

**Industrial** | For Lease

# 10170 Croydon Way, Suite H

Sacramento, CA 95827



## CONTACT US:

**ZAC SWEET, SIOR**

Senior Vice President  
C: +1 916 717 4768  
zac.sweet@cbre.com  
Lic. 01352800

**JEFF KVARME**

First Vice President  
T: +1 916 203 5257  
jeff.kvarme@cbre.com  
Lic. 01924968

**TYLER HOWELL**

Senior Associate  
T: +1 916 781 4835  
tyler.howell1@cbre.com  
Lic. 02100245

**COURTNEY LEE**

Associate  
C: +1 916 906 5544  
courtney.lee@cbre.com  
Lic. 02031694



## Industrial Unit Available

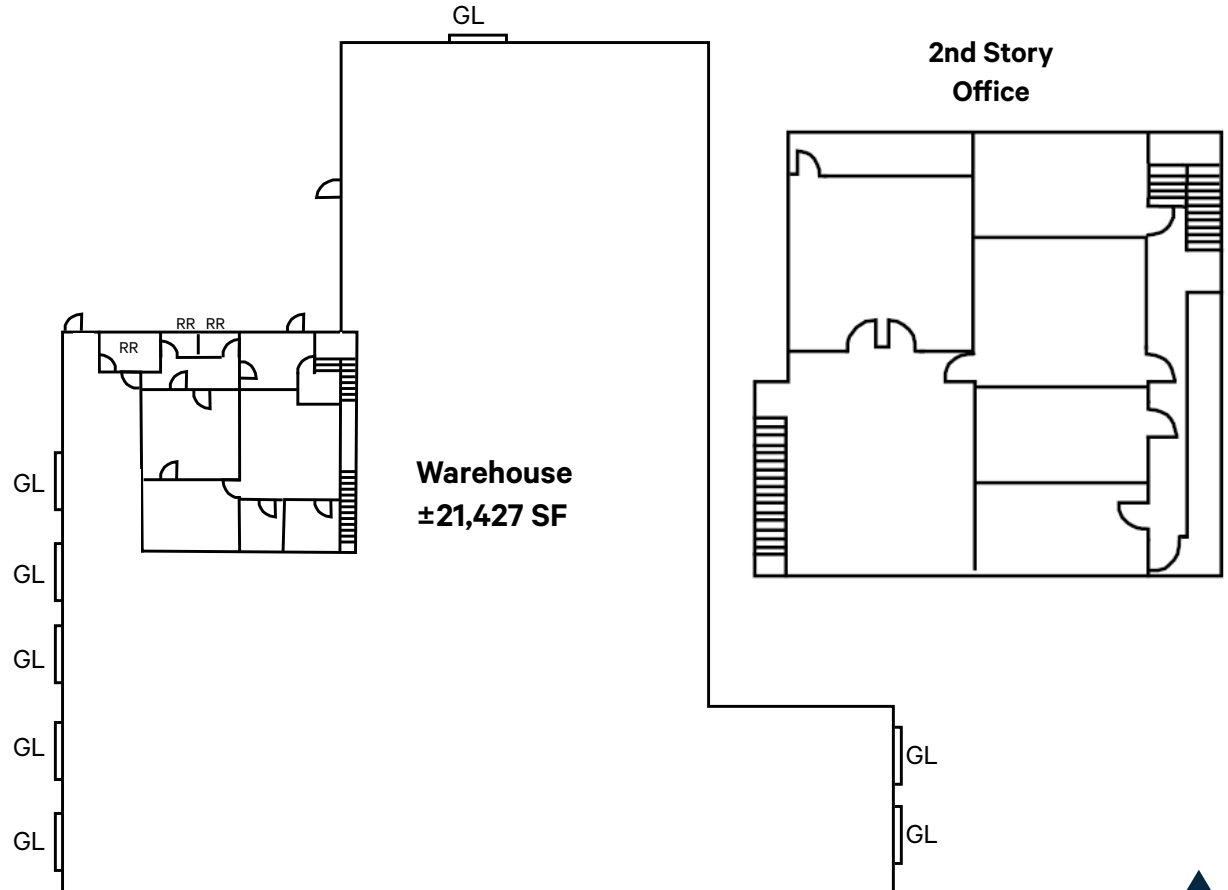
10170 Croydon Way Suite H | Sacramento, CA 95827

For Lease

# Property Information

- Total Area: ±25,470 Square Feet\*
- Office Area: ±4,043 Square Feet\*
- Warehouse Area: ±21,427 Square Feet\*
- Up to ±30,000 Square Feet of Yard Area\*
- Clear Height: ±20 - 24 Feet\*
- Grade Level Doors: Three (3)
- Dock High Doors: Four (4)
- 300 Amps of Power\* (Ability to expand to 1000 Amps)\*
- Sprinklered
- Convenient Access to Hwy. 50
- Secured Complex

\* Tenant to Independently Verify



FLOOR PLAN NOT TO SCALE

GL: Grade Level Door

RR: Restroom

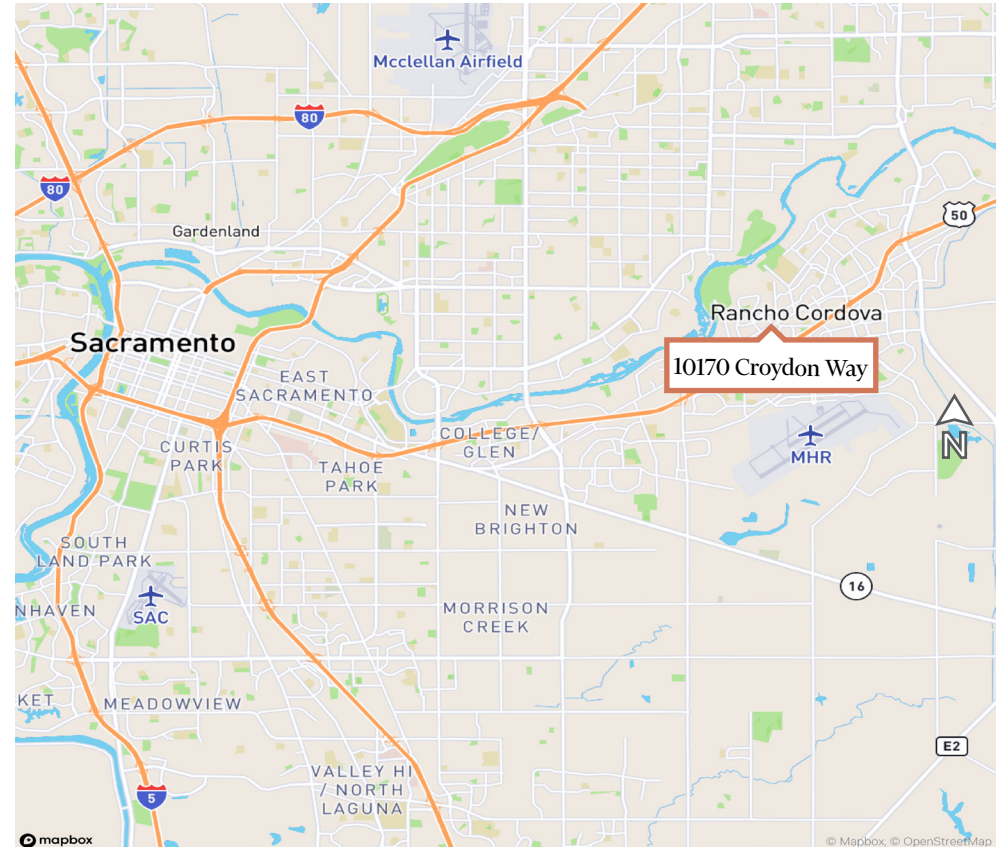
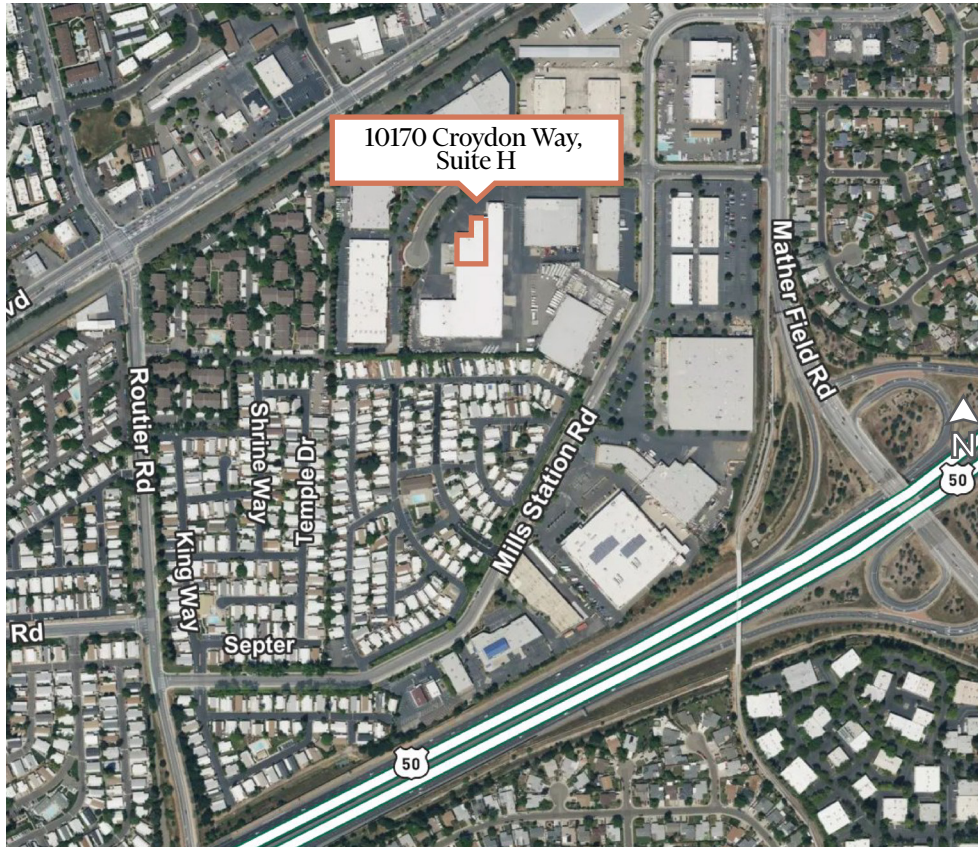


# Industrial Unit Available

10170 Croydon Way Suite H | Sacramento, CA 95827

For Lease

## Aerial Maps



MAPS NOT TO SCALE

© 2025 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.