

FOR SALE
±15,000 SF
WAREHOUSE &
OFFICE

8440

TWO MEN AND A TRUCK

Contact Us

SPENCER BONES
+1 916 830 2628
spencer.bones@colliers.com
Lic. No. 02014924

TOMMY PONDER, SIOR
+1 916 563 3005
tommy.ponder@colliers.com
Lic. No. 01431506

8440 ELDER CREEK ROAD, SACRAMENTO, CA



FOR SALE ±15,000 SF INDUSTRIAL

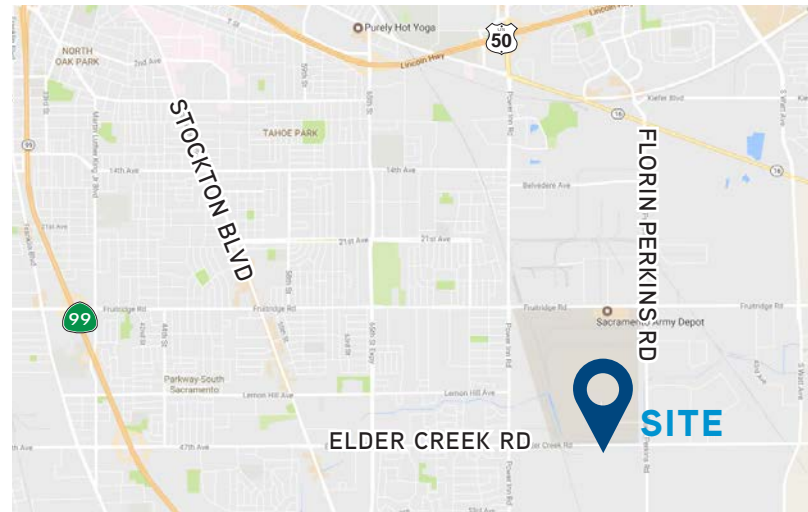
8440 ELDER CREEK ROAD, SACRAMENTO, CA



Price: \$2,400,000

Key Highlights

- > Within city limits
- > M-1 Zoning
- > Fenced yard



FOR SALE ±15,000 SF INDUSTRIAL

8440 ELDER CREEK ROAD, SACRAMENTO, CA



Exterior photos

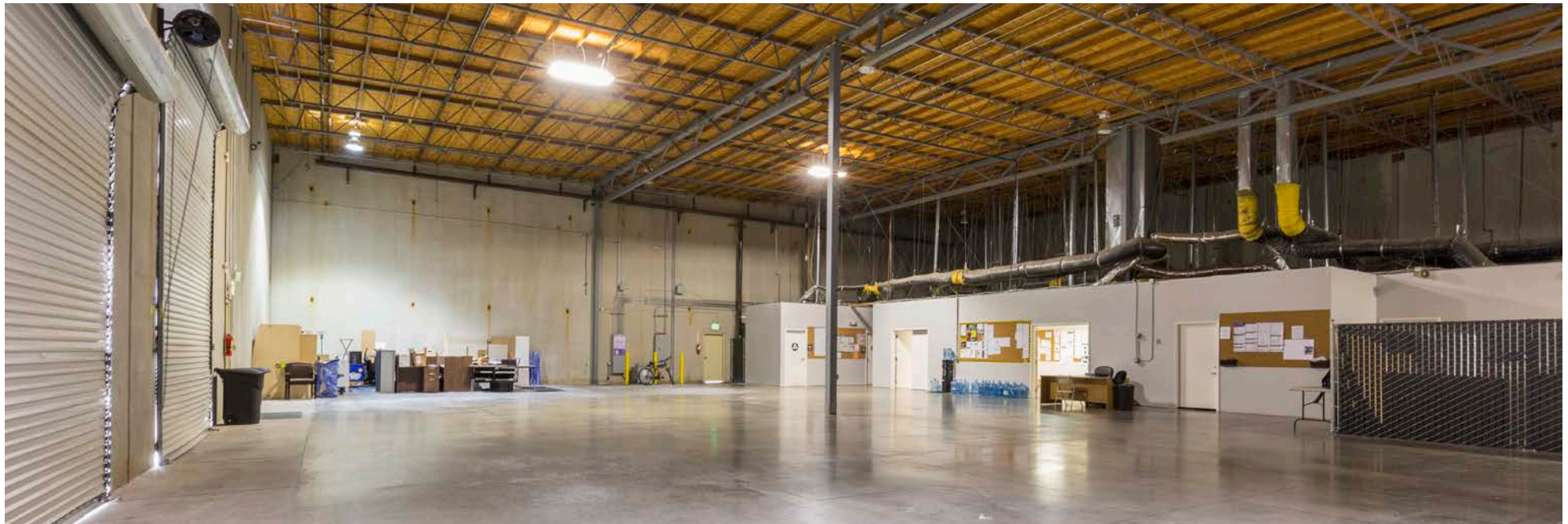


FOR SALE ±15,000 SF INDUSTRIAL

8440 ELDER CREEK ROAD, SACRAMENTO, CA



Interior photos



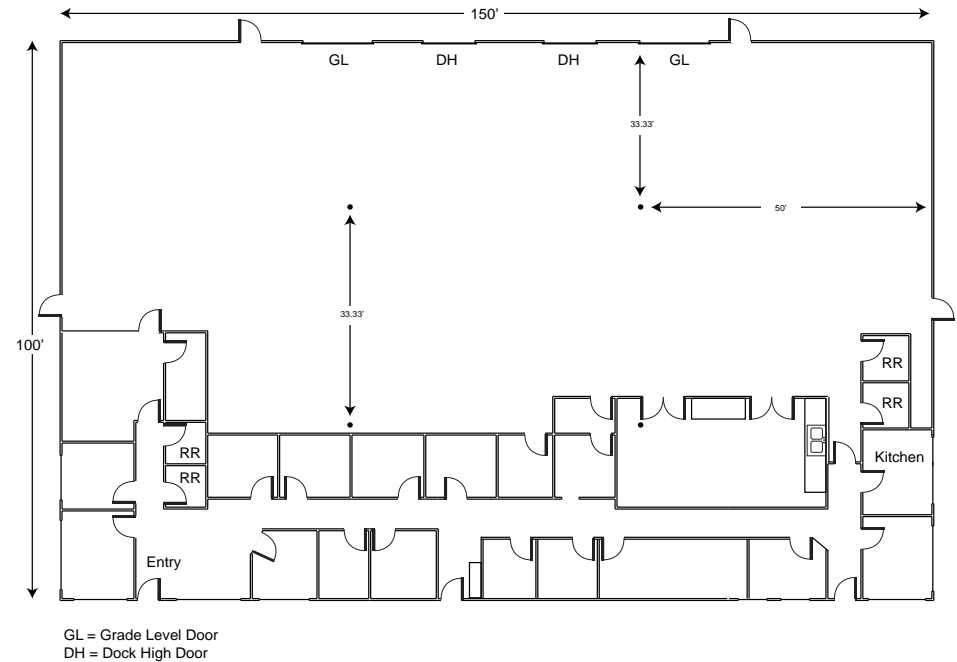
FOR SALE ±15,000 SF INDUSTRIAL

8440 ELDER CREEK ROAD, SACRAMENTO, CA



Property Overview

Office Space	±5,078 SF
Fenced Yard	±15,000 SF
Built	2003
Dock Doors	Two (2) dock high doors, Two (2) grade level doors
Sprinkler Systems	Fully sprinklered
Electrical	800 amps/480 volt/3-phase electrical panel
Construction	Concrete tilt-up construction
Clear Height	±22'



Contact Us

SPENCER BONES
+1 916 830 2628
spencer.bones@colliers.com
Lic. No. 02014924

TOMMY PONDER, SIOR
+1 916 563 3005
tommy.ponder@colliers.com
Lic. No. 01431506