

3045 MULVANY PLACE

WEST SACRAMENTO, CA

RAMCO ST

MULVANY PL.

± 131,578 SF COLD STORAGE FACILITY | AVAILABLE FOR LEASE

NEWMARK

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GENERAL PROPERTY SPECIFICATIONS

ADDRESS	3045 Mulvany Place West Sacramento, CA
TOTAL BUILDING SQUARE FEET	131,587
OFFICE SQUARE FEET	4,785
PARCEL SIZE	9.19 Acres
ZONING	BP (City of West Sacramento)
LOADING DOORS	18 Dock-High Loading Doors (more possible)
YARD	Fenced, secured yard
TRAILER PARKING	55 trailer parking spaces
POWER	3,000 amps/480-volt power (Tenant to independently verify)
SPRINKLERS	ESFR
CLEAR HEIGHT	30' clear height in ambient temperature warehouse
SKYLIGHTS	Yes
LIGHTING	Upgraded to LED throughout building in 2025
EXPANDABLE	Ability to expand building by 29,446 SF



FREEZER/COOLER SPECIFICATIONS

FREEZER AREA

22,732 SF freezer area (ability to expand by an additional 8,088 SF)

REFRIGERATED AREA

16,003 SF refrigerated area

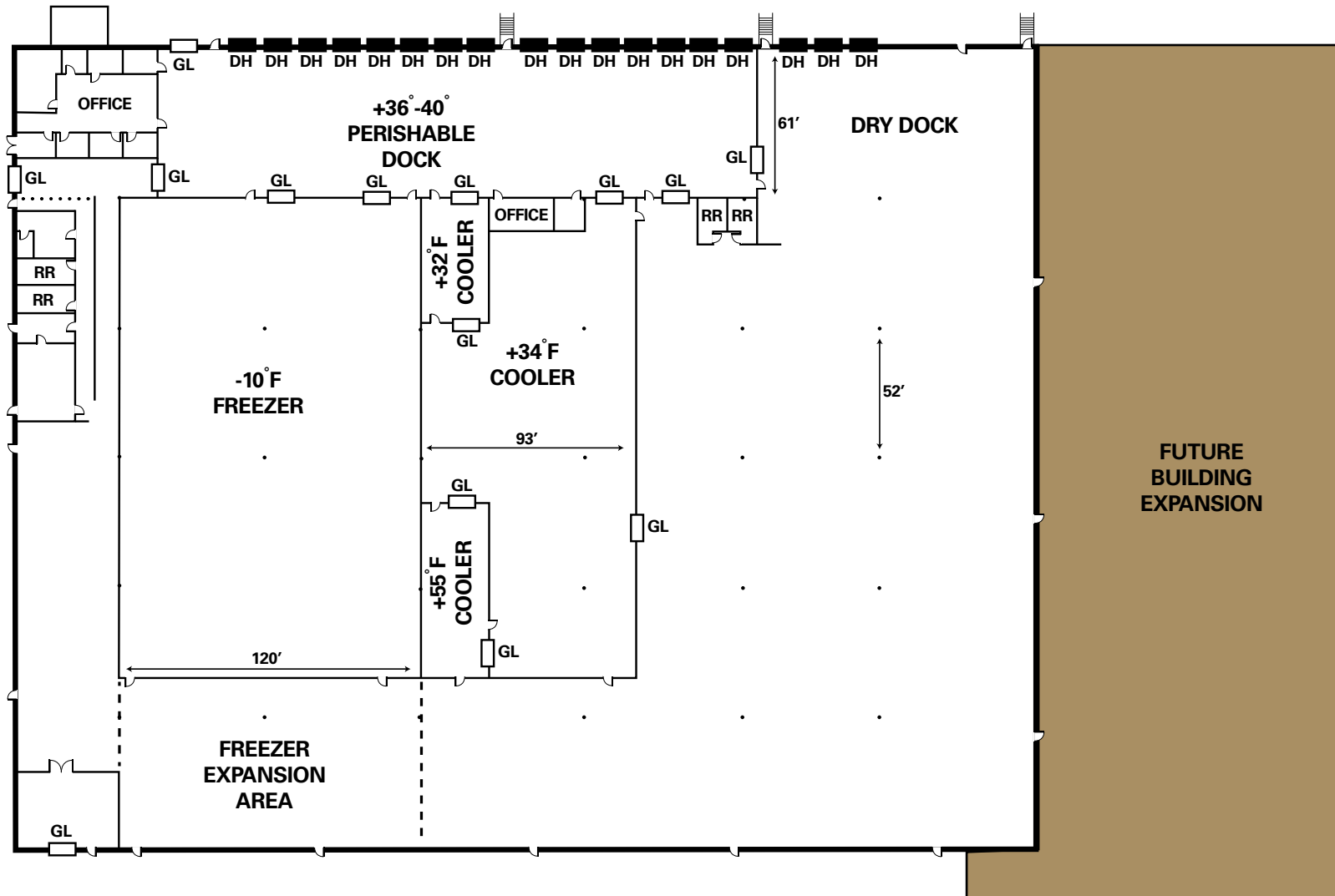
COLD DOCK

14,669 SF refrigerated dock area (36° to 40°)

GENERATOR

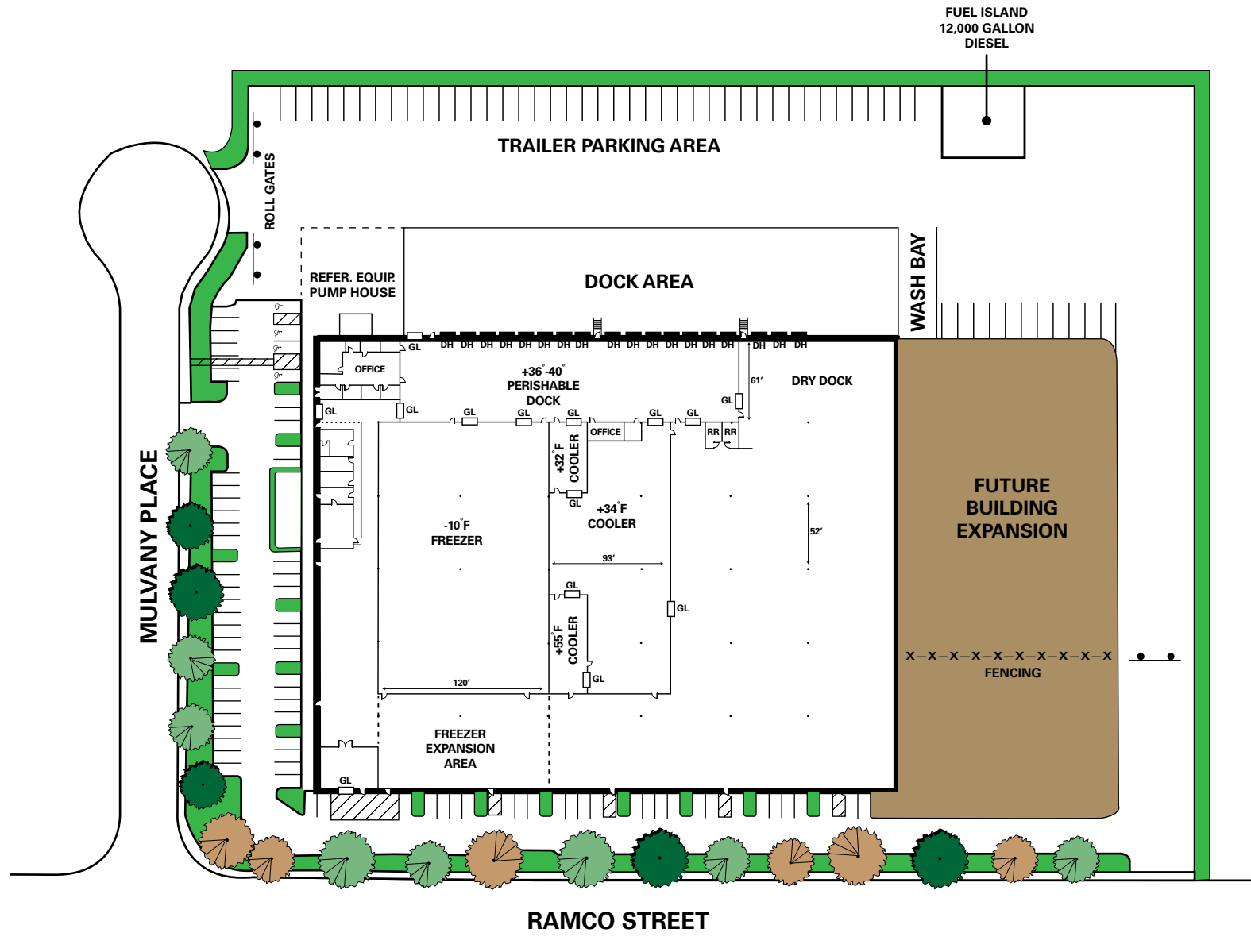
Backup generator in place

BUILDING FLOOR PLAN



DH - Dock-High Door
GL - Grade Level Door

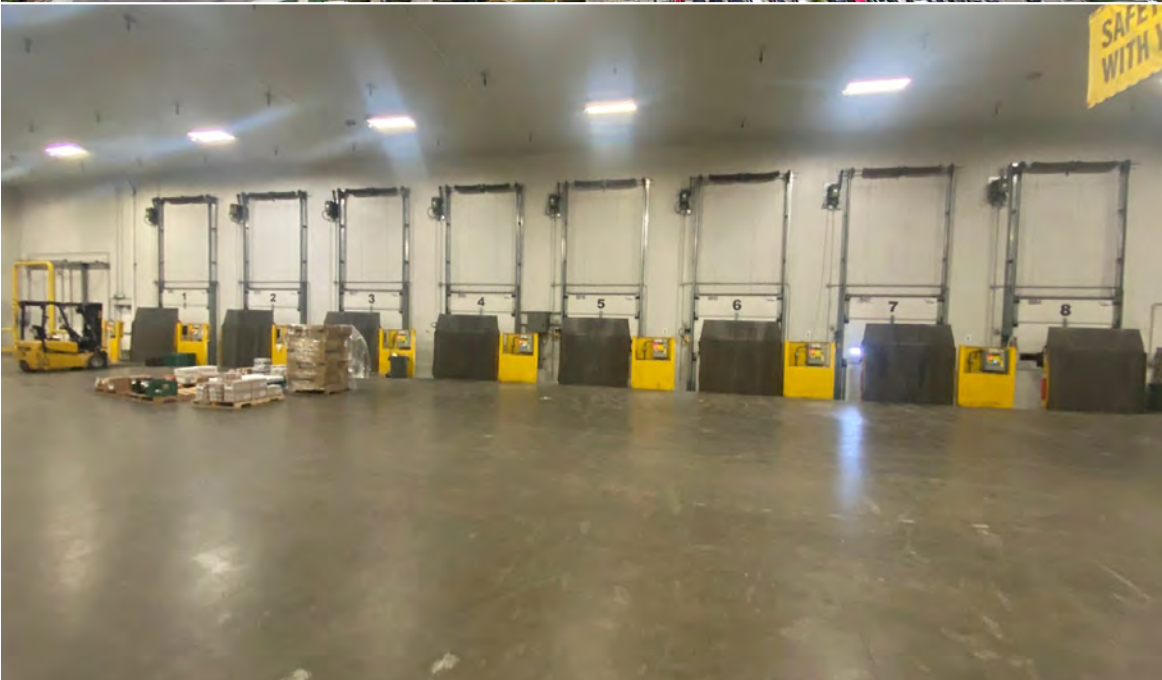
BUILDING SITE PLAN



CORPORATE NEIGHBORS



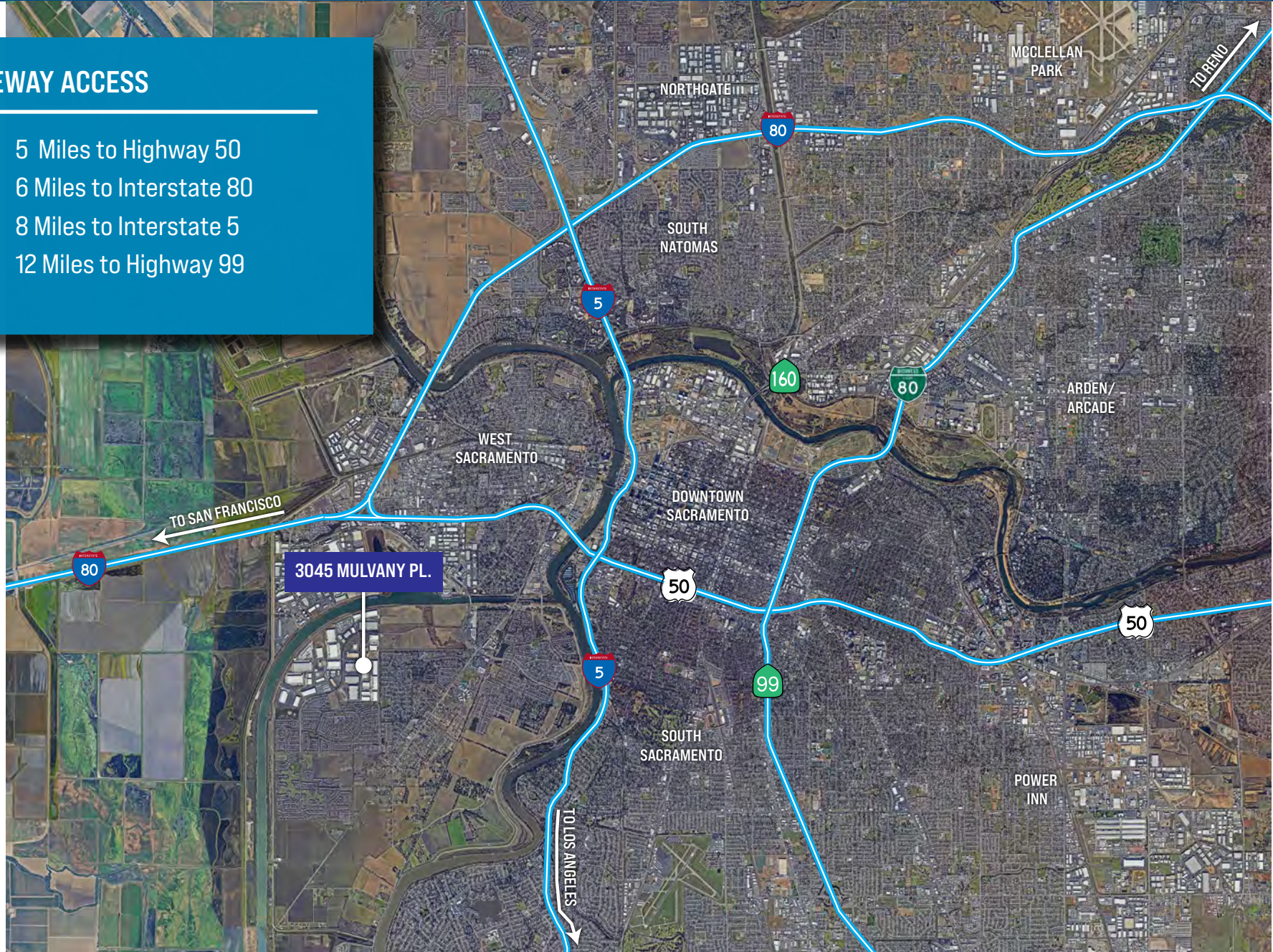
PROPERTY PHOTOS



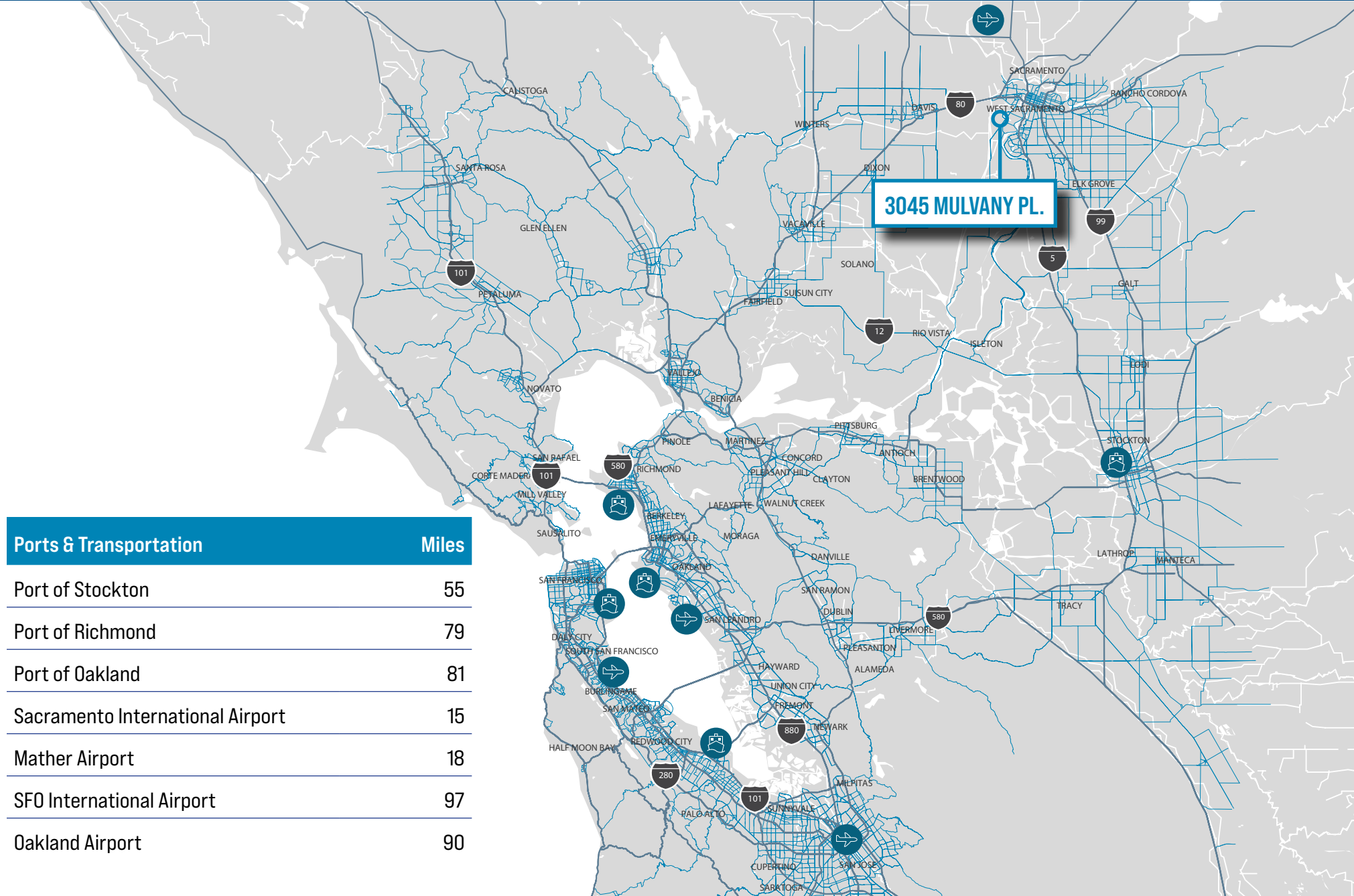
LOCAL ACCESS

FREEWAY ACCESS

- » 5 Miles to Highway 50
- » 6 Miles to Interstate 80
- » 8 Miles to Interstate 5
- » 12 Miles to Highway 99



REGIONAL ACCESS



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