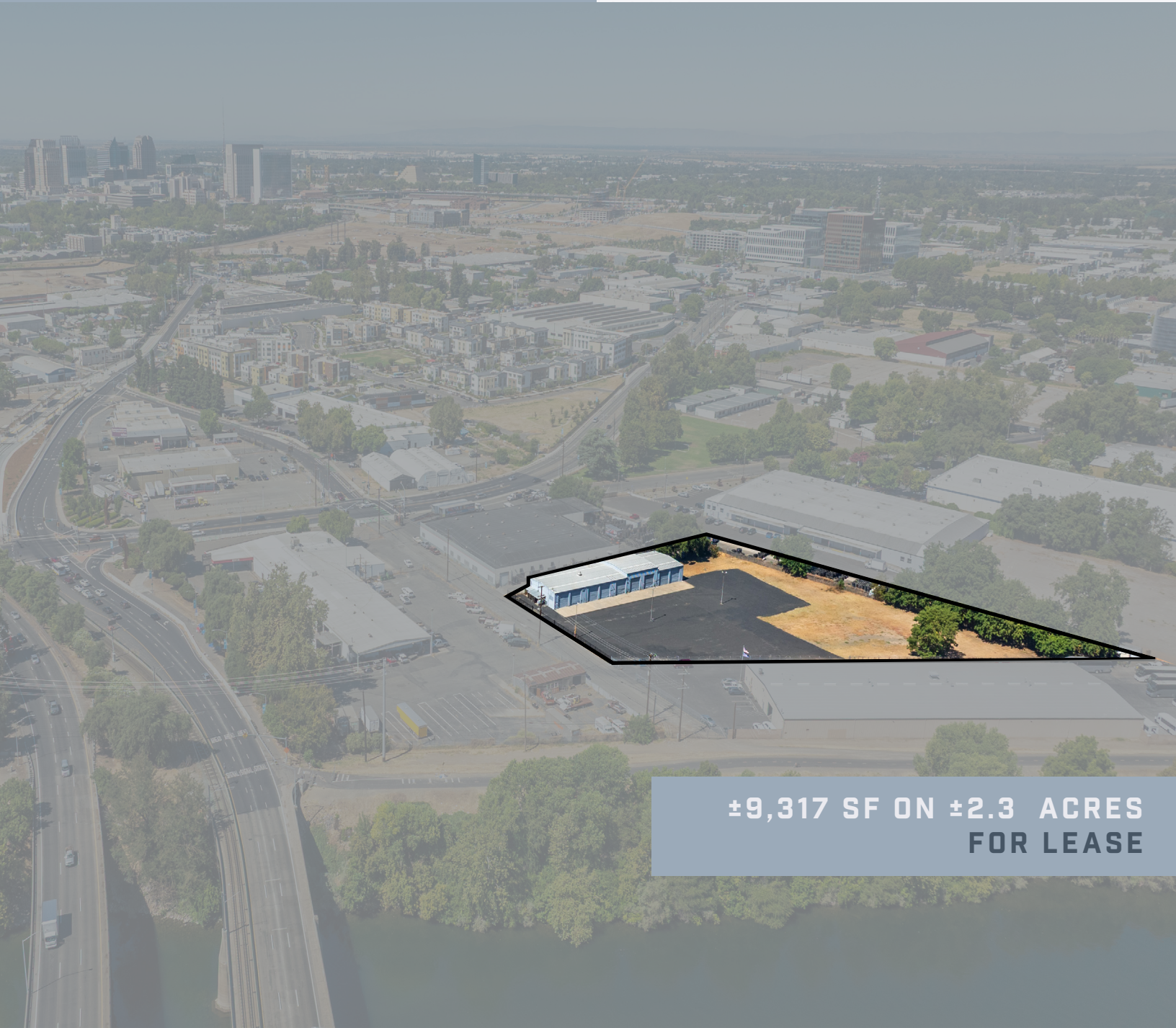


**RARE FREESTANDING BUILDING
WITH YARD IN THE RIVER
DISTRICT**

**1441 RICHARDS
BLVD,
SACRAMENTO, CA**

CBRE



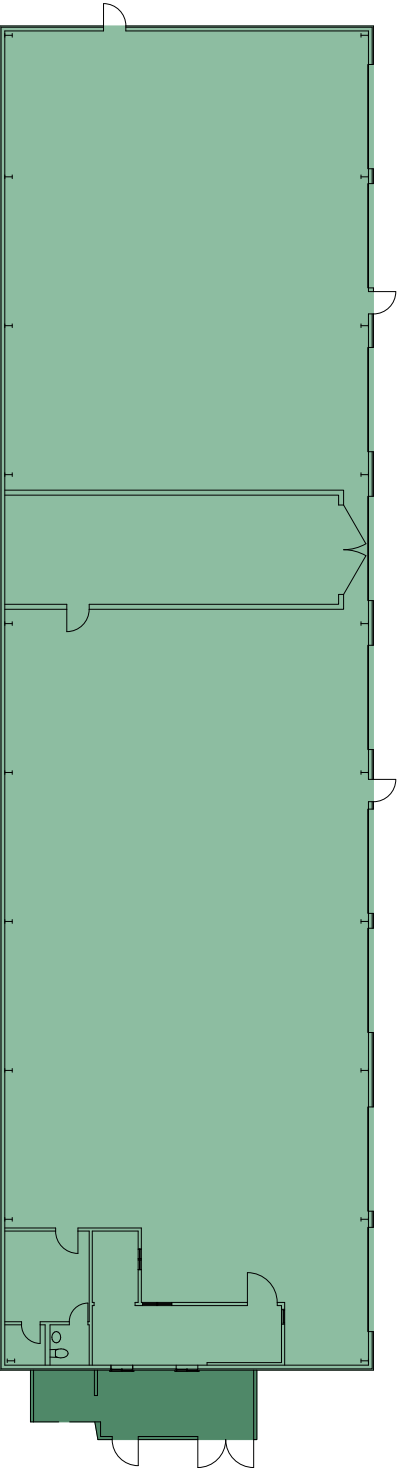
**±9,317 SF ON ±2.3 ACRES
FOR LEASE**

BUILDING FEATURES

- ±9,317 SF METAL BUILDING
- SITUATED ON ±2.3 ACRES
- PART OF A LARGER ±6.5 ACRE PARCEL
- CLEAR SPAN CONSTRUCTION
- SMALL OFFICE
- PARTIALLY PAVED AND GRAVELED YARD
- 8 (12' X 14') GRADE LEVEL DOORS
- 480V 3 PHASE POWER
(TENANT TO INDEPENDENTLY VERIFY)
- 14-16' CLEAR HEIGHT
- C-2-SPD ZONING – GENERAL
COMMERCIAL- SPECIAL PLANNING DISTRICT
- CLOSE PROXIMITY TO DOWNTOWN,
INTERSTATE 5 AND HWY 160/BUSINESS 80
- RECENT IMPROVEMENTS TO ASPHALT



BUILDING PLAN



● ±9,317 SF

● Non-Allocated Tenant Area (261.47)

LOCATION OVERVIEW



Downtown
Sacramento

Future Soccer
Stadium

Railyards

Future Kaiser
Hospital

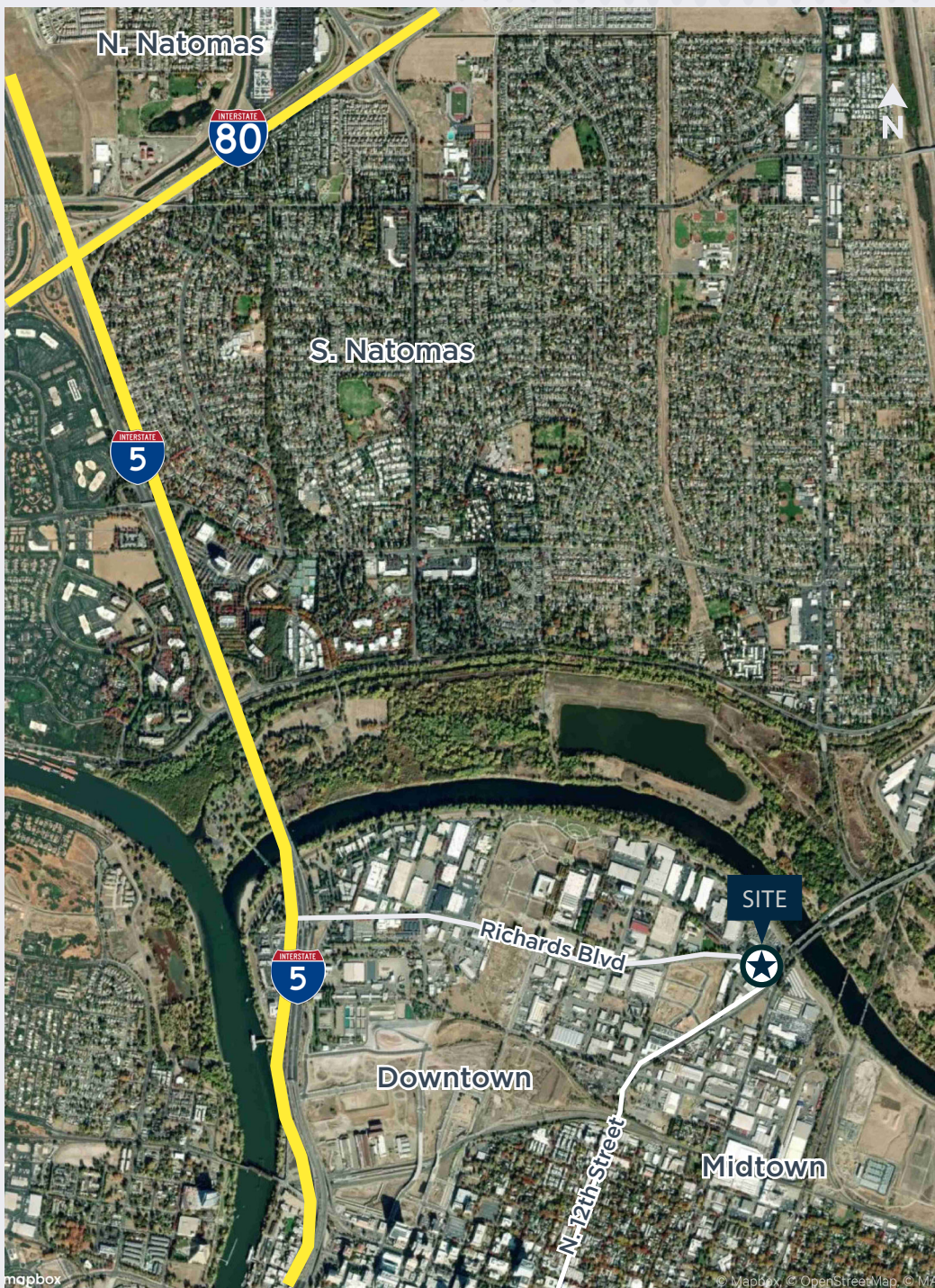
New State
Offices

Dos Rios
Light Rail Station
(Under Construction)

Richards Blvd

1441
Richards Blvd

American River



1441 RICHARDS BLVD
SACRAMENTO, CA

±9,317 SF ON ±2.3
ACRES
FOR LEASE

CBRE

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