

Industrial | For Lease

# Warehouse Spaces Available with Dock

859, 865 & 869 Stillwater Rd. | West Sacramento, CA 95605

±6,600 SF - 22,272 SF



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**CBRE**

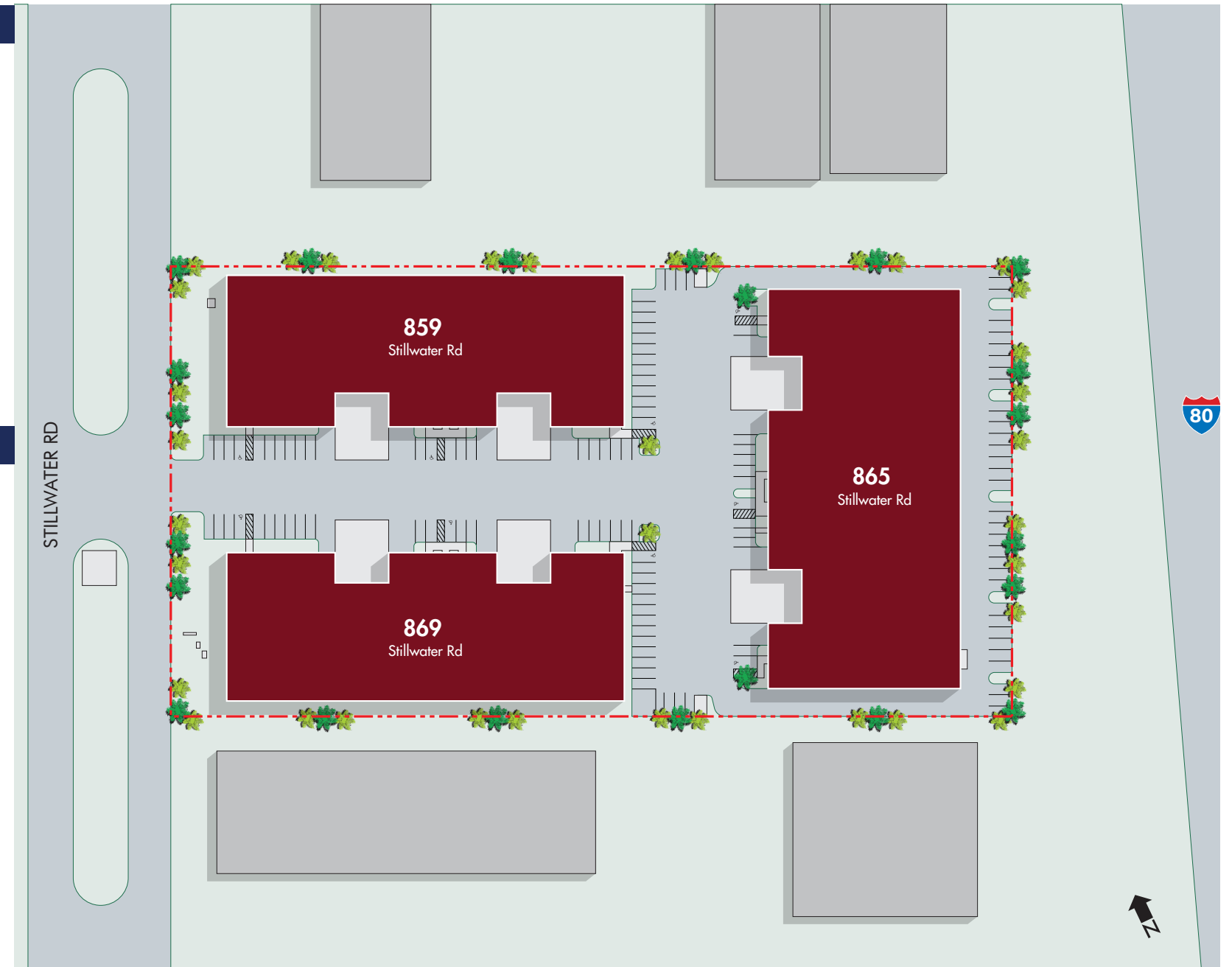
# Project Features & Amenities

## PROJECT

- Grade Level Rollup Doors
- Dock Doors
- ±20' Clear Height
- Parking: ±1.11/1,000 SF
- Fire Sprinklers
- Zoned M-1
- Easy Access to I-80, I-5, Bus 80 & Hwy 50

## AMENITIES

- Over twenty (20) eating establishments within a three (3) minute drive.
- Walking distance to Subway, Starbucks, Panda Express, Jack in the Box, Taqueria Tuesdays, and Manaao Thai Cuisine.
- Three (3) gas stations within a three (3) minute drive.
- Maverik and 49er commercial fuel stations within a 4-7 minute drive.
- Immediate access to I-80 (2 minute drive)
- 3.5 minutes to I-5 & Hwy 99 north
- 4.7 minutes to I-5 south
- 6.9 minutes to Hwy 99 south
- 9.6 minutes to Sacramento International Airport

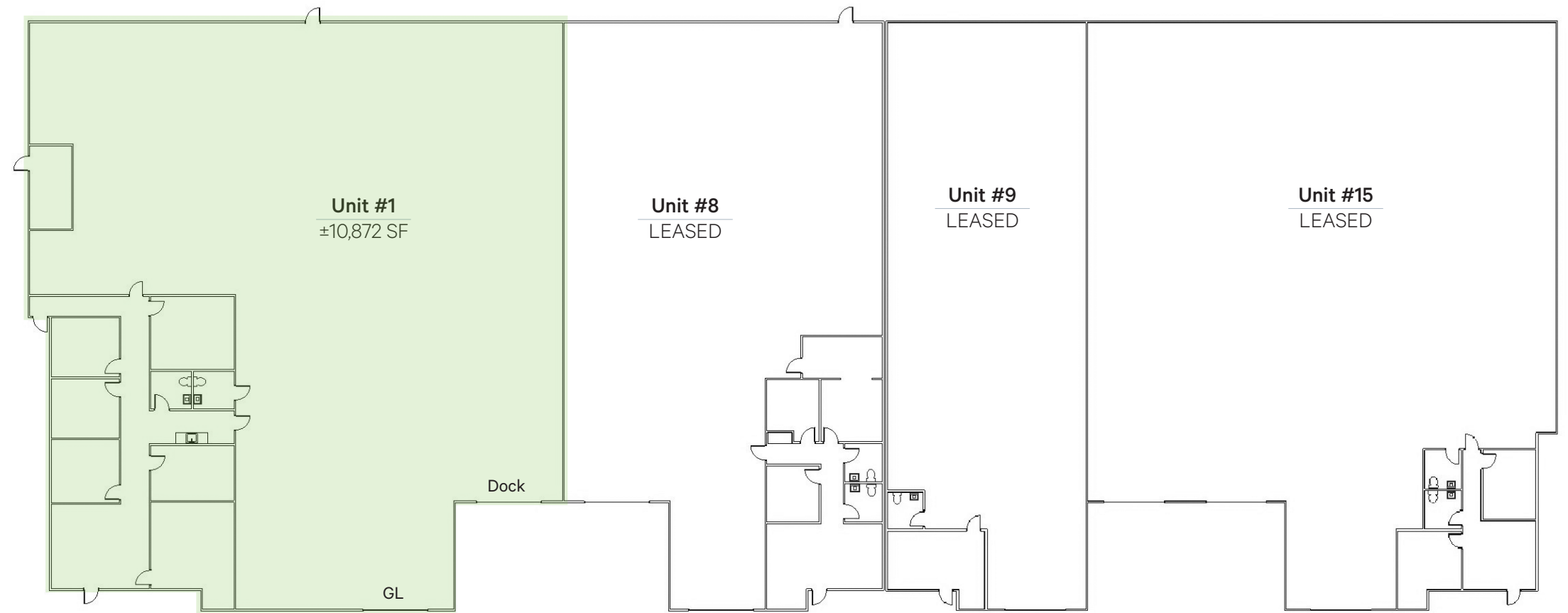


NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

# Floor Plan- 859 Stillwater Rd.

## UNIT 1

- Available: ±10,872 SF
- Office: ±2,345 SF
- Warehouse: ±8,527 SF
- GL Door: 1
- Dock Door: 1
- Clear Height: ±20'
- Power: ±200 Amp, 120/208V, 3-Phase



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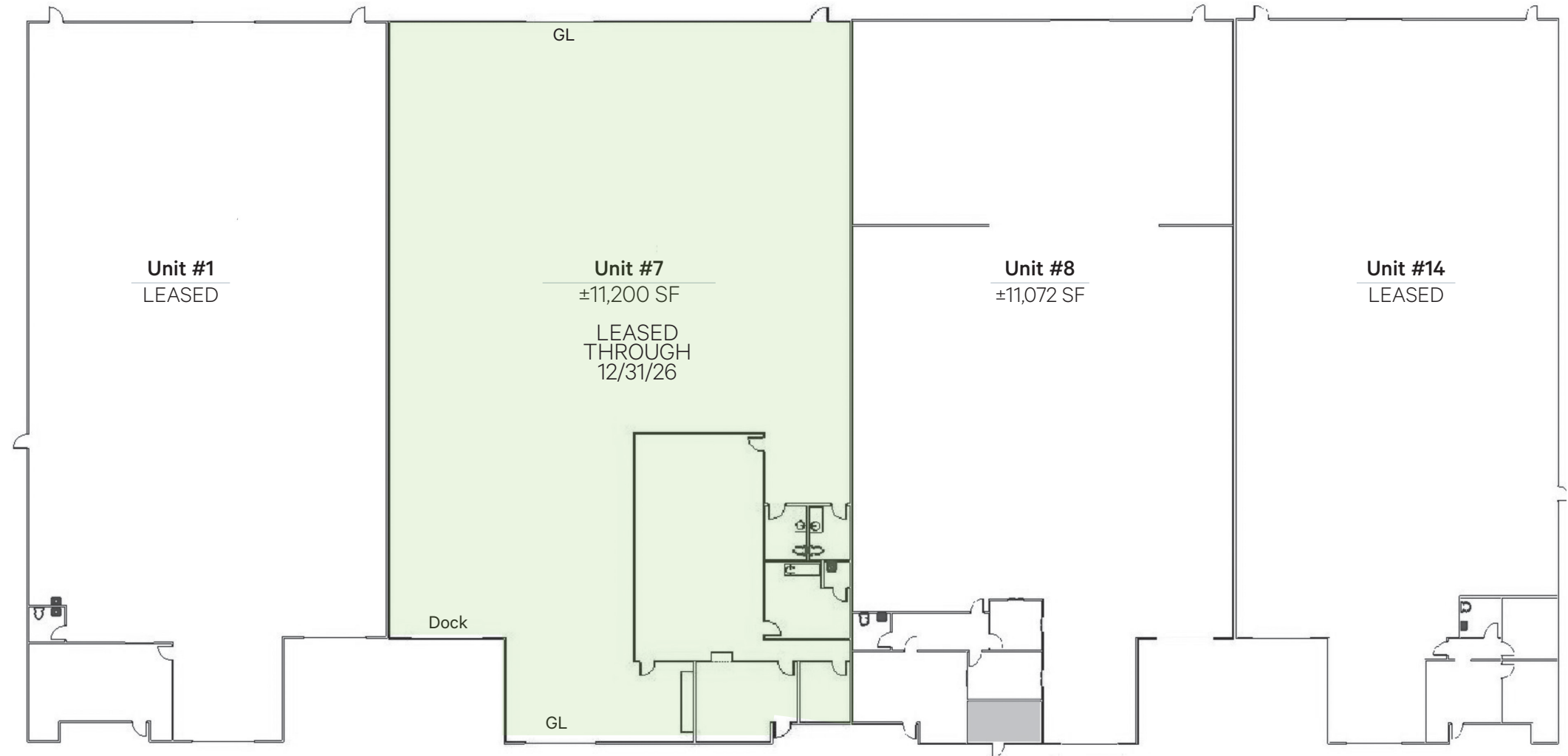


# Floor Plan- 865 Stillwater Rd.

## UNIT 7

### Leased Through 12/31/26

- Available: ±11,200 SF
- Office/Showroom: ±1,950 SF
- Warehouse: ±9,250 SF
- GL Doors: 2
- Dock Door: 1
- Clear Height: ±20'
- Power: ±200 Amp, 277/480V, 3-Phase



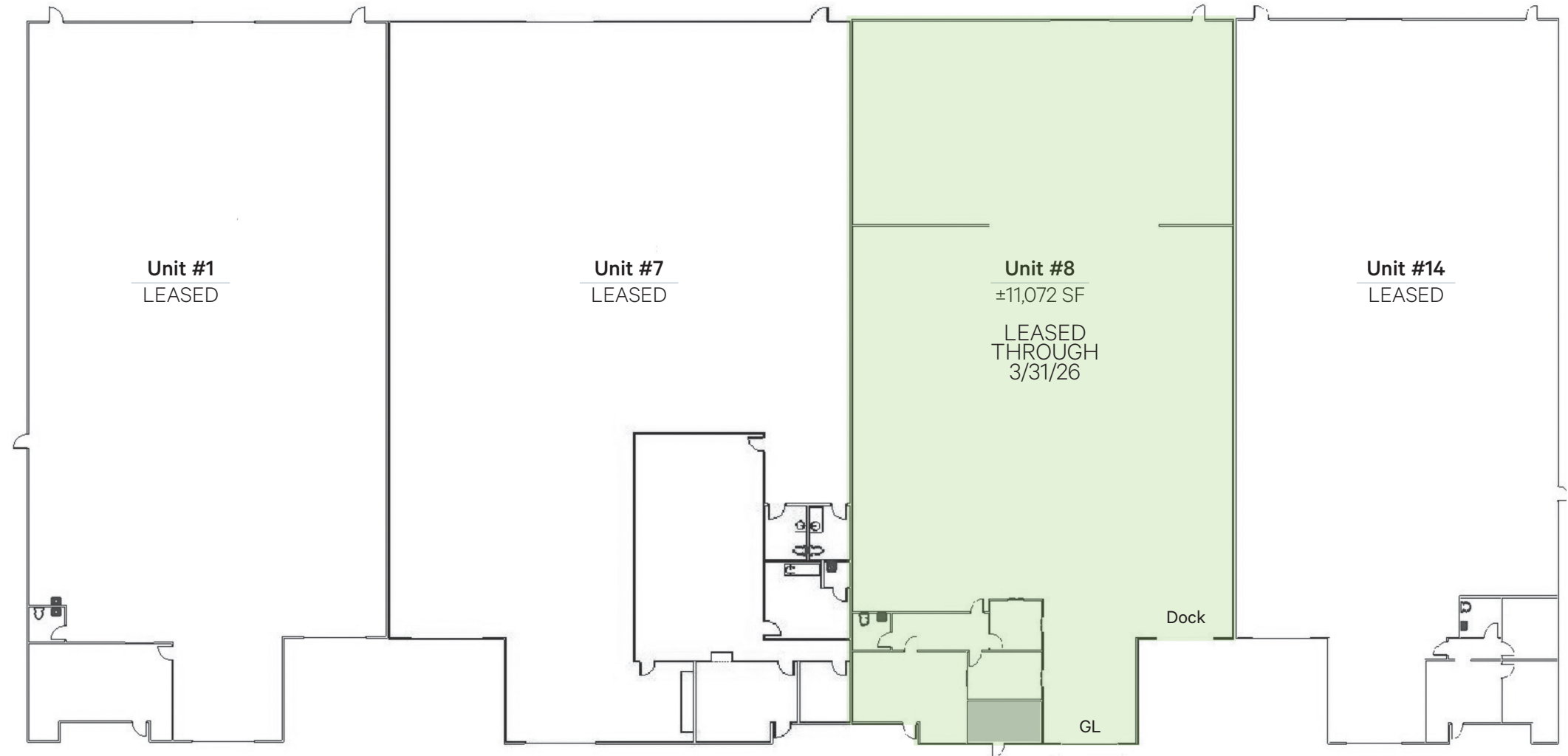
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# Floor Plan- 865 Stillwater Rd.

## UNIT 8

- Available: ±11,072 SF
- Office: ±880 SF
- Warehouse: ±10,192 SF
- GL Door: 1
- Dock Door: 1
- Clear Height: ±20'
- Power: ±200 Amp, 277/480V, 3-Phase



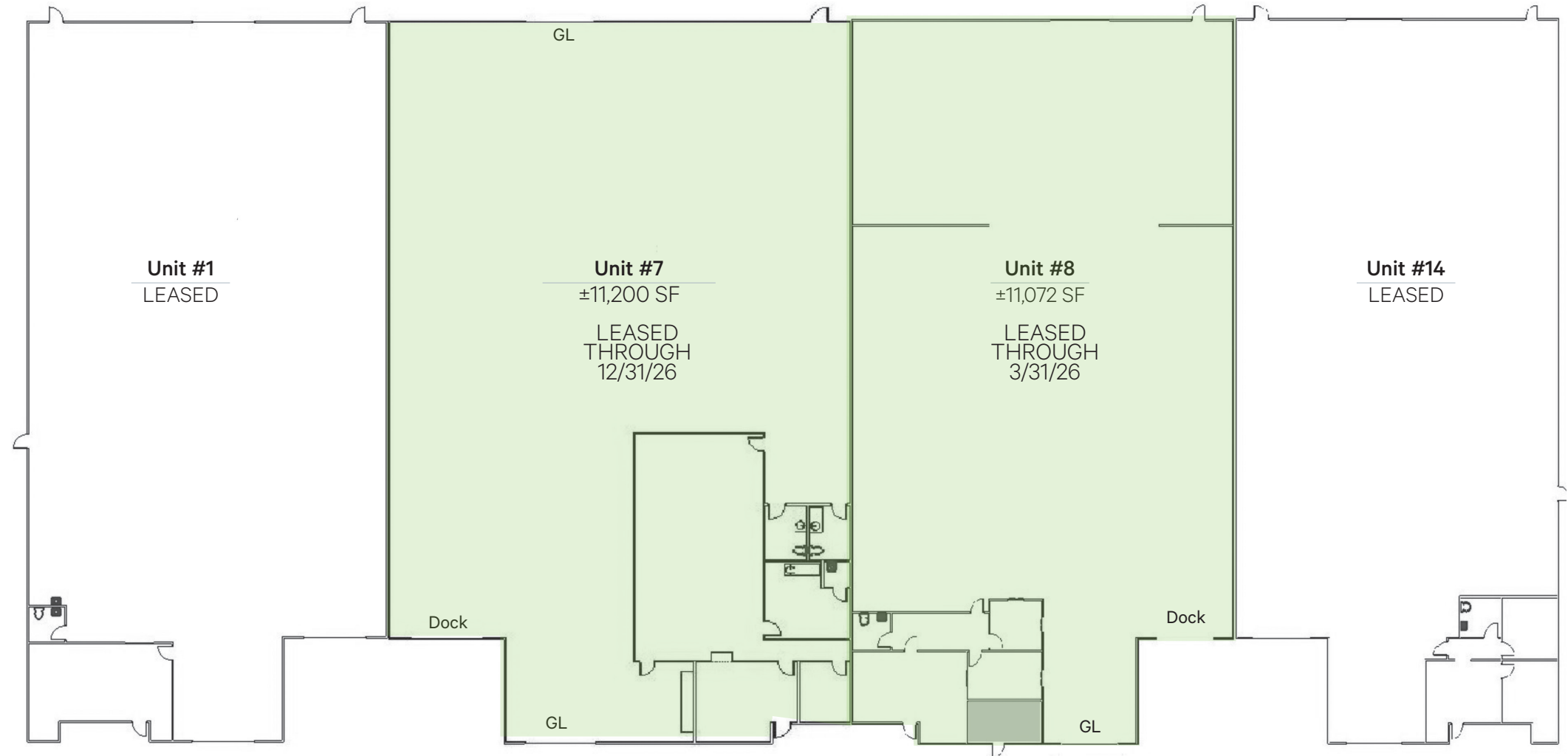
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# Floor Plan- 865 Stillwater Rd.

## UNIT 7 & 8

- Available: ±22,272 SF
- Office: ±2,830 SF
- Warehouse: ±19,442 SF
- GL Doors: 3
- Dock Doors: 2
- Clear Height: ±20'
- Power: ±400 Amp, 277/480V, 3-Phase



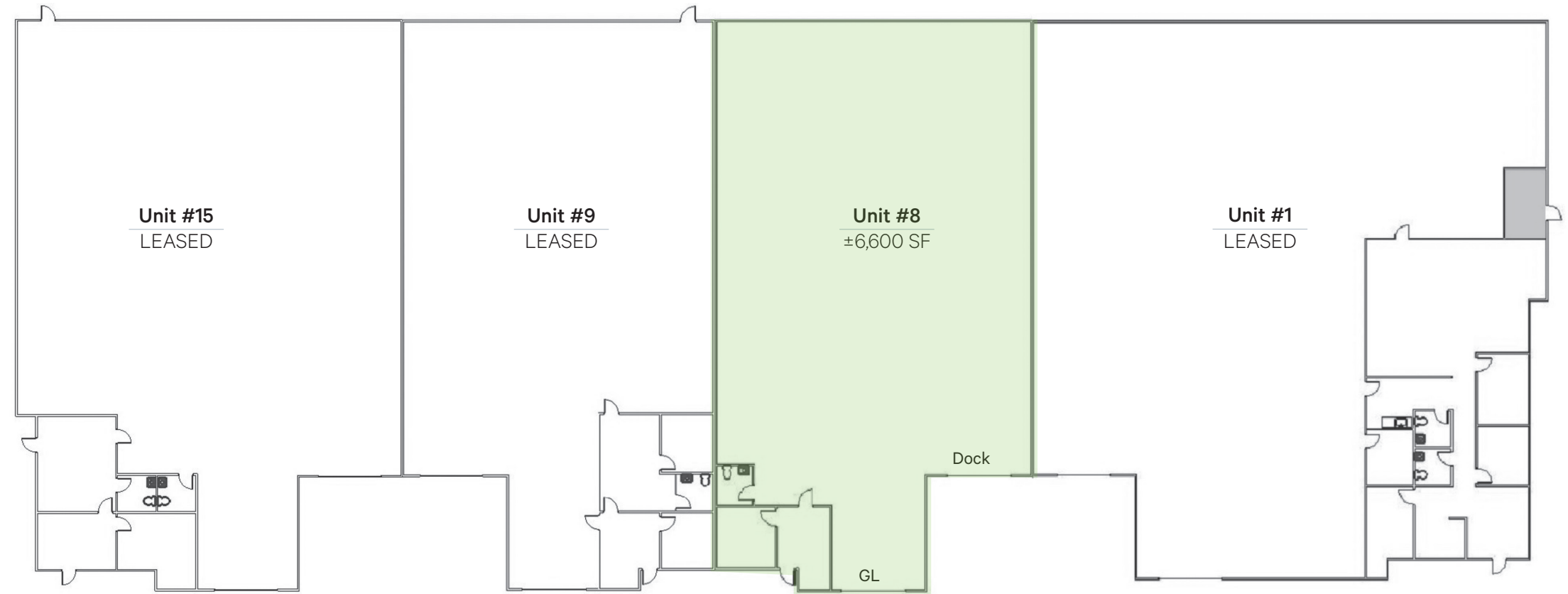
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# Floor Plan- 869 Stillwater Rd.

## UNIT 8

- Available: ±6,600 SF
- Office: ±380 SF
- Warehouse: ±6,220 SF
- GL Door: 1
- Dock Door: 1
- Clear Height: ±20'
- Power: ±200 Amp, 120/208V, 3-Phase



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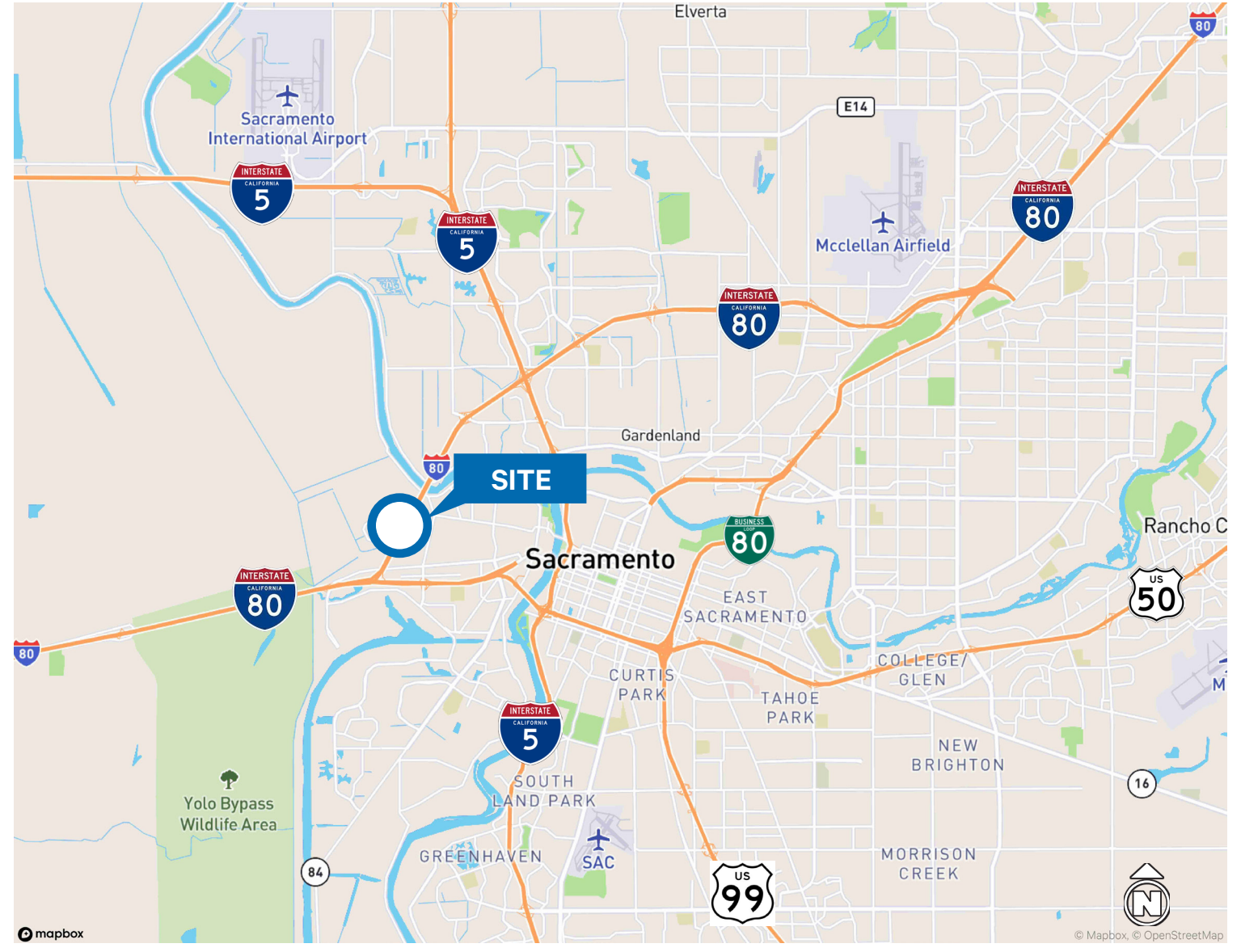
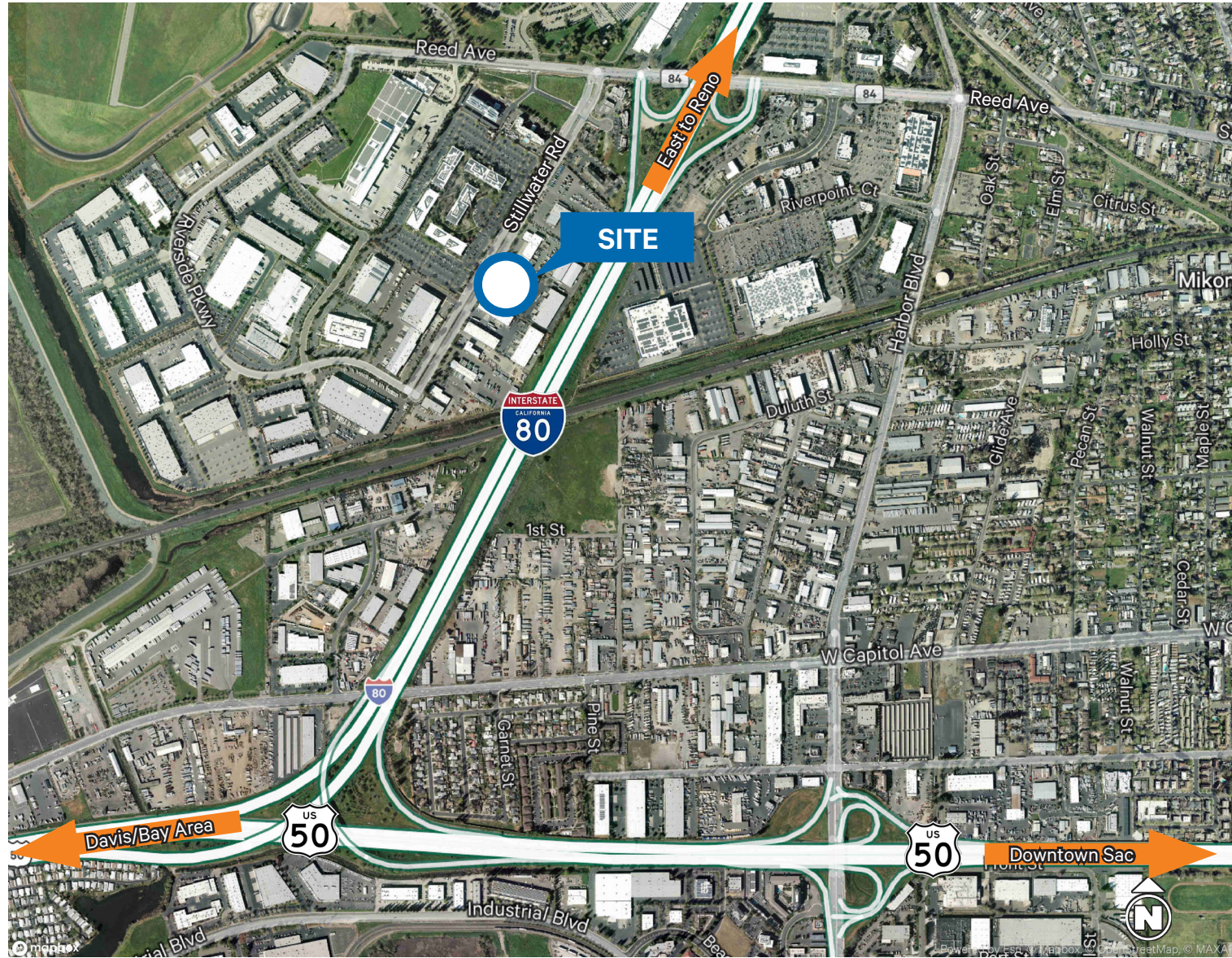


# Amenities Map



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# Location Map



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## Contact Us:

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