two (2)
	• One (1) 14' x 12'
	• One (1) 14' x 18'

Natural Gas	PG&E
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Power	277A/480V 3-Phase SMUD
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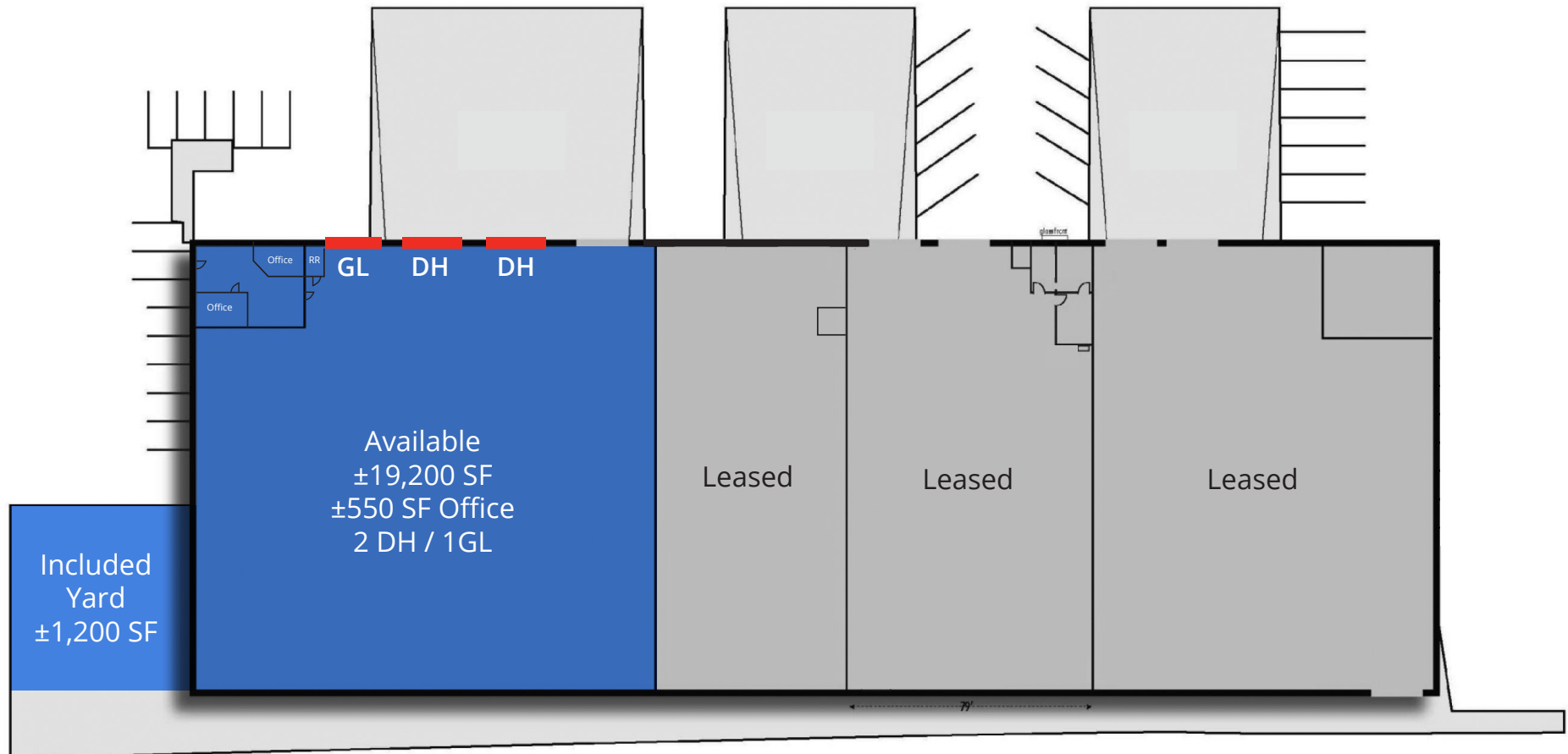
Site Plan



±1,200 SF Yard

±19,200 SF

Floor Plan

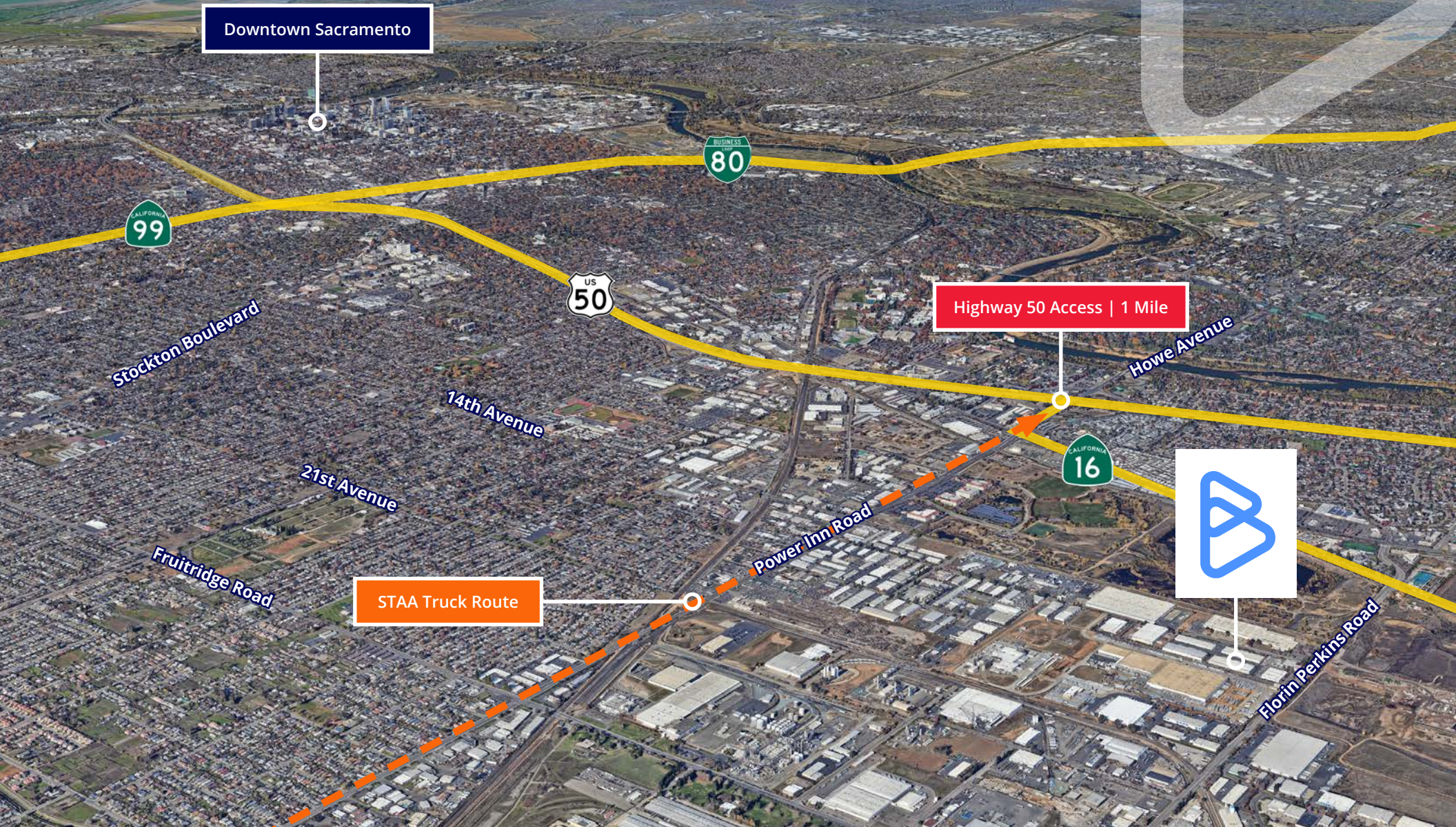


Property Photos



Area Overview

The Property is located approximately one mile from Highway 50 with convenient access to an STAA-designated truck route, and sits just about 6 miles from Downtown Sacramento, providing excellent connectivity for industrial users.



Location & Connectivity

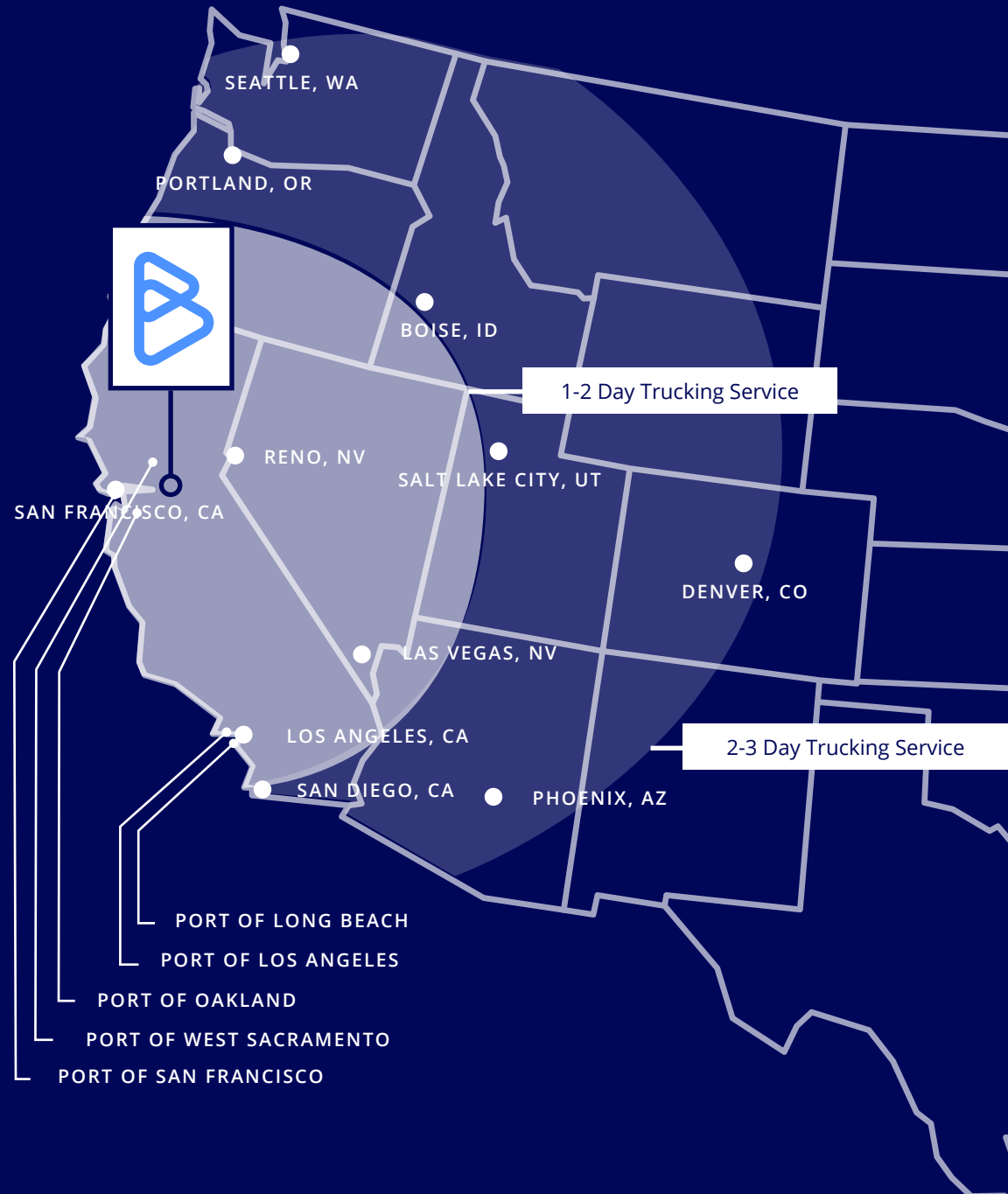
Located in the highly desirable Power Inn industrial submarket, the Property is strategically positioned with direct connectivity to the region's primary transportation corridors. The Property offers excellent regional access to the fast-growing cities of Elk Grove, Folsom, and Rancho Cordova.



Transportation At-A-Glance

CITY	DISTANCE (MILES)
San Francisco, CA	92
Reno, NV	136
Los Angeles, CA	388
San Diego, CA	509
Boise, ID	558
Portland, OR	586
Las Vegas, NV	558
Salt Lake City, UT	654
Seattle, WA	759
Phoenix, AZ	758
Denver, CO	1,168

PORTS	
Port of West Sacramento	9
Port of Oakland	87
Port of San Francisco	91
Port of Los Angeles	413
Port of Long Beach	415





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