

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.A photograph of a large, single-story industrial building with a beige facade and red horizontal accents. The address "8470" is visible on the upper left corner of the building. A white sedan is parked in the foreground on the right, and a tree is on the left. The sky is clear and blue.

Colliers

# Fully Leased Four-Tenant Investment or Owner User Opportunity

8470 Belvedere Avenue, Sacramento, CA

**\$6,996,000 (\$130 PSF) | ±53,780 SF Building | ±2.16 AC Lot**

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# Property Overview

Here is a rare opportunity to own a fully leased, 4-tenant industrial building in the heart of Sacramento's largest industrial submarket. Possible owner/user purchase with in-place income.

|                      |   |
|----------------------|---|
| Dock High Doors      | 6   |
| Grade Level Doors    | 4   |
| Sprinklers           | Yes   |
| Power                | 277-480v, 3 phase   |
| Clear Height         | ±22' - 24'  |
| Parking              | 2/1,000 SF  |
| Building Renovations | <ul style="list-style-type: none"><li>• 1/3 roof replaced in 2017</li><li>• 60 mil PVC</li><li>• 2/3 roof replaced in 2019</li><li>• 60 mil TPO</li></ul> |
| Year Built           | 1986  |
| Zoning               | M-1S  |
| Construction         | Concrete tilt-up  |
| Water                | City of Sacramento  |
| Sewer                | Sacramento Area Sewer District  |
| Electrical           | SMUD  |
| Natural Gas          | PG&E  |



8470 Belvedere Avenue,  
Sacramento, CA

Sale Price

**\$6,996,000**

Price Per Square Foot

**\$130.00**

Building SF

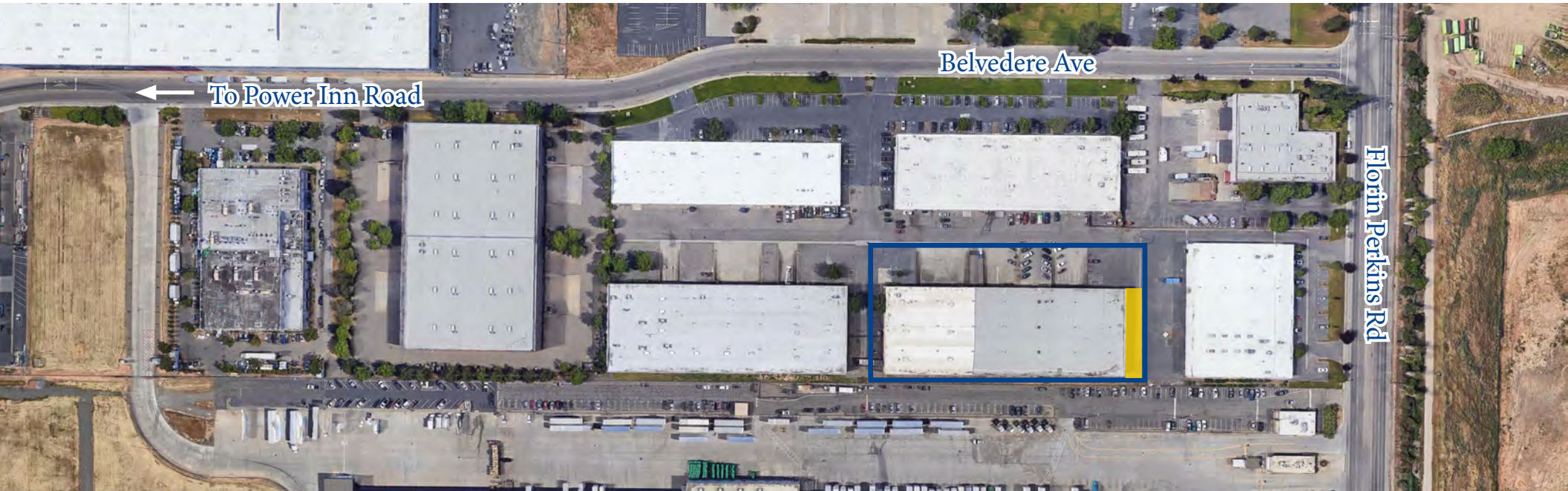
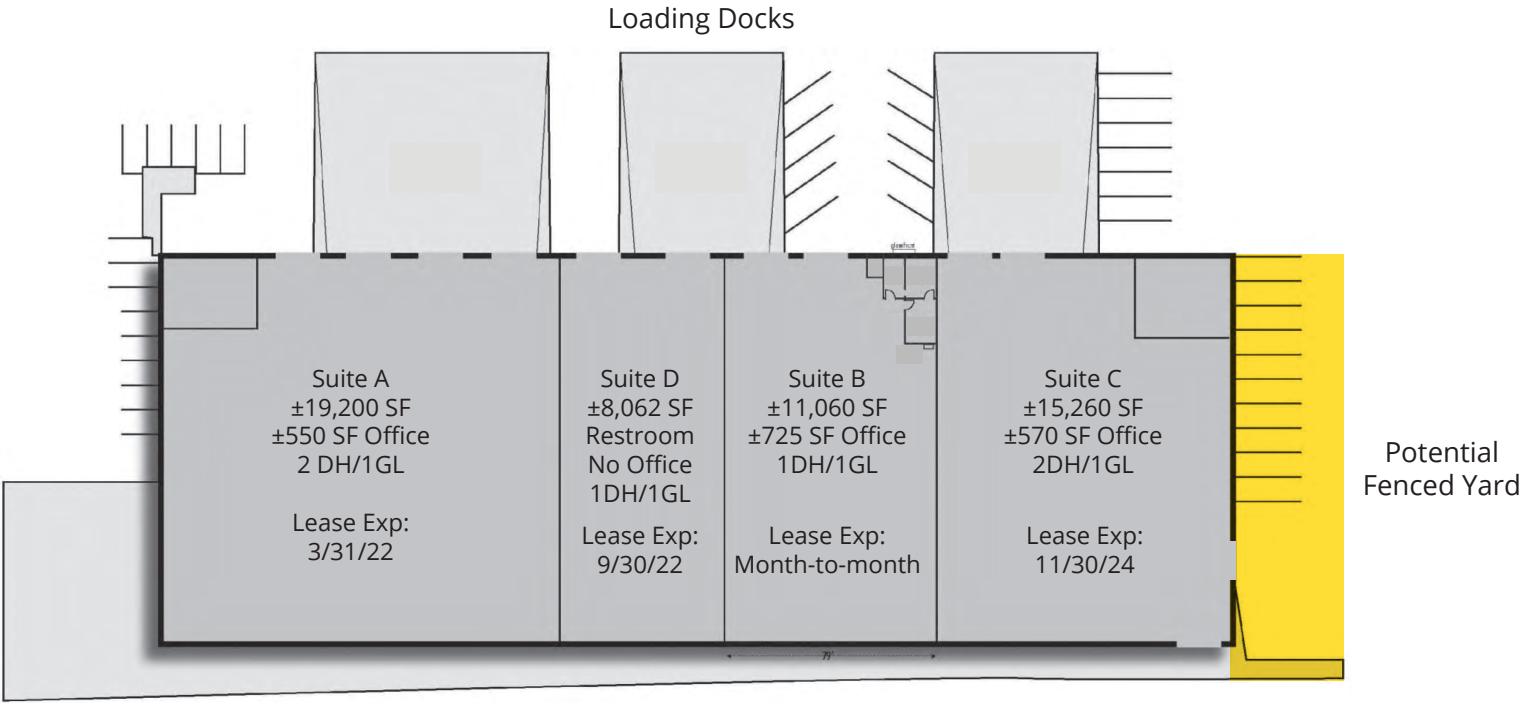
**±53,780**

Lot Size

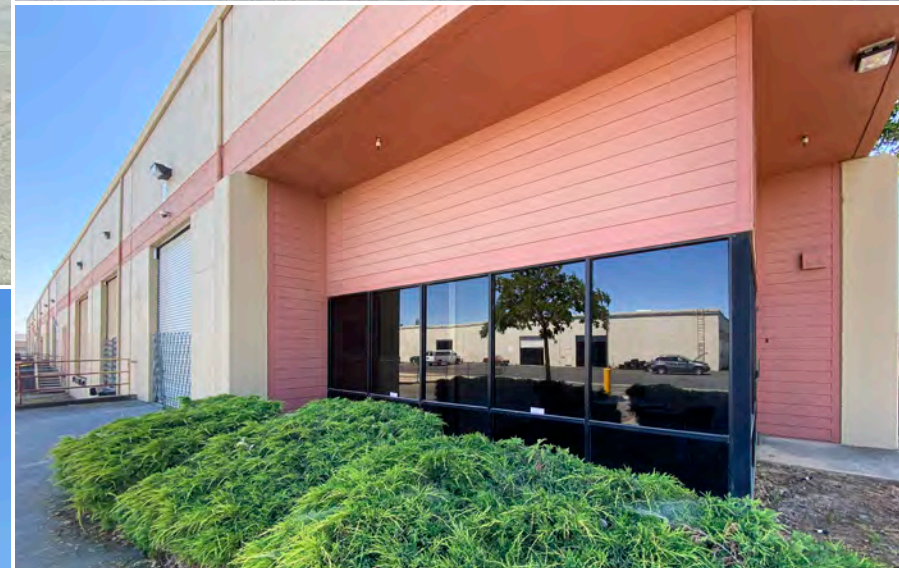
**2.16 AC**



# Site Plan









# Location Overview

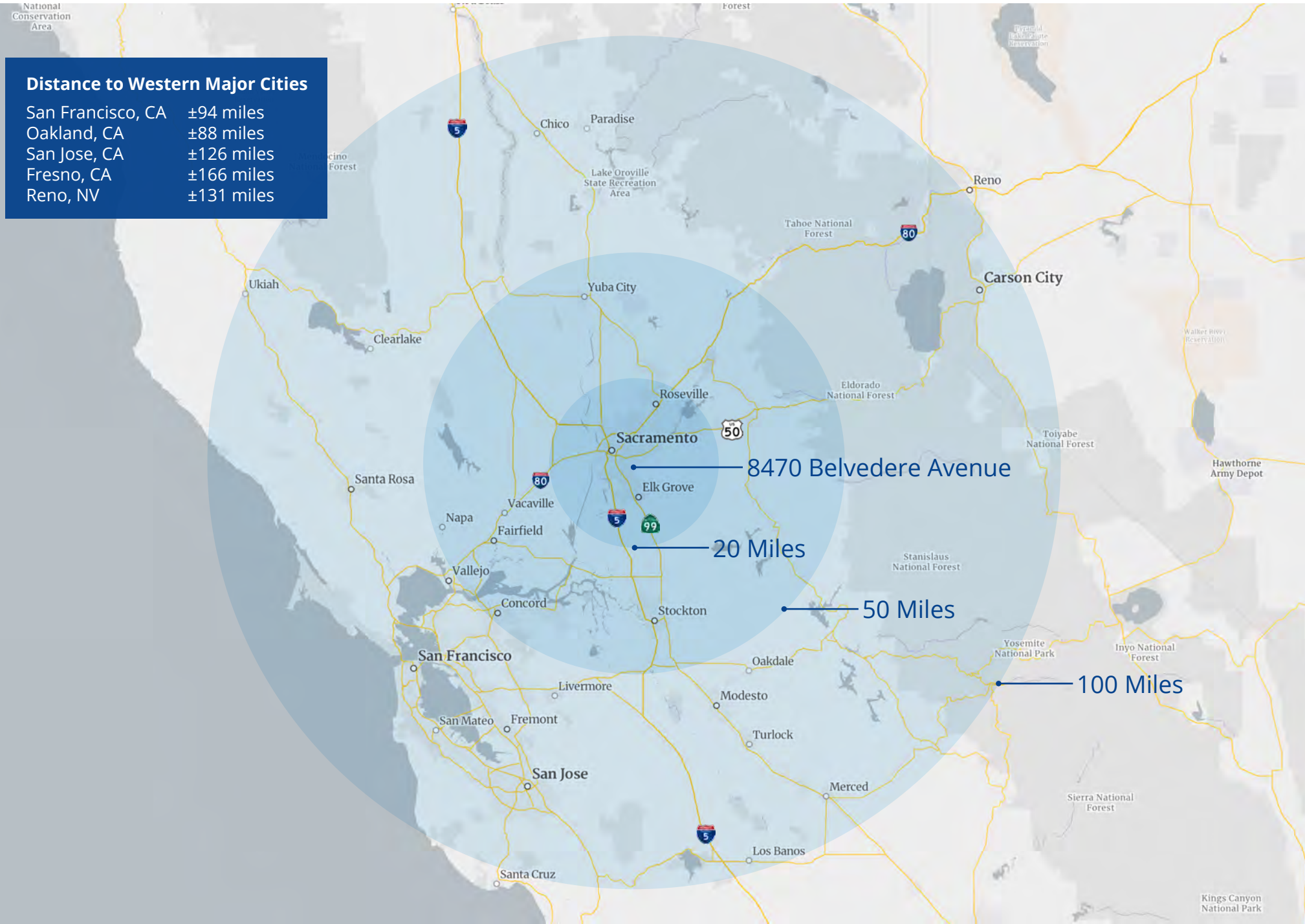




# Access to Major Western Cities

## Distance to Western Major Cities

|                   |            |
|-------------------|------------|
| San Francisco, CA | ±94 miles  |
| Oakland, CA       | ±88 miles  |
| San Jose, CA      | ±126 miles |
| Fresno, CA        | ±166 miles |
| Reno, NV          | ±131 miles |



# Confidentiality Agreement

Colliers International ("Broker") has been engaged as the exclusive agent for the sale of 8470 Belvedere Avenue, Sacramento, California ("Property"), by the owner of 8470 Belvedere Avenue ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Broker as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Broker prior to delivery of this Offering Memorandum.

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Seller and Broker reserve the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, with respect to sale or withdrawal from the market without notice. Broker is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to Seller and Purchaser's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials of the Property without the prior written approval of the Seller or Broker; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Broker or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Broker. Any buyer's agent must provide a registration signed by the buyer acknowledging said agent's authority to act on its behalf.

For more information regarding this property, please sign and return this offering memorandum to:

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Please be advised that we are not authorized to release any marketing materials unless this confidentiality agreement has been fully completed and verified.

## Agreed & Accepted (Potential Purchaser)

Date: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

## Agreed & Accepted (Potential Purchaser's Agent)

Date: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_



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