

11255 Pyrites Way - Suite 100

Gold River, CA 95670

±48,125 SF Unit (Expandable to ±82,500 SF) With ESFR Sprinklers, Trailer Parking, and Yard



Contact Us

Zac Sweet, SIOR

Senior Vice President
C: 916 717 4768
zac.sweet@cbre.com
Lic. 01352800

Jeff Kvarme

First Vice President
C: 916 203 5257
jeff.kvarme@cbre.com
Lic. 01924968

Tyler Howell

Senior Associate
T: 916 781 4835
tyler.howell1@cbre.com
Lic. 02100245

Courtney Lee

Associate
C: 916 906 5544
courtney.lee@cbre.com
Lic. 02031694

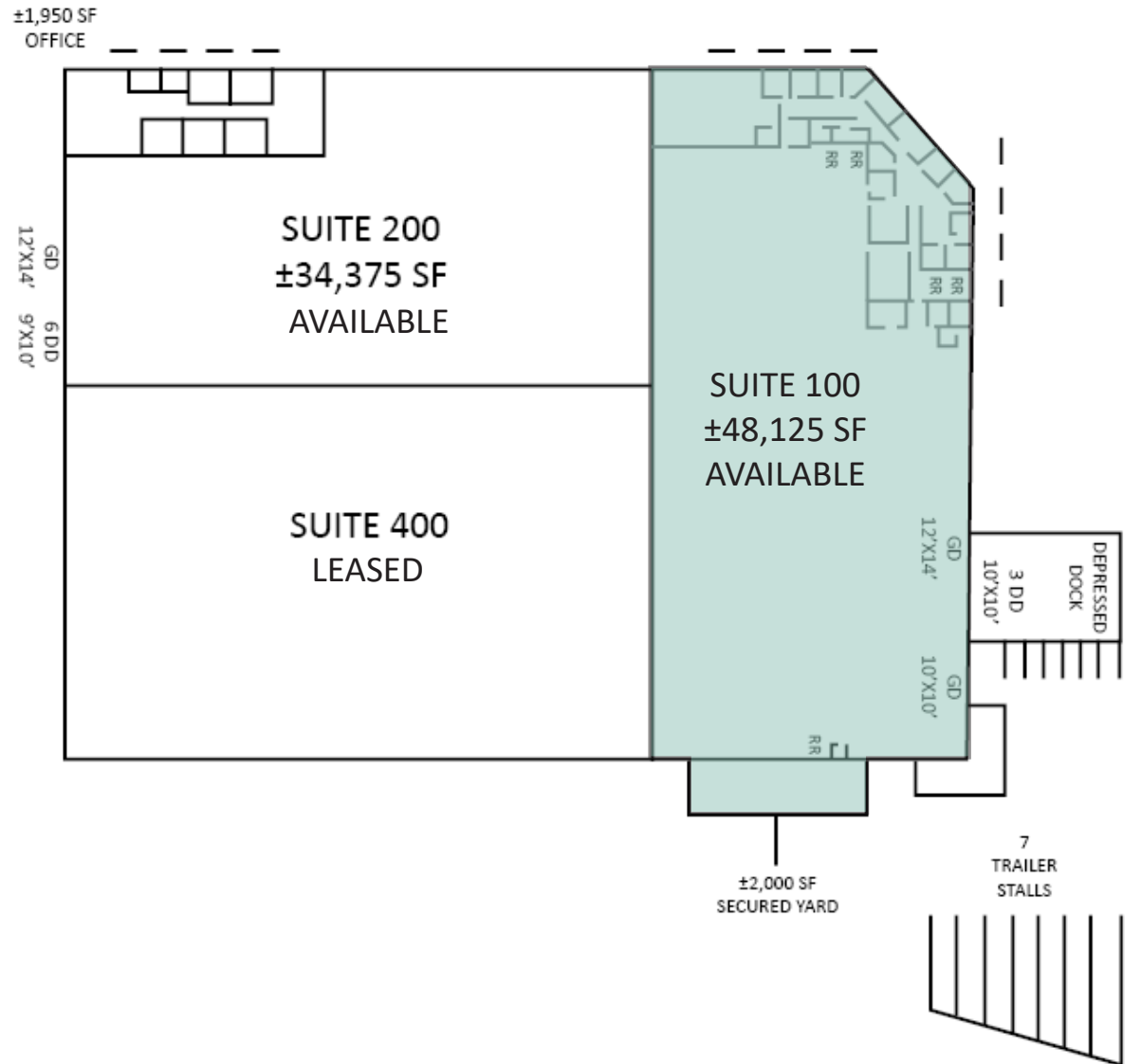
Nick Whittemore

Asset Manager
C: 916 379 3872
nicholaswhittemore@buzzoates.com
Lic. 02009230

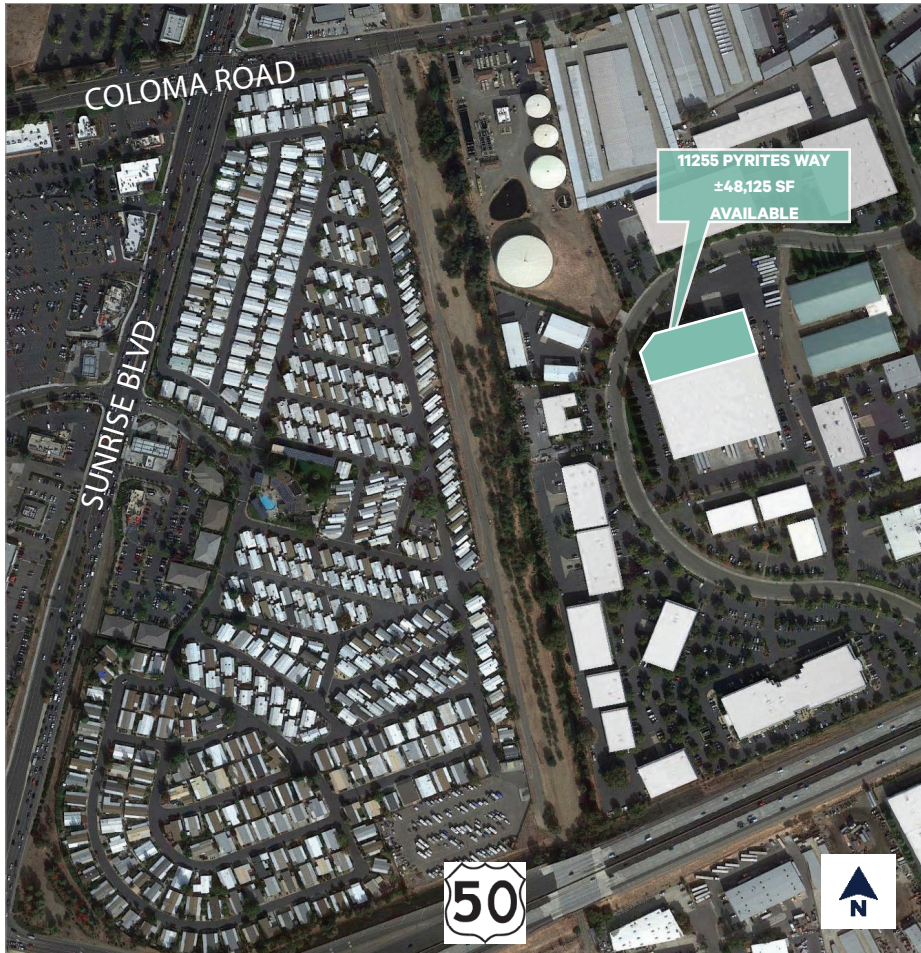


Property Information and Site Plan

- BUILDING SF: ±130,680
- AVAILABLE SF: ±48,125
(EXPANDABLE TO ±82,500 SF)
- OFFICE SF: ±7,875
- SECURED YARD SF: ±2,000
- CLEAR HEIGHT: 28' - 32'
- COLUMN SPACING: 50' x 27.5'
- GRADE DOORS:
 - 2 - 12'x14'
 - 1 - 10'x10'
- DOCK HIGH DOORS: 3 - 10' x 10'
- ZONING: M-1
- SPRINKLERS: ESFR
- SKYLIGHTS
- TRAILER STALLS: 14
- 600 AMPS | 480v POWER



Area Map and Aerial



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.