

# SKYWAY COMMERCE CENTER



UNDER NEW OWNERSHIP

10255, 10265, 10275 OLD PLACERVILLE ROAD | SACRAMENTO, CA 95827

## FOR MORE INFORMATION:

**MATT SUSAC**

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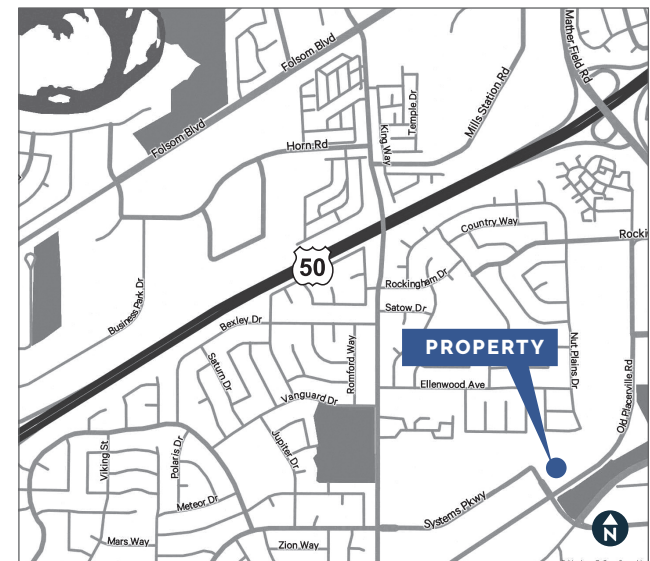
Lic. 01045162

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## Property Features

- Professionally managed
- Clear Height: ±14'-16'
- Sprinklers: Yes
- Glass and Metal storefront
- Monument signage available
- Zoning: OIMU (Office Industrial Mixed Use)
- Immediate Hwy 50 access
- Professional image with quality landscaping
- Supported by numerous nearby restaurant/retail services



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## Site Plan



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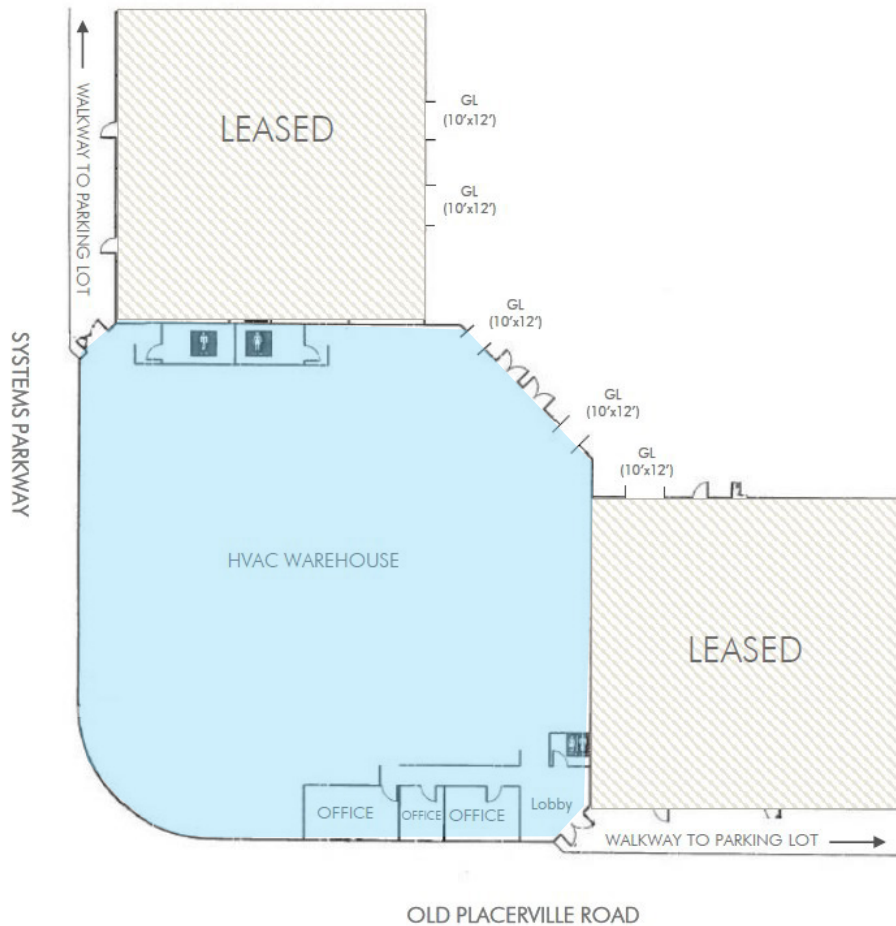
### AVAILABILITIES

 AVAILABLE

| SUITE    | TOTAL SF   | OFFICE SF | AVAILABLE |
|----------|------------|-----------|-----------|
| 10255-03 | ±12,700 SF | ±1,800 SF | Now       |
| 10265-25 | ±1,600 SF  | ±350 SF   | Now       |
| 10265-18 | ±1,651 SF  | ±350 SF   | 09/01/26  |
| 10265-03 | ±1,671 SF  | ±350 SF   | Now       |
| 10275-09 | ±2,400 SF  | ±455 SF   | Now       |
| 10275-12 | ±4,800 SF  | ±500 SF   | 09/01/26  |
| 10275-16 | ±5,066 SF  | ±750 SF   | 09/01/26  |

# SKYWAY COMMERCE CENTER

## 10255-03



### SUITE DATA

|                         |                   |
|-------------------------|-------------------|
| Office Area             | ±1,800 SF         |
| Warehouse Area          | ±10,900 SF        |
| <b>Total Suite Area</b> | <b>±12,700 SF</b> |
| Clear Height            | ±14'-0"           |
| Grade Level Doors       | 2                 |
| Power                   | ±400A             |
|                         | 110/208 Volt      |
|                         | 3-Phase           |

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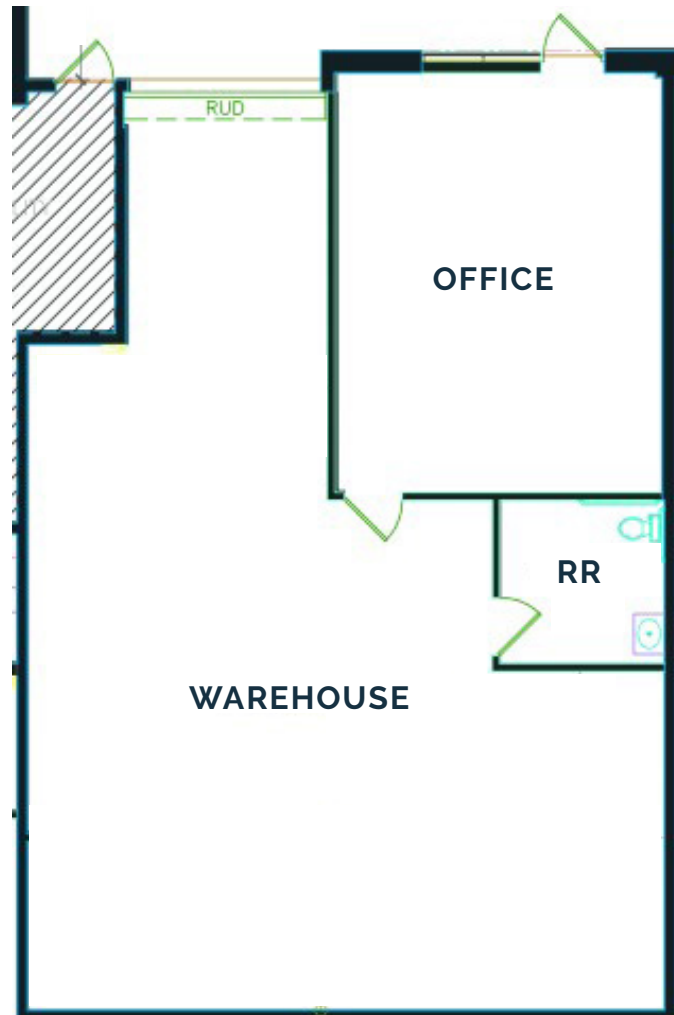
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ALL MEASUREMENTS ARE APPROXIMATE.

# SKYWAY COMMERCE CENTER

## 10265-25

**LEASE RATE: \$1.30 PSF/MG**



### SUITE DATA

|                         |                  |
|-------------------------|------------------|
| Office Area             | ±350 SF          |
| Warehouse Area          | ±1,250 SF        |
| <b>Total Suite Area</b> | <b>±1,600 SF</b> |
| Clear Height            | ±14'-16'         |
| Grade Level Doors       | 1                |

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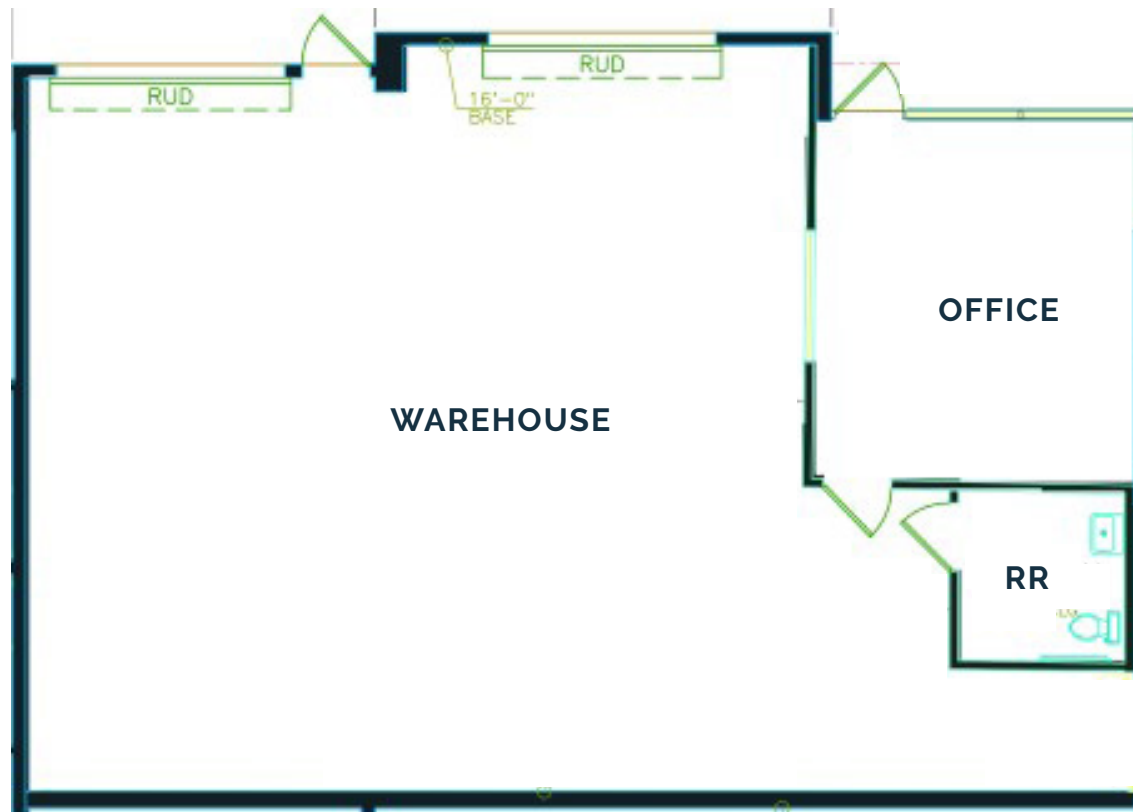
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# SKYWAY COMMERCE CENTER

## 10265-18

**LEASE RATE: \$1.30 PSF/MG**



### SUITE DATA

Office Area ±350 SF

Warehouse Area ±1,303 SF

**Total Suite Area ±1,651 SF**

Clear Height ±14'-16'

Grade Level Doors 1

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# SKYWAY COMMERCE CENTER

## 10265-03

**LEASE RATE: \$1.30 PSF/MG**



### SUITE DATA

|                         |                  |
|-------------------------|------------------|
| Office Area             | ±350 SF          |
| Warehouse Area          | ±1,250 SF        |
| <b>Total Suite Area</b> | <b>±1,671 SF</b> |
| Clear Height            | ±14'-16'         |
| Grade Level Doors       | 1                |

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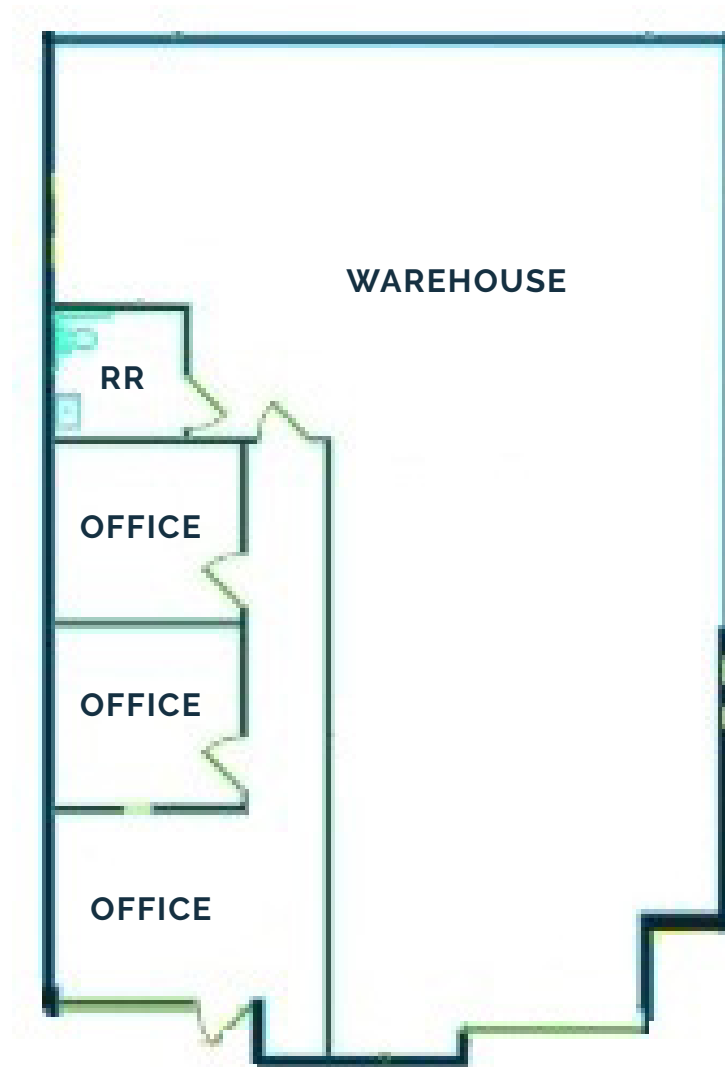
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# SKYWAY COMMERCE CENTER

## 10275-09

**LEASE RATE: \$1.30 PSF/MG**



### SUITE DATA

|                         |                  |
|-------------------------|------------------|
| Office Area             | ±455 SF          |
| Warehouse Area          | ±1,945 SF        |
| <b>Total Suite Area</b> | <b>±2,400 SF</b> |
| Clear Height            | ±14'-16'         |
| Grade Level Doors       | 1                |

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# SKYWAY COMMERCE CENTER

## 10275-12



**LEASE RATE: \$1.20 PSF/MG**

### SUITE DATA

|                         |                  |
|-------------------------|------------------|
| Office Area             | ±500 SF          |
| Warehouse Area          | ±4,300 SF        |
| <b>Total Suite Area</b> | <b>±4,800 SF</b> |
| Clear Height            | ±14'-16'         |
| Grade Level Doors       | 2                |

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## 10275-16



LEASE RATE: \$1.20 PSF/MG

### SUITE DATA

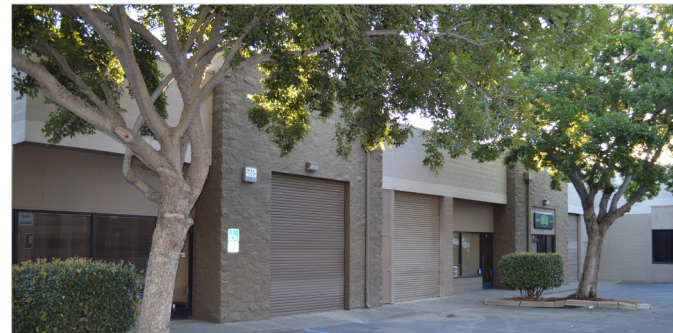
|                         |                  |
|-------------------------|------------------|
| Office Area             | ±750 SF          |
| Warehouse Area          | ±4,050 SF        |
| <b>Total Suite Area</b> | <b>±5,066 SF</b> |
| Clear Height            | ±14'-16'         |
| Grade Level Doors       | 2                |

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## Amenities & Improvements

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