

# For Sale or Lease

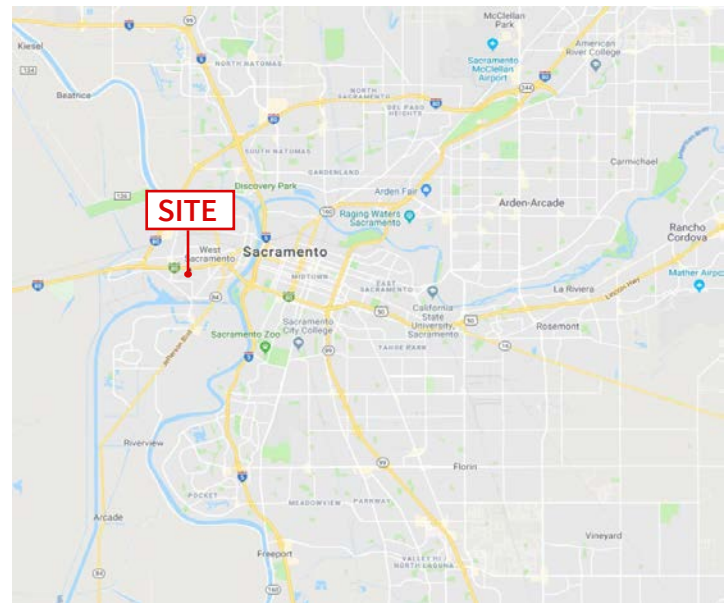
1105 Terminal Street • West Sacramento, CA

±61,560 SF



## Property Highlights

- Located in Opportunity Zone
- ±61,560 SF Total Available
  - Suite #1105 ±42,480 SF includes ±4,320 SF Office
  - Suite #1107 ±19,080 SF includes ±3,750 SF Office
- Freeway Visibility
- Fenced and Paved Yard
- Zoned M-1
- Roof Replaced in 2014



For more information, contact:

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## Building Highlights

- ±61,560 SF total available
- 1105 Terminal: ±42,480 SF
- 1107 Terminal: ±19,080 SF
- 5 private offices
- 1 conference room
- 3 restrooms, 1 with shower
- Reception area
- 52.5' x 22.5' column spacing
- 3 dock high doors
- 4 grade level doors (one 16' x 16' oversized)
- ±22'-24' clear height
- Power: 1105 - 600 amps 277/480V  
1107 - 200 amps 277/480V
- Warehouse lighting with T-5 motion sensor
- Skylights
- Sprinklers
- Security system
- Concrete tilt-up construction
- LED External perimeter lighting
- Ample employee parking spaces
- Fenced, lighted yard
- Roof replaced in 2014



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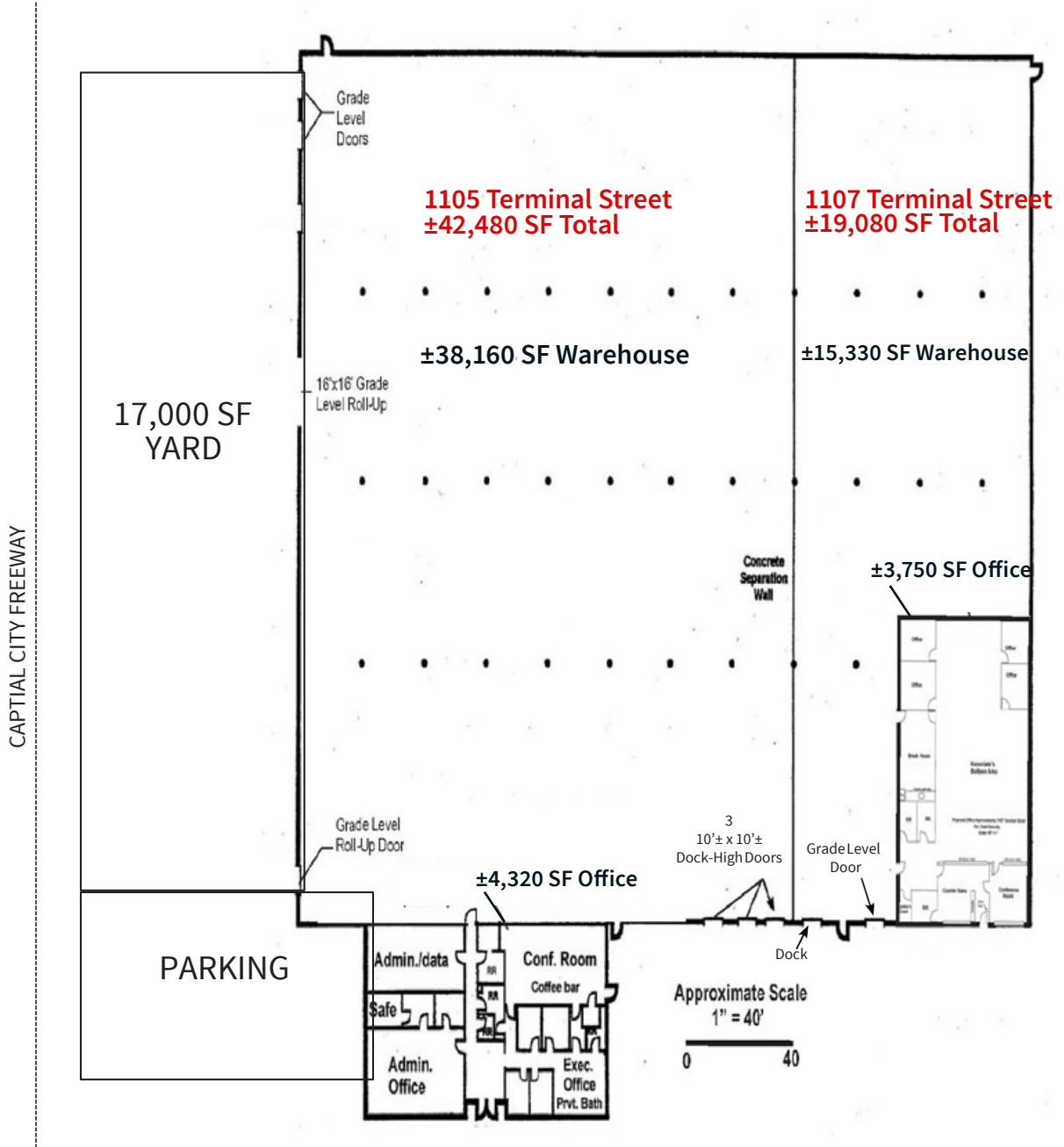
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## Floor Plan



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## Location

The City of West Sacramento is a fast-growing city located in the heart of the thriving Sacramento metropolitan area. According to the 2010 census, the population grew from 31,615 to 48,744, or 54.2 percent, between 2000 and 2010.

West Sacramento's enviable location is just across the historic Tower Bridge from downtown Sacramento and the State Capitol, with quick access to all the culture and amenities of the Sacramento metro area. The University of California, California State University and the University Medical Center are just minutes away. West Sacramento is only a ninety-minute drive from the San Francisco Bay to the west or Reno to the east. It is located at the intersections of the regions major interstate freeways; Interstate 5 and Highway 99 (border to border), and Interstate 80 and Highway 50 (coast to coast).

West Sacramento hosts a diverse and vibrant business community. Several well-known employers have located in West Sacramento given its affordable housing, educational and recreational opportunities, along with its growing list of other amenities. Key companies and employers that are located in West Sacramento include: United States Postal Service, Nor-Cal Beverage, Raley's Supermarkets, FedEx, Coventry Healthcare, WalMart, Coremark, La Mesa RV, Amazon, VERT.V and Hunter Douglas.



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