

For Sale | 8420 Elder Creek Road

±20,000 SF Warehouse on ±2.56 Acres

VIEW ONLINE 

colliers.com/sacramento



Colliers International
301 University Avenue | Suite 100
Sacramento, CA 95825
www.colliers.com/sacramento

TOMMY PONDER, SIOR
Executive Vice President
+ 1 916 563 3005
tommy.ponder@colliers.com
License #01431506

SPENCER BONES
Vice President
+1 916 830 2628
spencer.bones@colliers.com
License #02014924

GEORGE VRAME
Associate
+1 916 563 3041
george.vrame@colliers.com
License #02028936



PROPERTY DETAILS

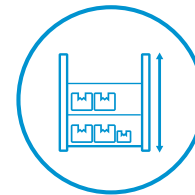
- » Demised into two ±10,000 SF suites
- » ±24,500 SF fenced & paved yard
- » 2003 construction
- » Owner occupies one suite, vacating upon sale
- » Existing tenant's lease expires 1/31/2022

SALE PRICE

\$2,800,000



4 DH (10'x10')
4 GL (14'x12')

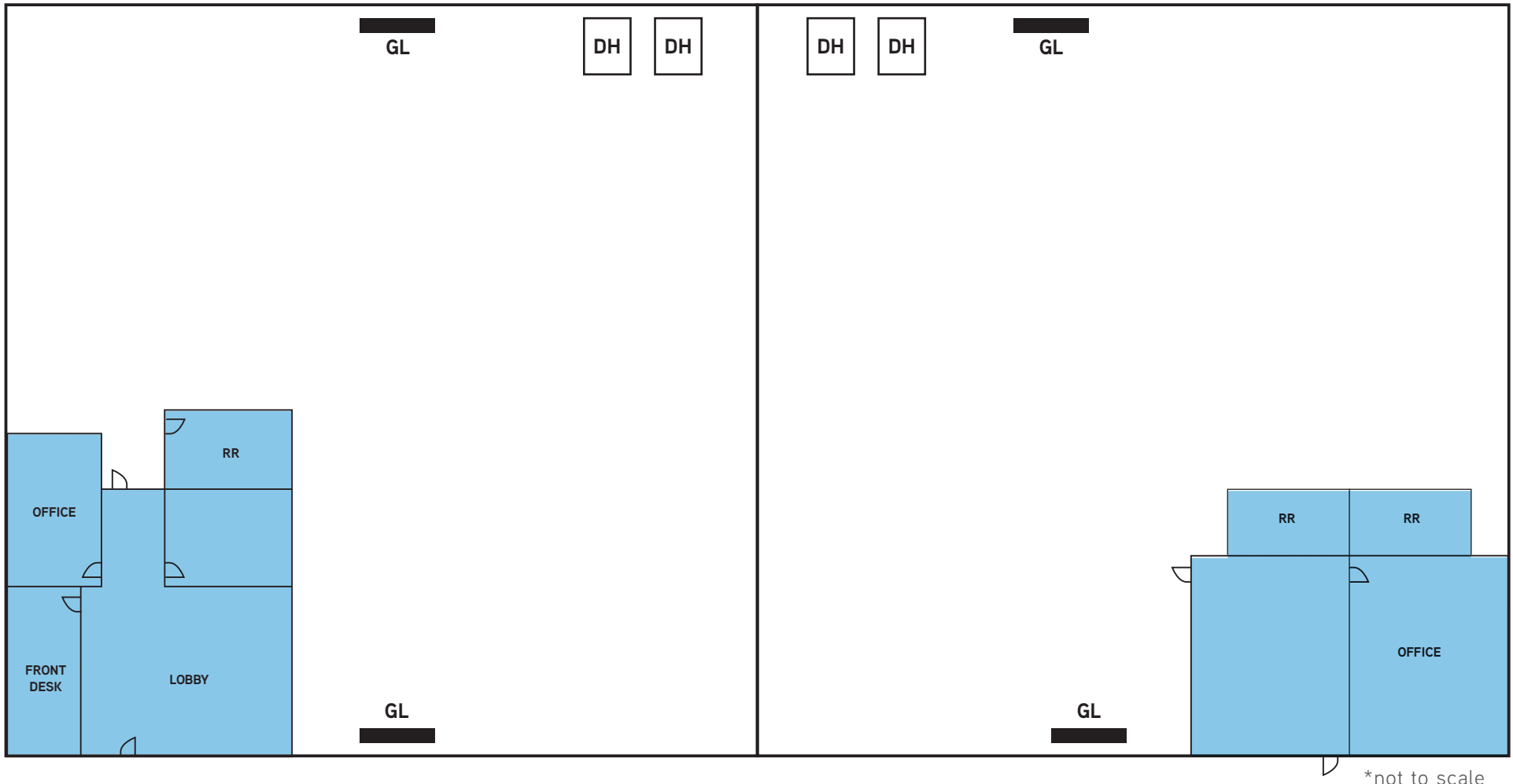


22' - 24'
Clear Height



800 amps
480v 3 phase

FLOOR PLAN



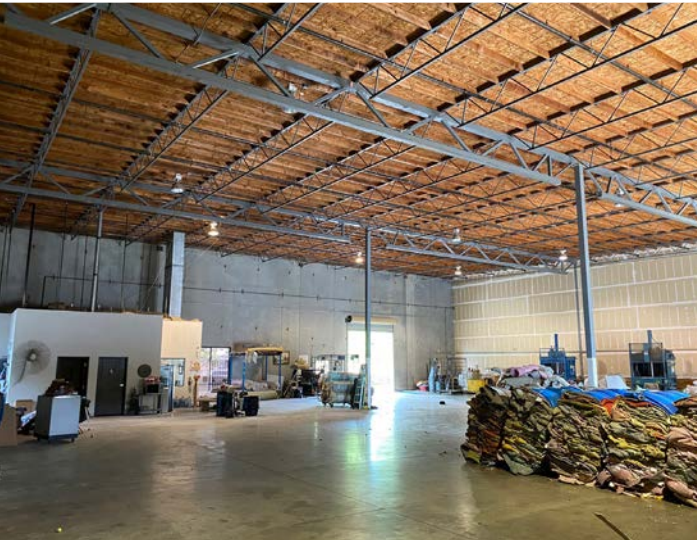
SUITE 1

- » ±10,187 SF
- » ±800 SF Office
- » 2 grade level doors, 2 dock high doors
- » Existing tenant's lease expires 1/31/2022

SUITE 2

- » ±9,813 SF
- » ±750 SF Office
- » 2 grade level doors, 2 dock high doors
- » Owner occupied, vacating upon sale

FOR SALE | 8420 ELDER CREEK ROAD



TOMMY PONDER, SIOR
Executive Vice President
+ 1 916 563 3005
tommy.ponder@colliers.com
License #01431506

SPENCER BONES
Vice President
+1 916 830 2628
spencer.bones@colliers.com
License #02014924

GEORGE VRAME
Associate
+1 916 563 3041
george.vrame@colliers.com
License #02028936

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2020. All rights reserved.