

FRUITRIDGE

INDUSTRIAL CENTER

8670 FRUITRIDGE ROAD, SACRAMENTO, CA

±64,068 SF CLASS A
DISTRIBUTION SPACE

POWER INN SUBMARKET

FOR LEASE



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BUILDING SPECIFICATIONS

Building SF	±240,225	Column Spacing	57' x 57'
Available SF	±64,068	Zoning	M-2 Heavy Industrial
Office SF	±5,043	Electrical	600 amps 277/480v
Grade Doors	1 - 12' x 14'	Sprinkler Density	ESFR
Dock Doors	9 - 9' x 10'	Year Constructed	2017
Clear Height	30' - 32'	Trailer Stalls	16

FRUITRIDGE INDUSTRIAL CENTER

The ±64,068 SF Class A industrial space at 8670 Fruitridge Road offers modern distribution functionality in a prime Sacramento location.



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SPACE DETAILS

±64,068

Available SF

±5,043

Office SF

1

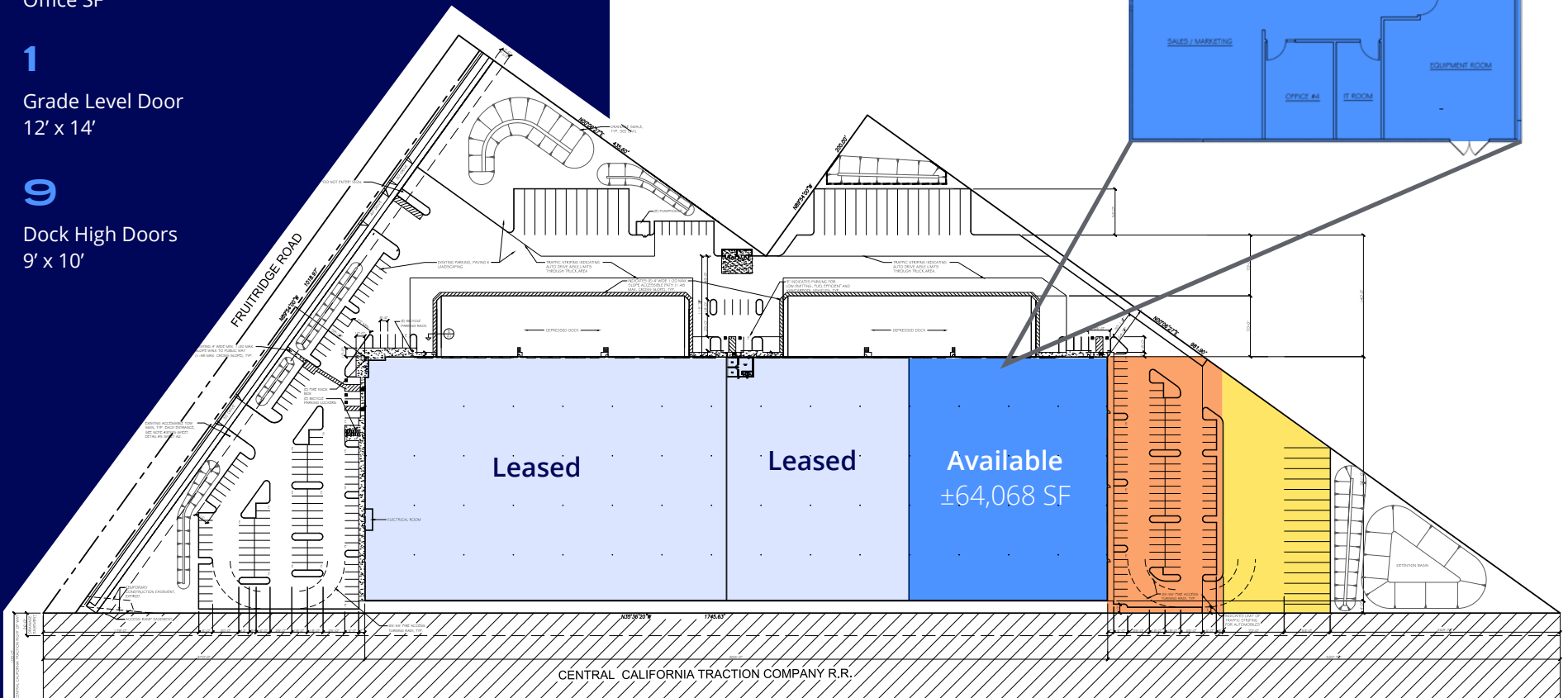
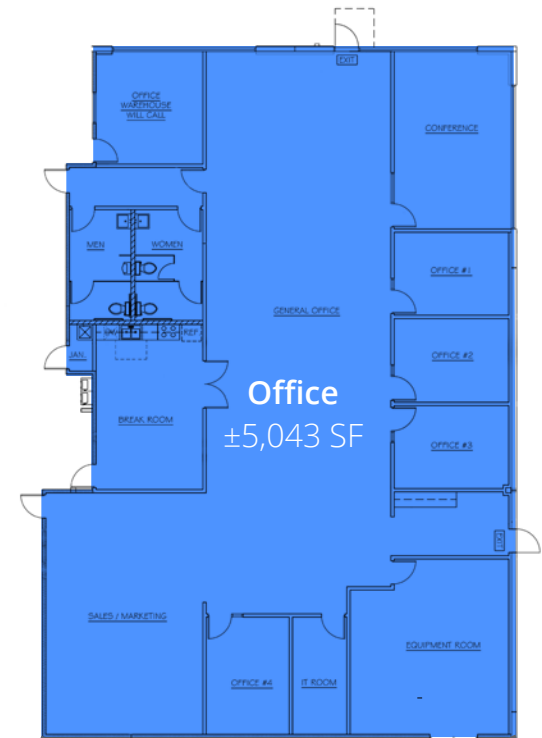
Grade Level Door
12' x 14'

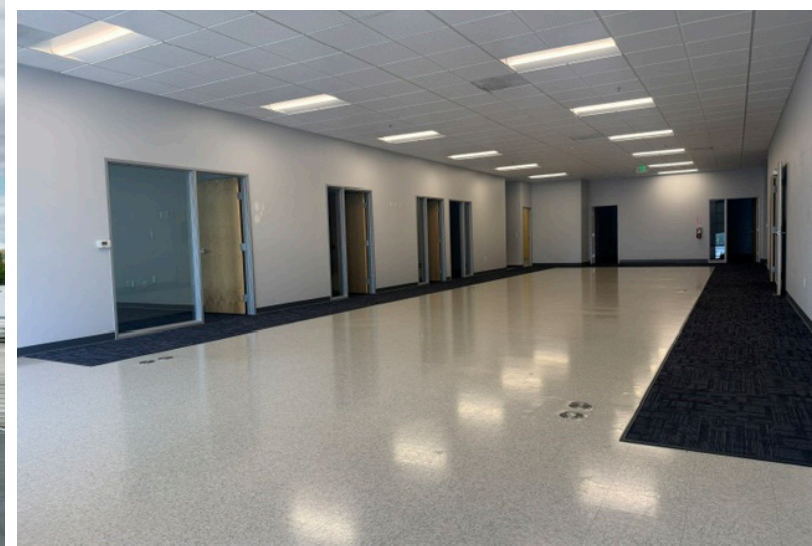
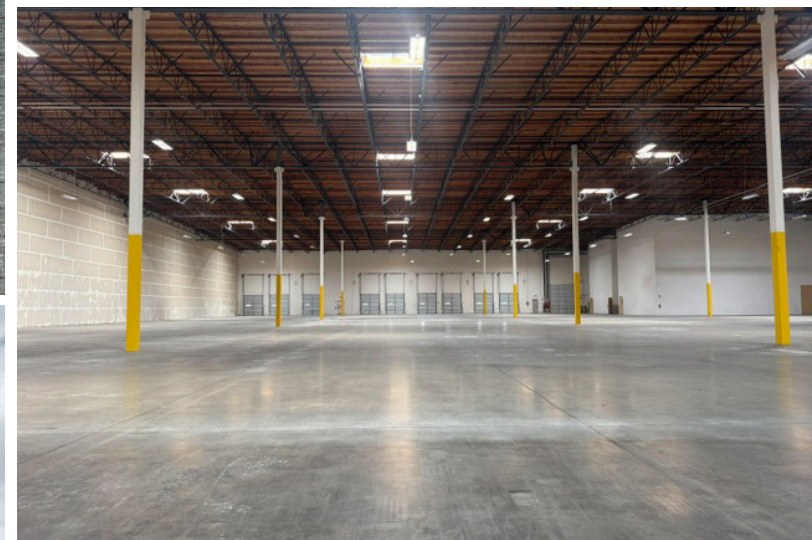
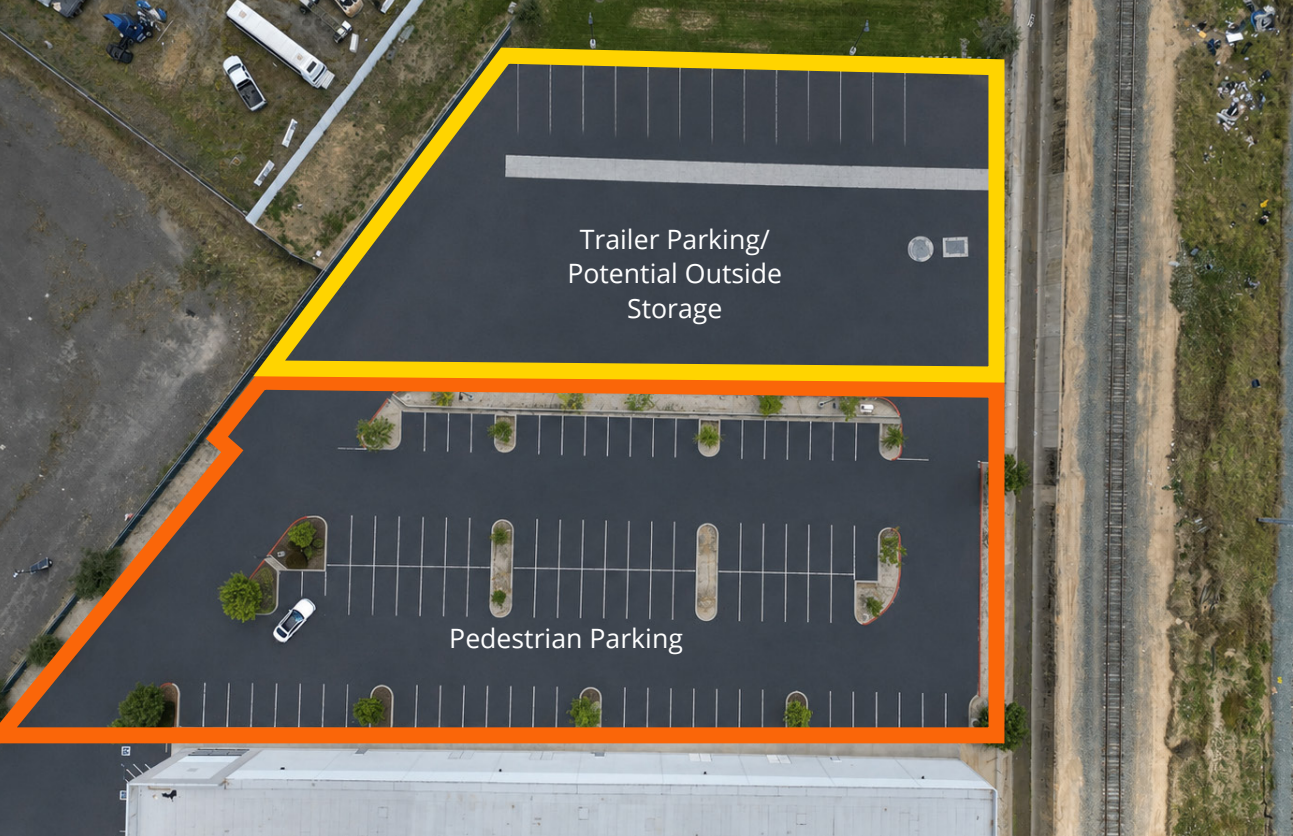
9

Dock High Doors
9' x 10'

SITE PLAN

- Available Suite
- Pedestrian Parking
- Trailer Parking/
Potential Outside
Storage





LOCATION OVERVIEW

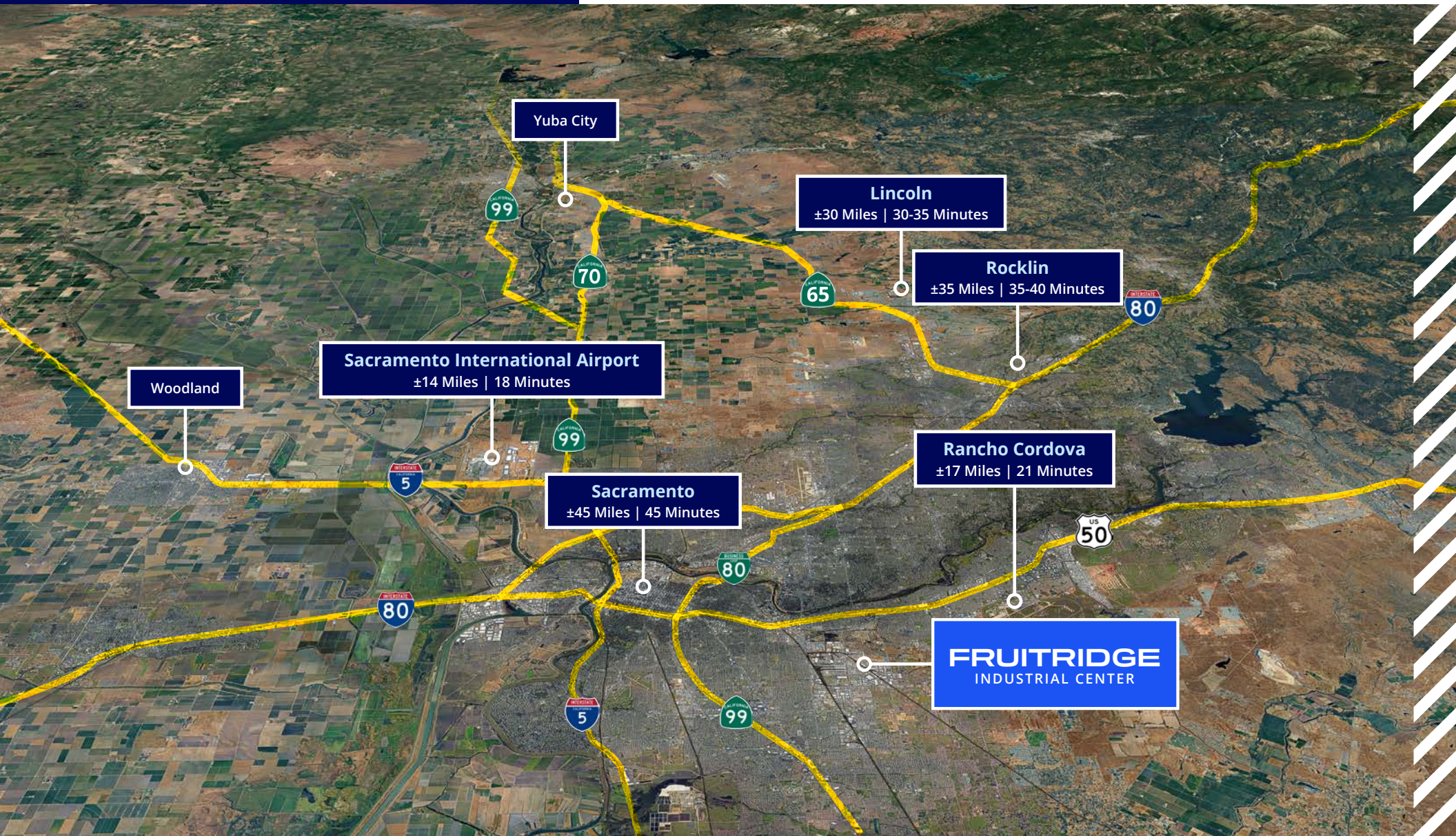
FRUITRIDGE INDUSTRIAL CENTER



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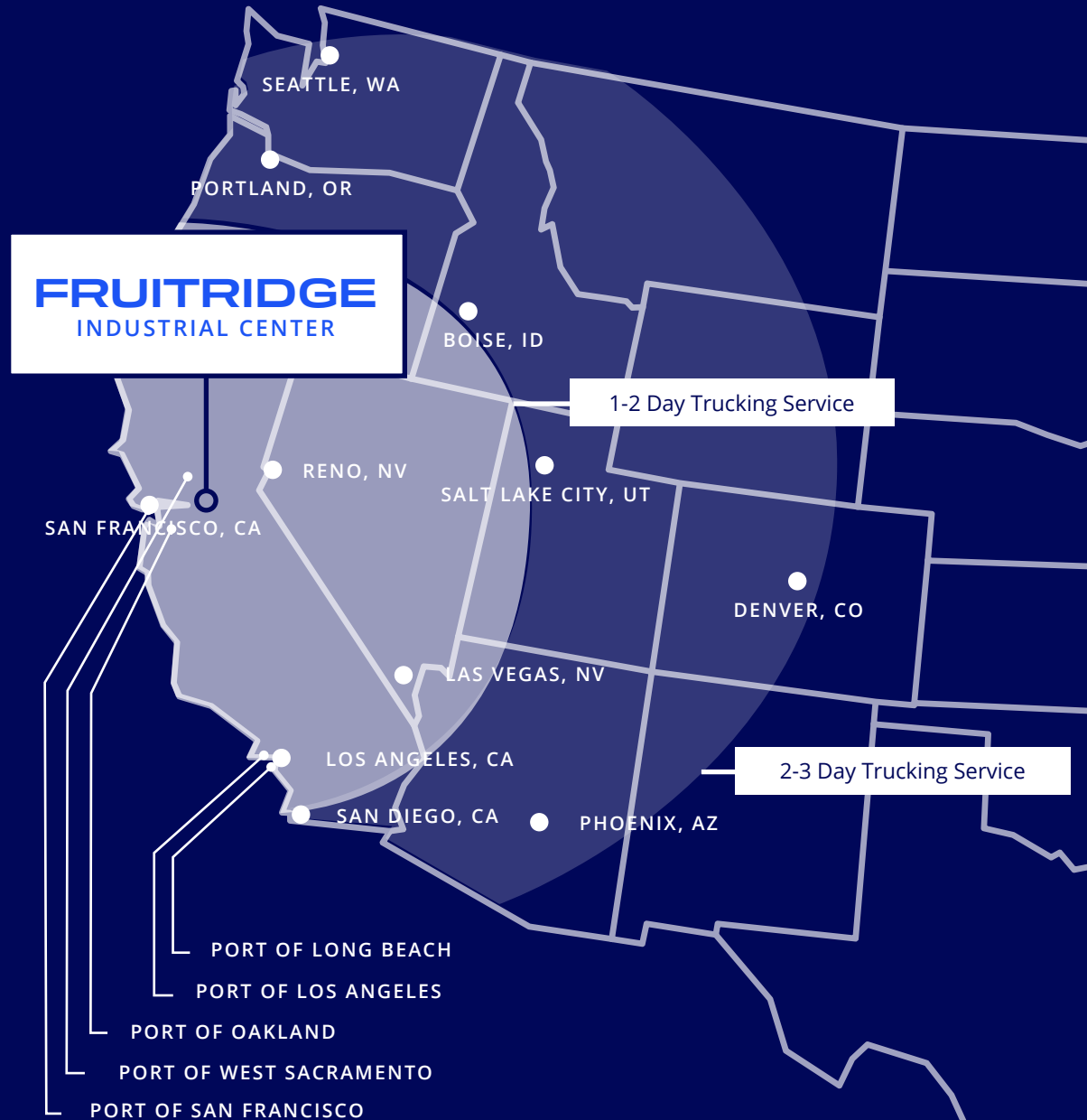
REGIONAL OVERVIEW



TRANSPORTATION AT-A-GLANCE

CITY	DISTANCE (MILES)
San Francisco, CA	123
Reno, NV	119
Los Angeles, CA	422
San Diego, CA	542
Boise, ID	541
Portland, OR	541
Las Vegas, NV	602
Salt Lake City, UT	637
Seattle, WA	714
Phoenix, AZ	797
Denver, CO	1,152

PORTS	DISTANCE (MILES)
Port of West Sacramento	42
Port of Oakland	118
Port of San Francisco	137
Port of Los Angeles	447
Port of Long Beach	449



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