



For Lease | 8670 Fruitridge Road | Sacramento, CA  
**±64,068 SF Class A Distribution Space**

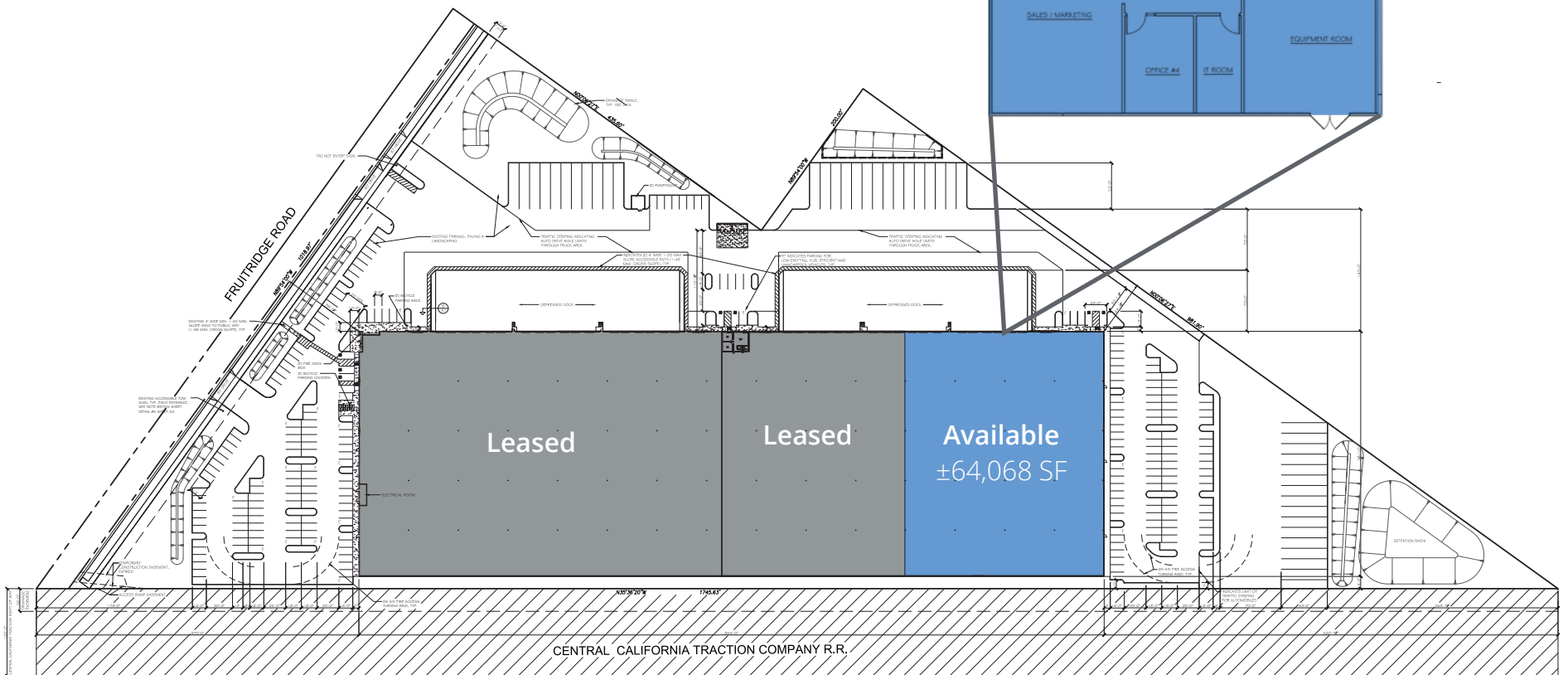
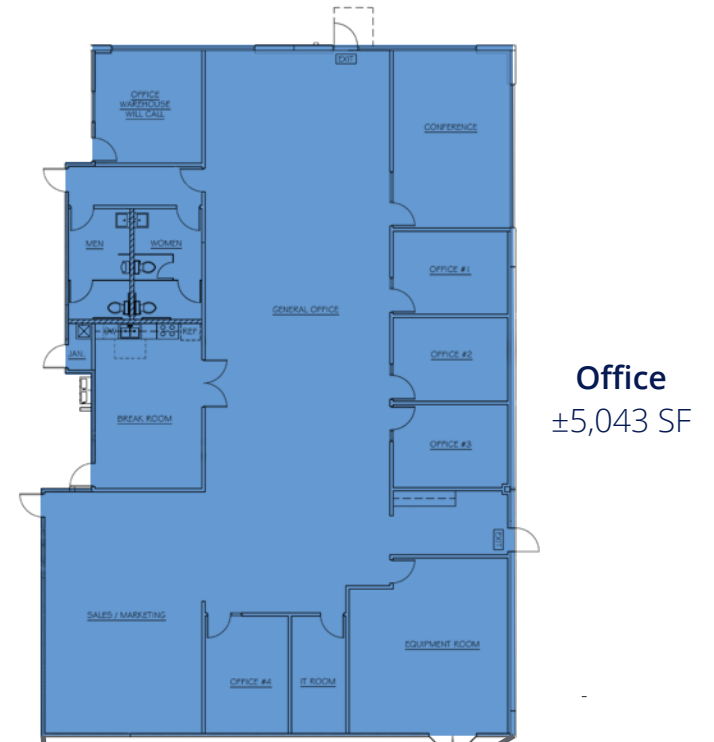
**Tommy Ponder, SIOR**  
Executive Vice President  
+1 916 563 3005  
tommy.ponder@colliers.com  
CA Lic. 01431506

**George Vrame, SIOR**  
Vice President  
+1 916 563 3041  
george.vrame@colliers.com  
CA Lic. 02028936



# Property Overview

<b>Building SF</b>	±240,225	<b>Column Spacing</b>	57' x 57'
<b>Available SF</b>	±64,068	<b>Zoning</b>	M-2 Heavy Industrial
<b>Office SF</b>	±5,043	<b>Electrical</b>	600 amps 277/480v
<b>Grade Doors</b>	1 - 12' x 14'	<b>Sprinkler Density</b>	ESFR
<b>Dock Doors</b>	9 - 9' x 10'	<b>Year Constructed</b>	2017
<b>Clear Height</b>	30' - 32'	<b>Trailer Stalls</b>	16



# Location Overview



**Tommy Ponder, SIOR**  
Executive Vice President  
+1 916 563 3005  
tommy.ponder@colliers.com  
CA Lic. 01431506

**George Vrame, SIOR**  
Vice President  
+1 916 563 3041  
george.vrame@colliers.com  
CA Lic. 02028936

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2024. All rights reserved.

