

7728 Wilbur Way

±59,520 SF warehouse/distribution space – for lease



Property overview

- ±147,840 SF building footprint; ±59,520 SF available
- Office space to suite
- Complete building renovation-- new paint, landscaping, asphalt and finishes
- Zoned M-1, Sacramento County
- Concrete tilt-up construction
- Roll foil insulation, front portion
- Fire suppression: .395 GPM / 2,000 SF
- ±22'-24' clear height
- T-5 / Strip fluorescent lighting
- 400 amp, 277/480 volt 3-phase electrical service
- 11 exterior loading docks (most with levelers) and covered dock canopy
- Three (3) grade level doors (12'x14'), 1(10'x10')
- Skylights throughout
- Adjacent ±12.87 acre parcel available for excess truck parking



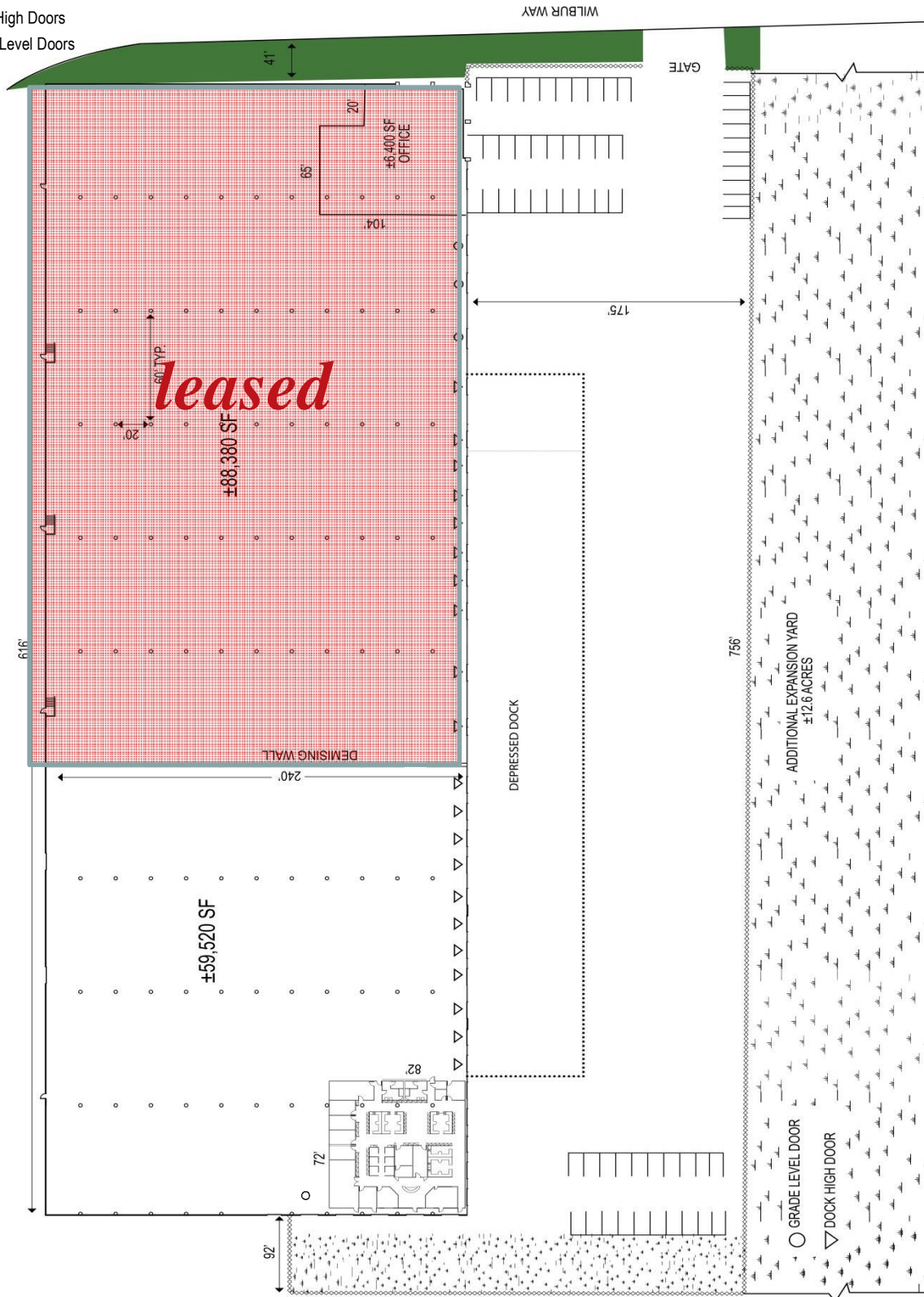
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Site Plan

- △ Dock High Doors
- Grade Level Doors



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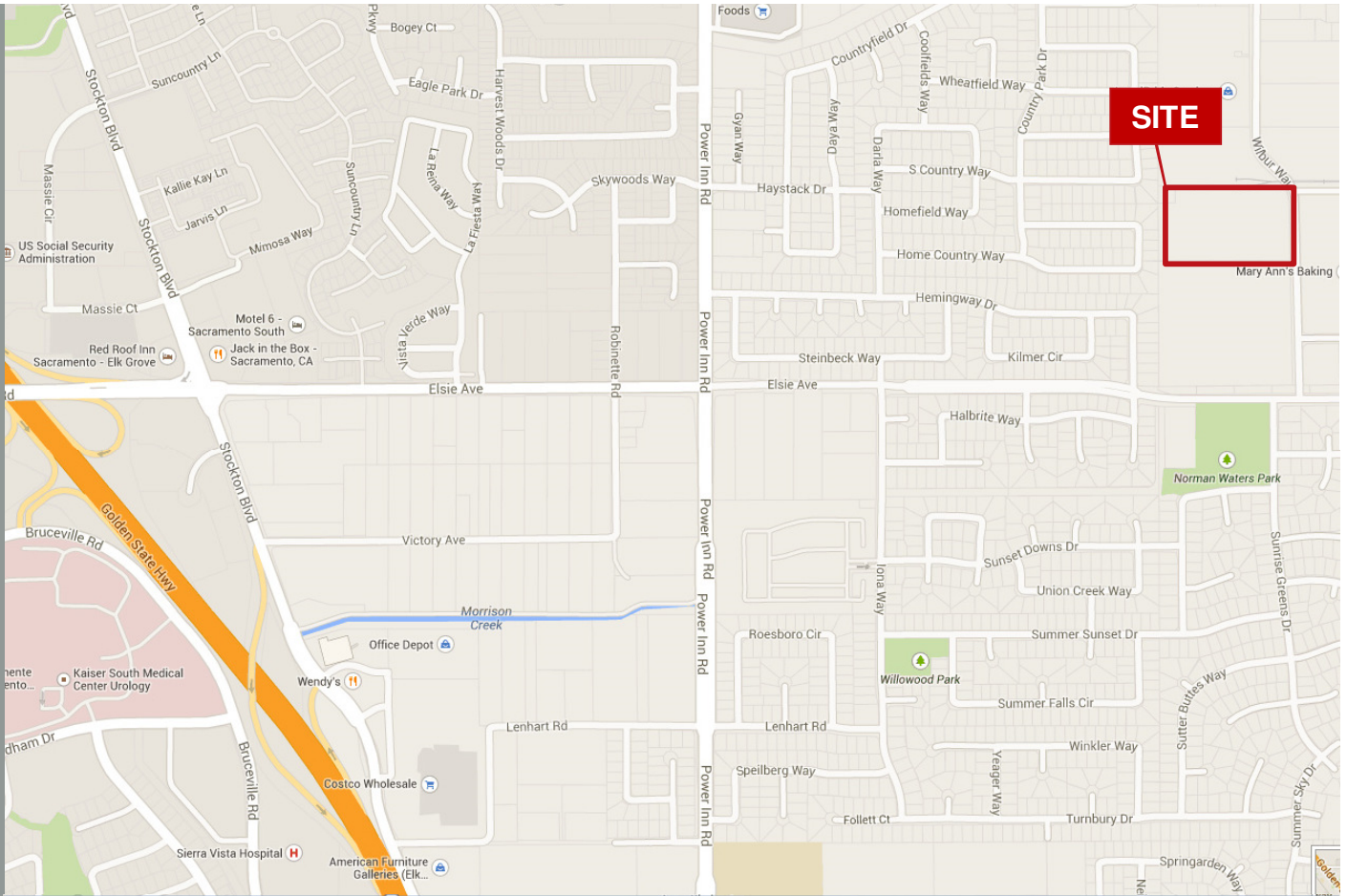
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