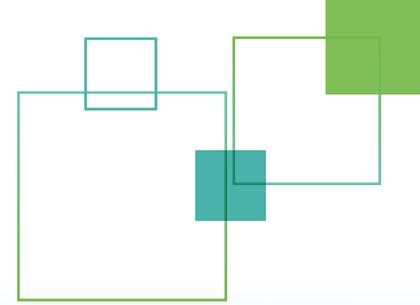


10470

OLD PLACERVILLE RD

SACRAMENTO, CA 95827



theWonderfulcompany™

R&D/WAREHOUSE/OFFICE FOR SALE OR LEASE

CBRE

PROPERTY FEATURES

ADDRESS: 10470 Old Placerville Rd
Sacramento, CA 95827

BUILDING SIZE: ±87,854 RSF

PARCEL SIZE: ±8.5 Acres

**YEAR BUILT/
RENOVATED:** 1978/2008

PARKING: 6.3/1,000 SF
570 spaces

CLEAR HEIGHT: 16ft - 22ft

ZONING: SPA - Mather Field

**ROOF
MEMBRANE:**

Mineral-surfaced cap sheet over
a multi-ply bituminous built-up
membrane

CONSTRUCTION:

Concrete tilt-up, steel frame,
steel truss roof

HVAC:

2x 115-ton rooftop package units
supplemented by 5x
gas-fired package units ranging
in size from 4-12.5 tons each

ELECTRICAL:

2400 amp, 480v

FIRE SAFETY:

Sprinklers, hydrants, detectors,
alarms, extinguishers



POTENTIAL USES & OPPORTUNITIES

*SPA Zoning
(Special Planning Area - Mather Field)*

- › Office
- › Medical
- › Laboratory
- › Research
- › Light Manufacturing
- › Specialized Schools
- › Wholesaling & Warehousing
- › Mini-Storage



LAB



MEDICAL



LIGHT MANUFACTURING



OFFICE

** Some of the uses mentioned above may require a use permit and have specific development standards. This list is provided as a courtesy only, and is any tenant's responsibility to confirm any intended use for the property with the City of Rancho Cordova at (916) 851-8700.*

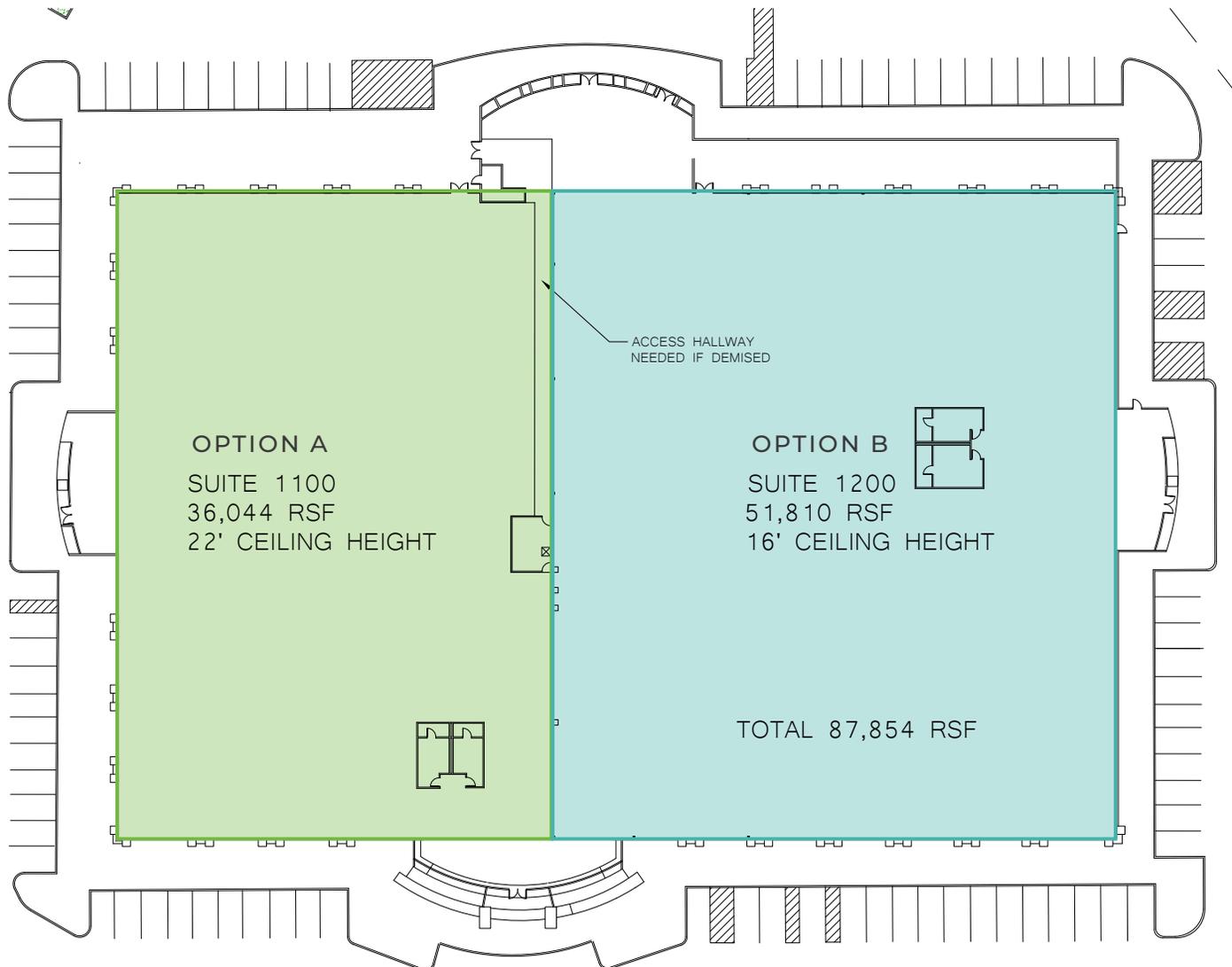
FLOOR PLAN FOR SALE OR LEASE - ±87,854 SF

OPTION A

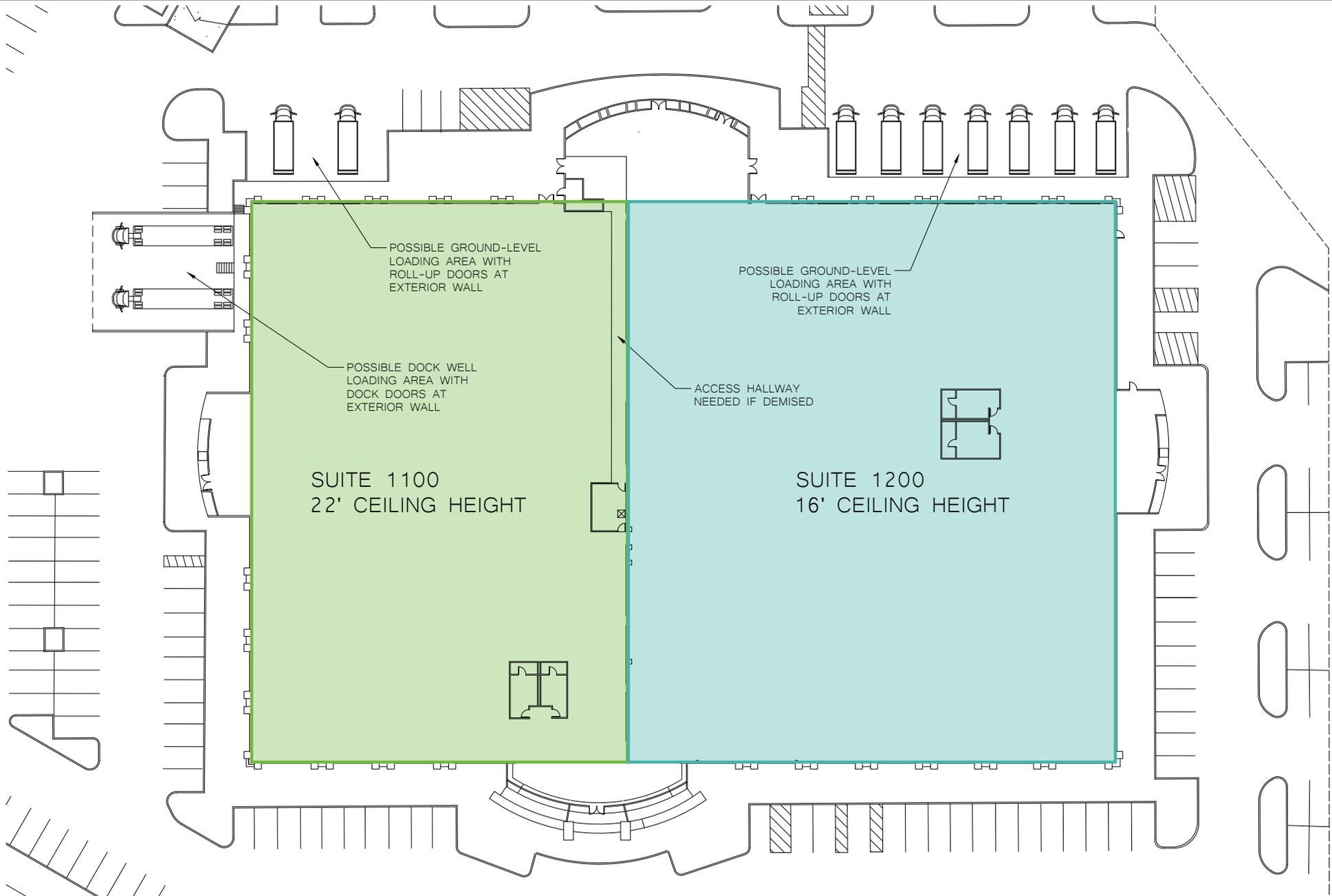
±36,044 RSF
22' CEILING HEIGHT

OPTION B

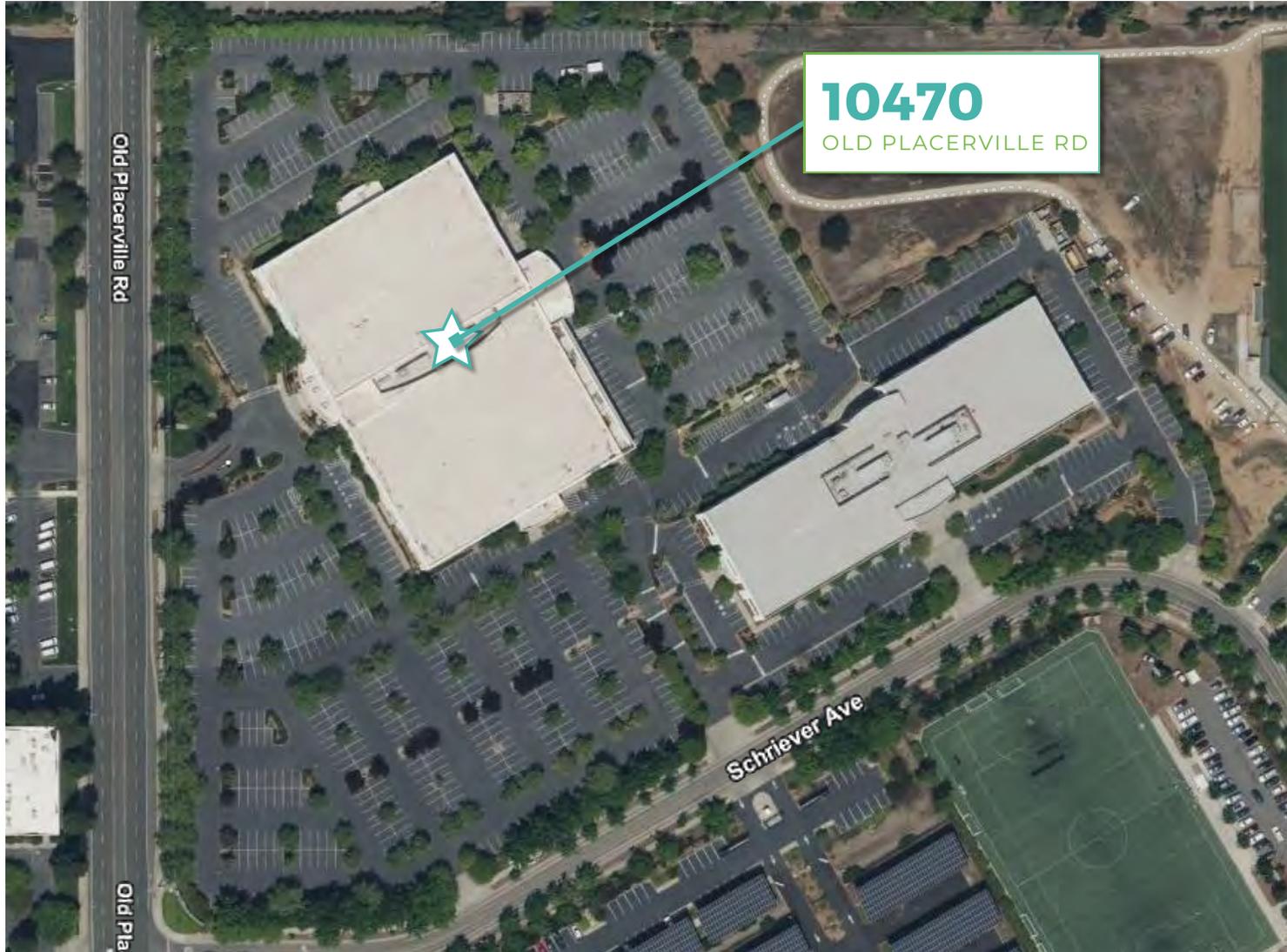
±51,810 RSF
16' CEILING HEIGHT



POTENTIAL DEMISE PLAN WITH POSSIBILITIES FOR LOADING DOCKS & ROLL-UP DOORS

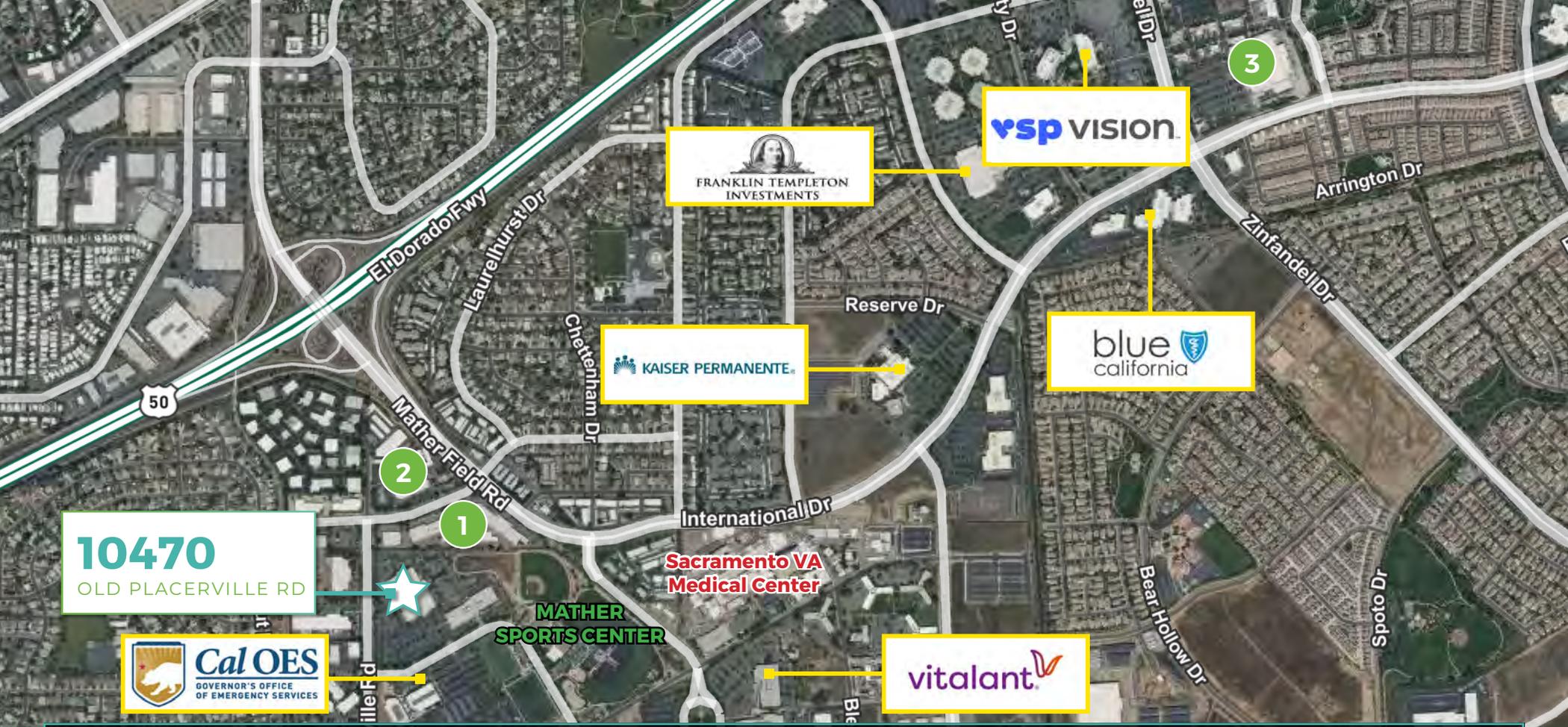


SITE PLAN



PROPERTY PHOTOS





10470
OLD PLACERVILLE RD



NEARBY AMENITIES

1 ROCKINGHAM PLAZA

- Taqueria La Bonita
- Fusion Boba
- Distinct PhysiqueFitness
- Kiki's Chicken
- Sandwich Spot
- Little Buddha Thai Bistro

2 ROCKINGHAM/MATHER

- Taqueria Los Compadres
- Burger Station
- Days Inn & Suites

3 CAPITAL VILLAGE

- Lowe's
- Noodles & Company
- Rubio's Coastal Grill
- Panera Bread
- Chili's Grill & Bar
- Wingstop
- Anytime Fitness
- Mimosa House

DRIVE TIMES

To Downtown:	15 Minutes
To Mather Executive Airport:	5 Minutes
To SMF:	25 Minutes
To Lake Tahoe:	2 Hours
To San Francisco Bay Area:	2 Hours 30 Minutes

10470

OLD PLACERVILLE RD

SACRAMENTO, CA 95827

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