

FOR SALE OR LEASE

3095 MARY PLACE, BLDG. F, WEST SACRAMENTO

±165,400 SF INDUSTRIAL BUILDING

SOUTHPORT BUSINESS CENTER

REPRESENTATIVE PHOTO. NOT THE ACTUAL BUILDING.



PLANNED

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A project by
 **RIDGE CAPITAL**

CBRE

±165,400 SF AVAILABLE SOUTHPORT BUSINESS PARK

3095 MARY PLACE, BLDG. F
WEST SACRAMENTO, CA



BUILDING SPECIFICATIONS

BUILDING SF: ±165,400

DIVISIBILITY: ±40,000

OFFICE SF: (2) ±3,968

DOCK DOORS: 26

CLEAR HEIGHT: ±30'

COLUMN SPACING: ±52'x45'

BLDG DIMENSIONS: ±243'x648'

VEHICLE PARKING: 143 spaces

SLAB: 6" @ 4000 lbs psi

GRADE LEVEL: 4- ±12' x 14'

DOCK EQUIPMENT: To Suit

LIGHTING: To Suit

TRAILER PARKING: 43 spaces

CONSTRUCTION: Concrete Tilt

ELECTRICAL SERVICE: ±277/480V 3ph 4wire

SPRINKLERS: ESFR

TRUCK ACCESS: Ingress/Egress

ZONING: BP Industrial

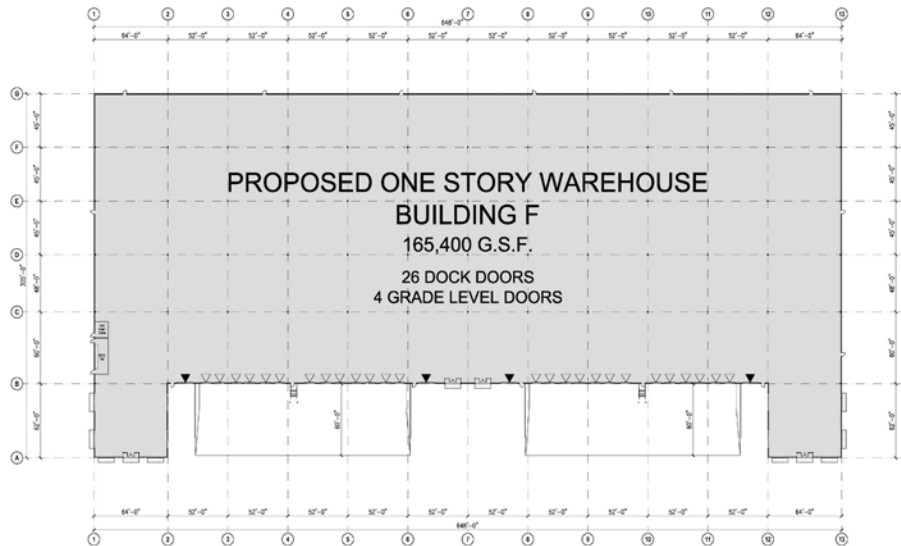
ACRES: ±8.42

SKYLIGHTS: 1%

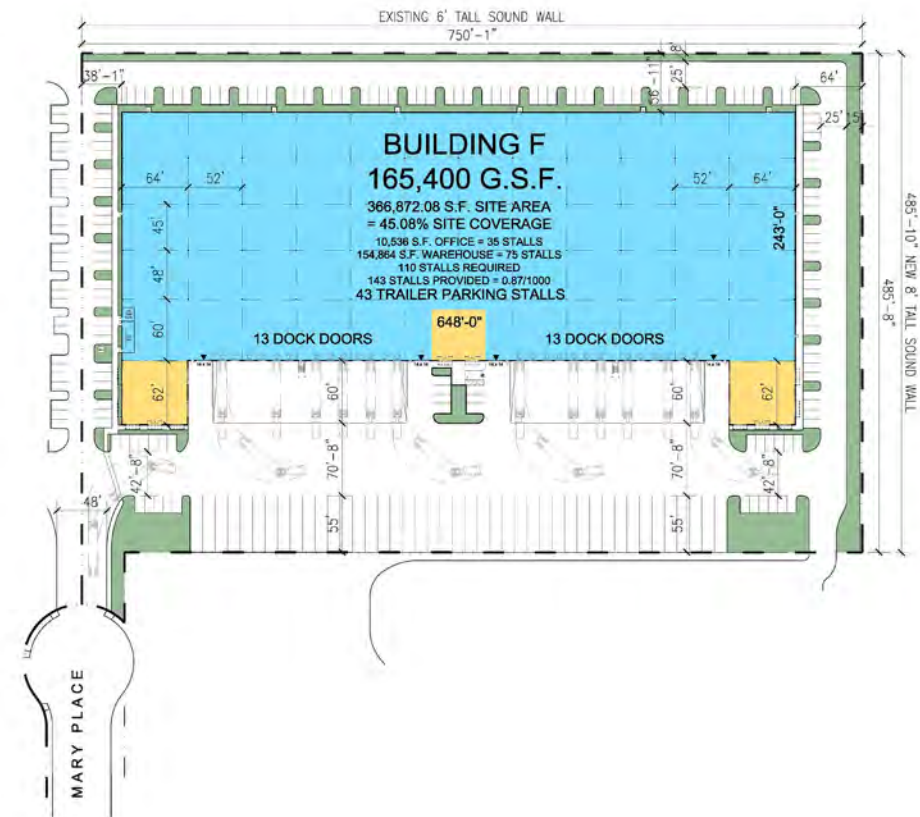
ROOF TYPE: Single ply, Class "A"

TPO Roof (60 ML) with white roof

20 year NDL warranty

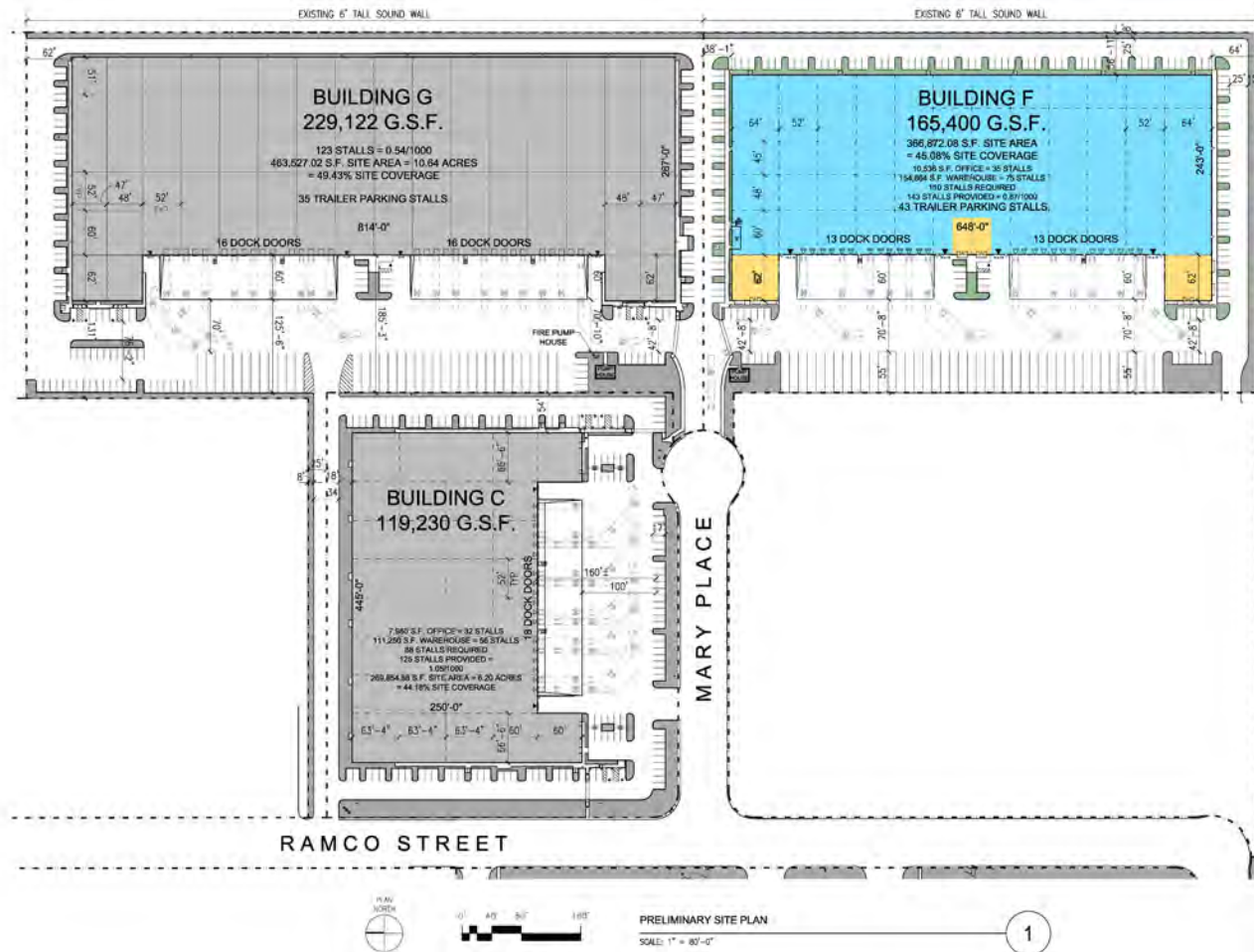


PRELIMINARY FLOOR PLAN



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LEGEND:

- DOCK LEVEL DOOR
- GRADE LEVEL DOOR
- OFFICE AREA
- WAREHOUSE AREA



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 **BUILDING PHOTO**



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LOCATION & TRANSPORTATION

- I-80 interchange is ±3 miles from subject property
- I-5 interchange is ±4 miles from subject property
- Sacramento International Airport is ±15 miles from subject property
- Proximity to Distribution Hubs
 - FedEx Freight - 5.5 Miles
 - FedEx Ship Center - 16 Miles
 - FedEx Ground - 15 Miles
 - UPS Freight Service Center - 5 Miles
 - UPS Customer Center - 3 Miles
 - UPS Air Cargo - 19 Miles
 - US Post Office - 4 Miles



■ One Day Truck Service
 ■ Two Day Truck Service

Transit Analysis From Sacramento, CA

	Distance (mi.)	Time (est.)		Distance (mi.)	Time (est.)
Stockton, CA	47	→, 45 min	Salt Lake City, UT	654	9 hrs, 33 min
San Francisco	87	1 hr, 24 min	Seattle, WA	753	12 hrs, 1 min
Reno, NV	136	2 hrs, 19 min	Helena, MT	1,016	15 hrs, 25 min
Los Angeles, CA	383	5 hrs, 53 min	Cheyenne, WY	1,088	16 hrs, 15 min
San Diego, CA	509	7 hrs, 56 min	Santa Fe, NM	1,143	17 hrs, 20 min
Boise, ID	558	8 hrs, 45 min	Denver, CO	1,168	17 hrs, 50 min
Portland, OR	579	9 hrs, 7 min			



PLANNED

