

±197,970 SF
CLASS A WAREHOUSE

2890 OATES DRIVE
WEST SACRAMENTO, CA



CONTACT

916.491.4311

Matt Lofrano
matt.lofrano@am.jll.com
CA LIC 01251712

Mark Demetre, SIOR
mark.demetre@am.jll.com
CA LIC 00852871



PROPERTY SPECIFICATIONS

BUILDING FEATURES

Building size:	±197,970
Site:	100% concrete dock & maneuvering areas
Office:	To suit
Clear Height:	32' at first column
Column Spacing:	52' x 60' 60' speed bays
Building Dimensions:	300' x 624'
Dock Loading:	25 dock loading doors
Maneuvering Area:	185' loading/maneuvering area
Vehicle Parking:	152 Spots
Slab:	6" @ 4,000 lbs psi
Grade Level:	12' x 14'
Dock Equipment:	To suit
Lighting:	To suit
Electrical Service:	4,000 Amp 277/480 volt 3 phase 4 wire
Construction:	Concrete tilt-up
Zoning:	M2-heavy industrial
Acres:	23.65
Trailer Parking:	41 spots

HIGHLIGHTS

Zoning:	M2-heavy industrial
Acres:	±9.84
Fiber Optics	AT&T in street
Skylights:	1%
Roof Type:	Class "A" 4-ply built up roof with white roof over office pop-out areas. 15 Yr. NDL warranty
Insulation:	To Suit

SPRINKLERS

ESFR (Early Supression Fast Response) with K-22 heads by Reliable (equivalent to other brand K-25 heads). Can accommodate class 1-4 carton unexpanded Group A Plastic rack storage up to 40'. Actual storage height is subject to 52" clearance from bottom of roof deck.

CONTACT

916.491.4311

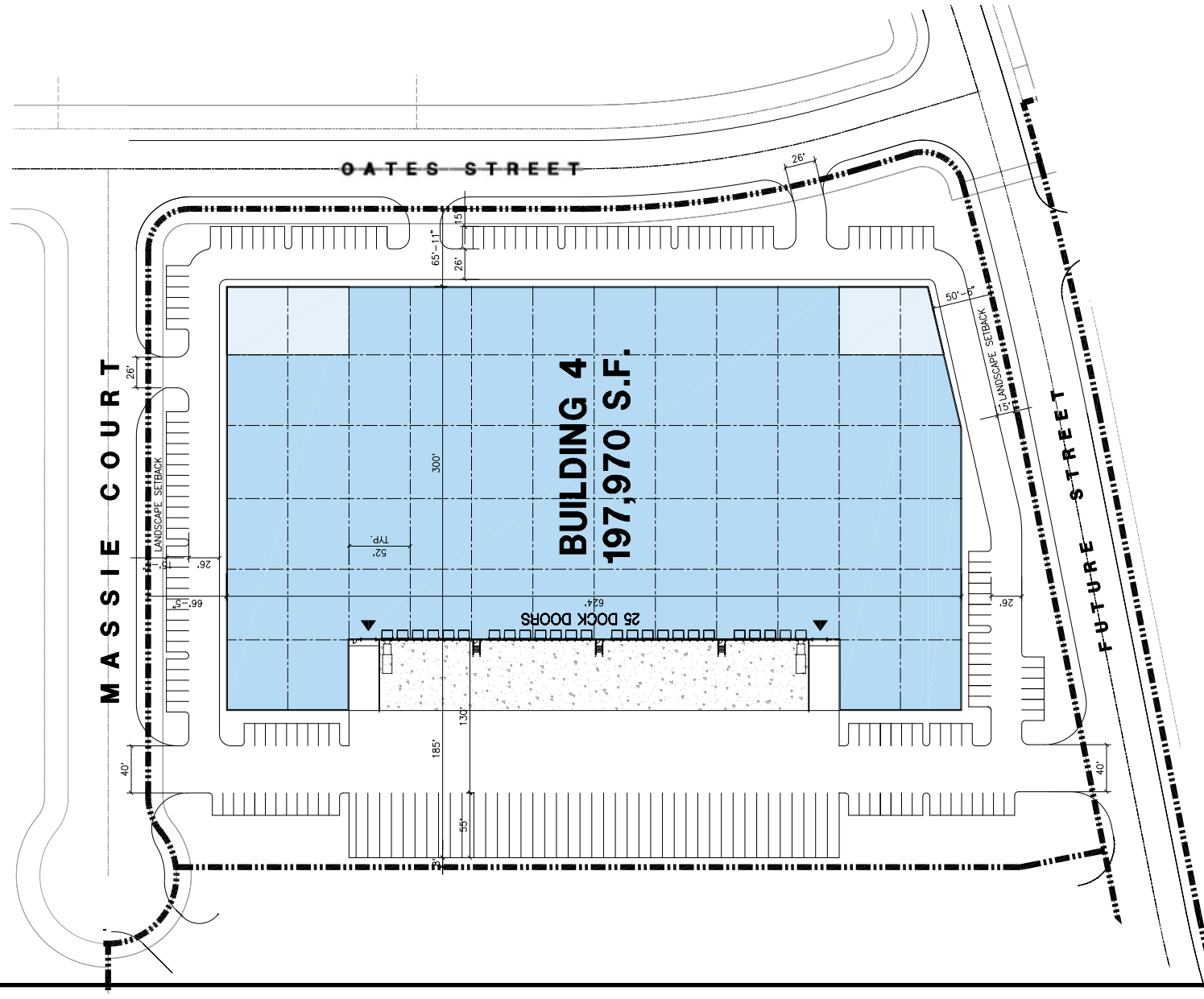
Matt Lofrano
matt.lofrano@am.jll.com
CA LIC 01251712

Mark Demetre, SIOR
mark.demetre@am.jll.com
CA LIC 00852871



±197,970 SF
CLASS A WAREHOUSE

2890 OATES DRIVE
WEST SACRAMENTO, CA



CONTACT

916.491.4311

Matt Lofrano
matt.lofrano@am.jll.com
CA LIC 01251712

Mark Demetre, SIOR
mark.demetre@am.jll.com
CA LIC 00852871



A project by
RIDGE CAPITAL

±197,970 SF
CLASS A WAREHOUSE

2890 OATES DRIVE
WEST SACRAMENTO, CA



SOUTHPORT BUSINESS PARK

CONTACT

916.491.4311

Matt Lofrano
matt.lofrano@am.jll.com
CA LIC 01251712

Mark Demetre, SIOR
mark.demetre@am.jll.com
CA LIC 00852871

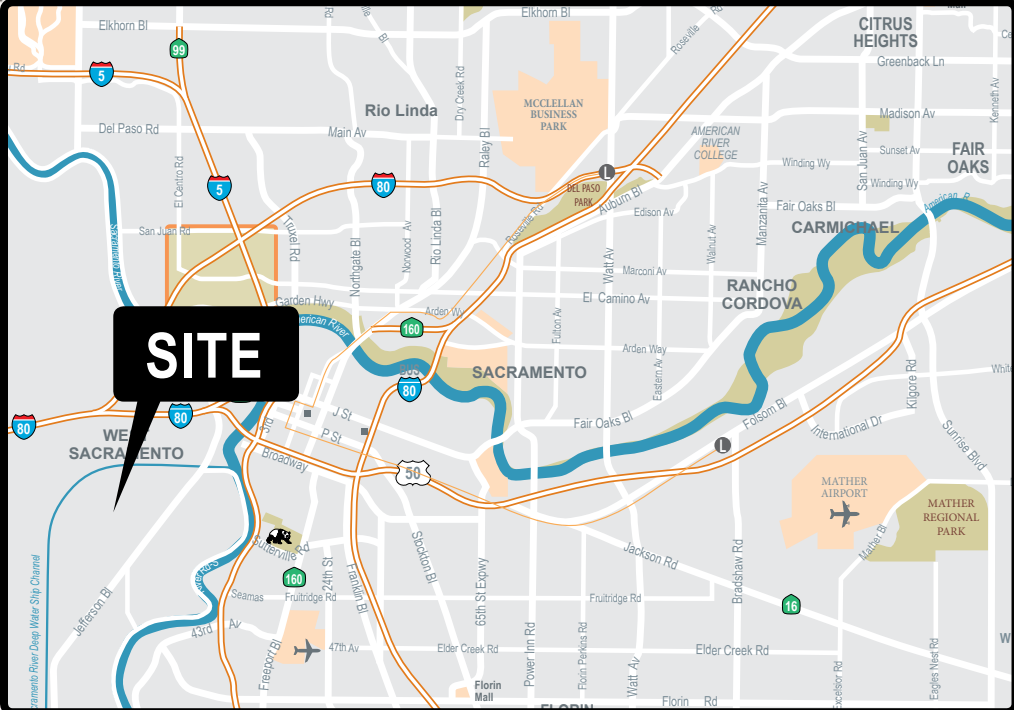


±197,970 SF
CLASS A WAREHOUSE

2890 OATES DRIVE
WEST SACRAMENTO, CA



FROM SOUTHPORT TO MAJOR WESTERN REGIONAL CITIES	
Reno, NV	138 miles
Boise City, ID	559 miles
Las Vegas, NV	577 miles
Portland, OR	585 miles
Salt Lake City, UT	656 miles
Phoenix, AZ	757 miles
Seattle, WA	758 miles
Denver, CO	1,188 miles



FROM SOUTHPORT TO CALIFORNIA LOCATIONS	
Port of Oakland	80 miles
San Francisco	85 miles
Fresno	199 miles
Los Angeles	380 miles

CONTACT

916.491.4311

Matt Lofrano
matt.lofrano@am.jll.com
CA LIC 01251712

Mark Demetre, SIOR
mark.demetre@am.jll.com
CA LIC 00852871



A project by
 RIDGE CAPITAL