

The image shows the exterior of a modern light industrial building. The building has a grey corrugated metal roof and walls. A section of the wall is finished with stacked stone. Large, dark-framed windows are visible. The address number '140' is mounted on the upper part of the building. In the foreground, there is a concrete sidewalk, a grassy area with some shrubs, and a black lamppost. Trees are visible in the background.

# For sale

**±35,072 SF light industrial/  
manufacturing building**  
with 4,000 Amps, dock and  
grade level loading

140 Blue Ravine Road  
Folsom, CA 95630



# Property highlights

## Asking Price: \$5,825,000

- ±35,072 SF building
- ±13,500 SF office area
- Existing fenced yard area with ability to expand
- Located on ±3.15 acres
- Year built: ~1984
- Zoned: ML - Manufacturing Light (City of Folsom)
- Multi-stall restrooms with shower
- Fully conditioned assembly/manufacturing and warehouse area
- One exterior dock
- Grade level door: ±10' x 12' (1 existing), potential to add more grades
- Power: 4,000 Amps, 277/480v, 3-Phase  
*(to be independently verified by buyer prior to entering into a binding agreement)*
- Sprinkler density: .21/1500 & .29/2500
- Clear height: ±14' - ±18'
- Natural gas
- Close proximity to both Iron Point and Glen Station Light Rail
- Existing monument sign
- Current Gross Income on the Property is \$21,150 per month from 3 short-term tenants, occupying ±10,000 SF of the building and some parking. Each tenant can be removed with 30 to 60-day notice.

## Zoning details

140 Blue Ravine is located in the City of Folsom and in the Lake Forest Tech Center with an underlying zoning of ML ("Limited Manufacturing"). The area was designed to accommodate a range of commercial, professional, research, laboratory and manufacturing uses.

An example of a potential use would be a contractor that uses the building primarily for office use, but also has a light assembly and ancillary warehouse component. Many light manufacturing, assembly, and R&D uses are also allowed. Input from the Folsom Planning Department indicates that if the proposed business use was primarily focused on manufacturing/assembly and office uses, this would be considered a similar use to what is allowed in the ML zone.

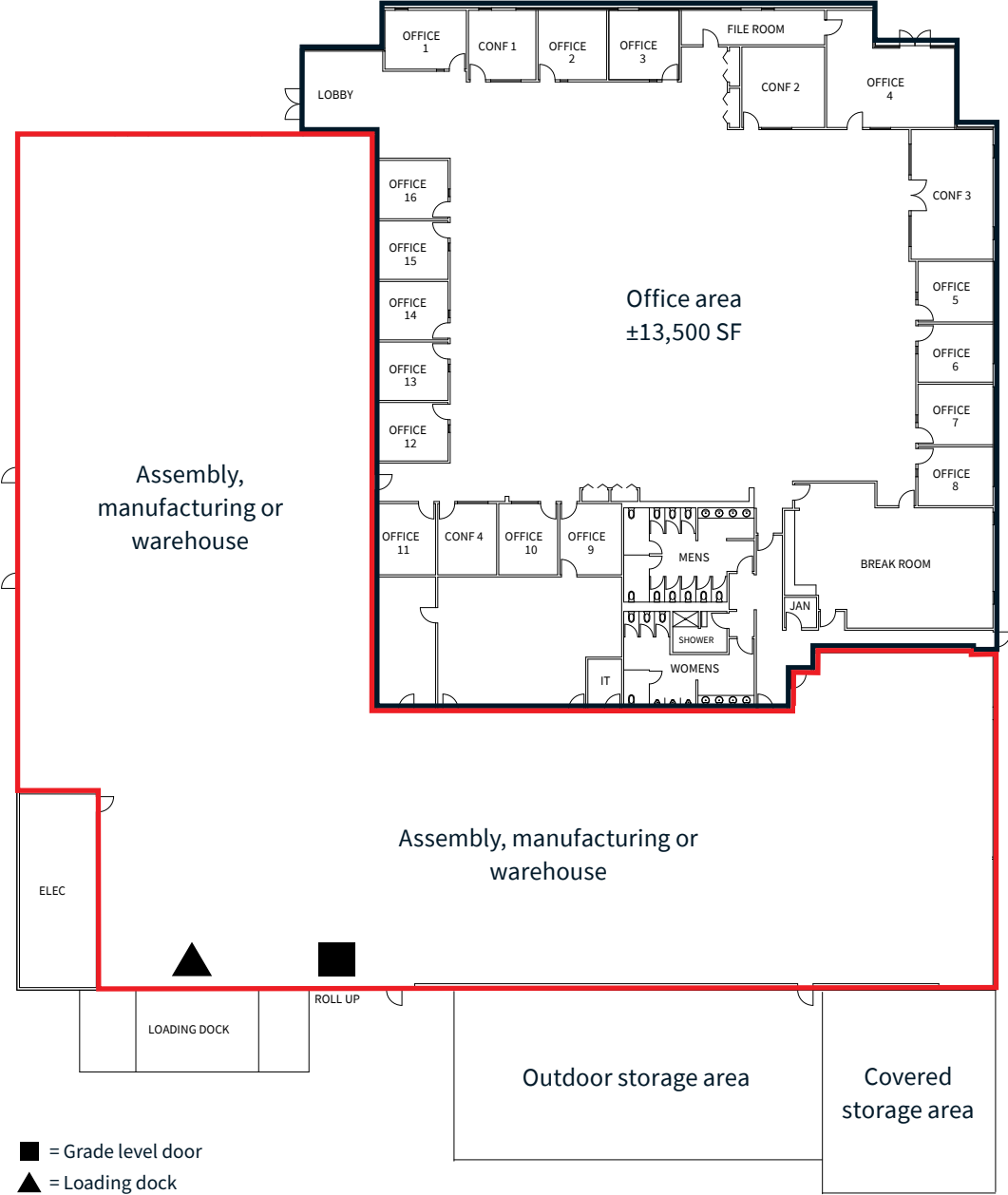
This information is provided as a courtesy only, and is any buyer, or occupant's, responsibility to confirm any intended use for the property with the City of Folsom at (916) 461-6000. Or, follow this link for more [Zoning Resources](#).





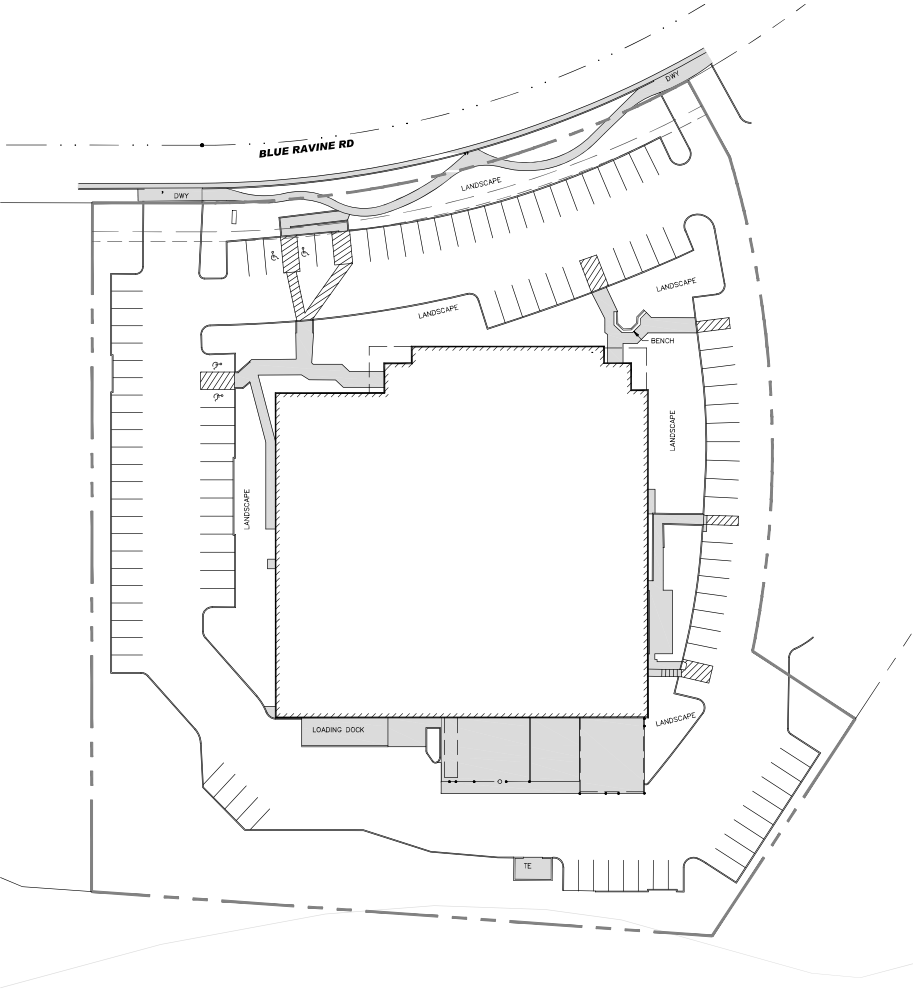
# Floor plan

Floor plan shows existing office and potential assembly, manufacturing or warehouse area opened up.



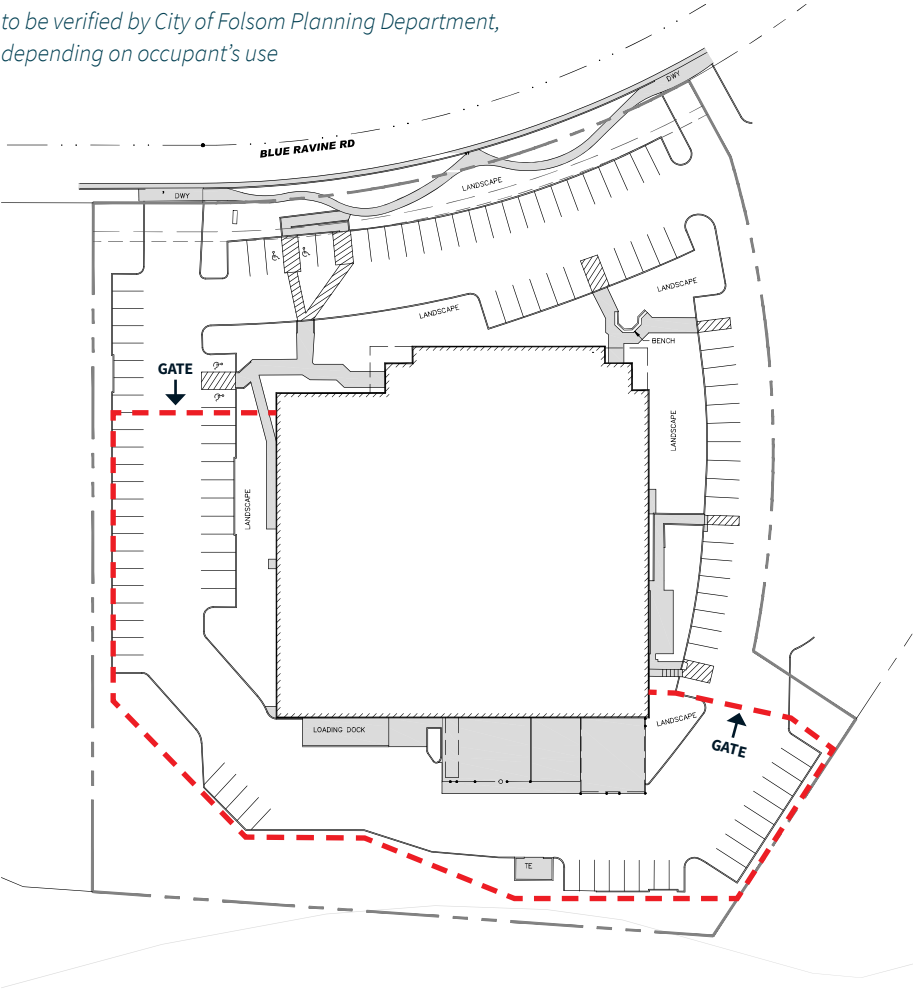
# Site plan

current site plan



site plan with potential fence/gate

to be verified by City of Folsom Planning Department,  
depending on occupant's use



SITE PLAN NOT TO SCALE

Photos



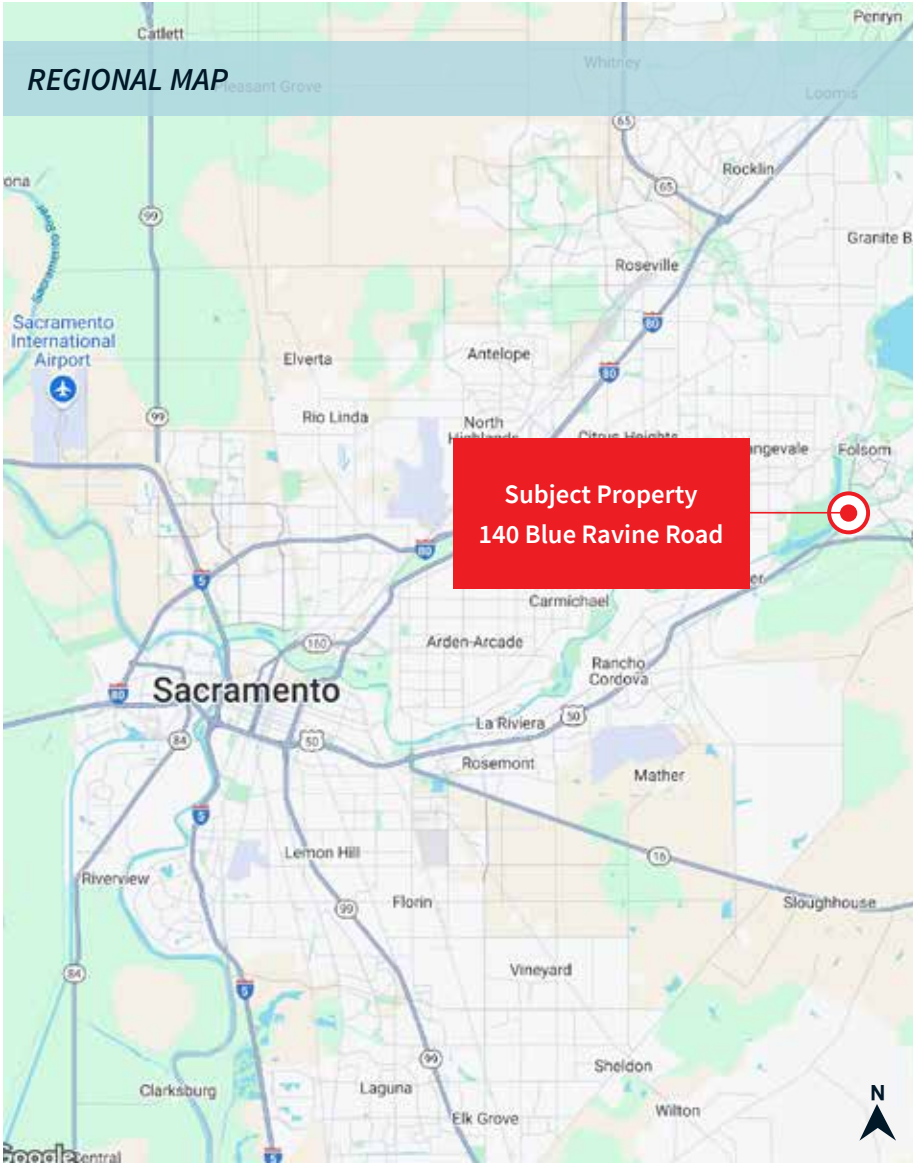
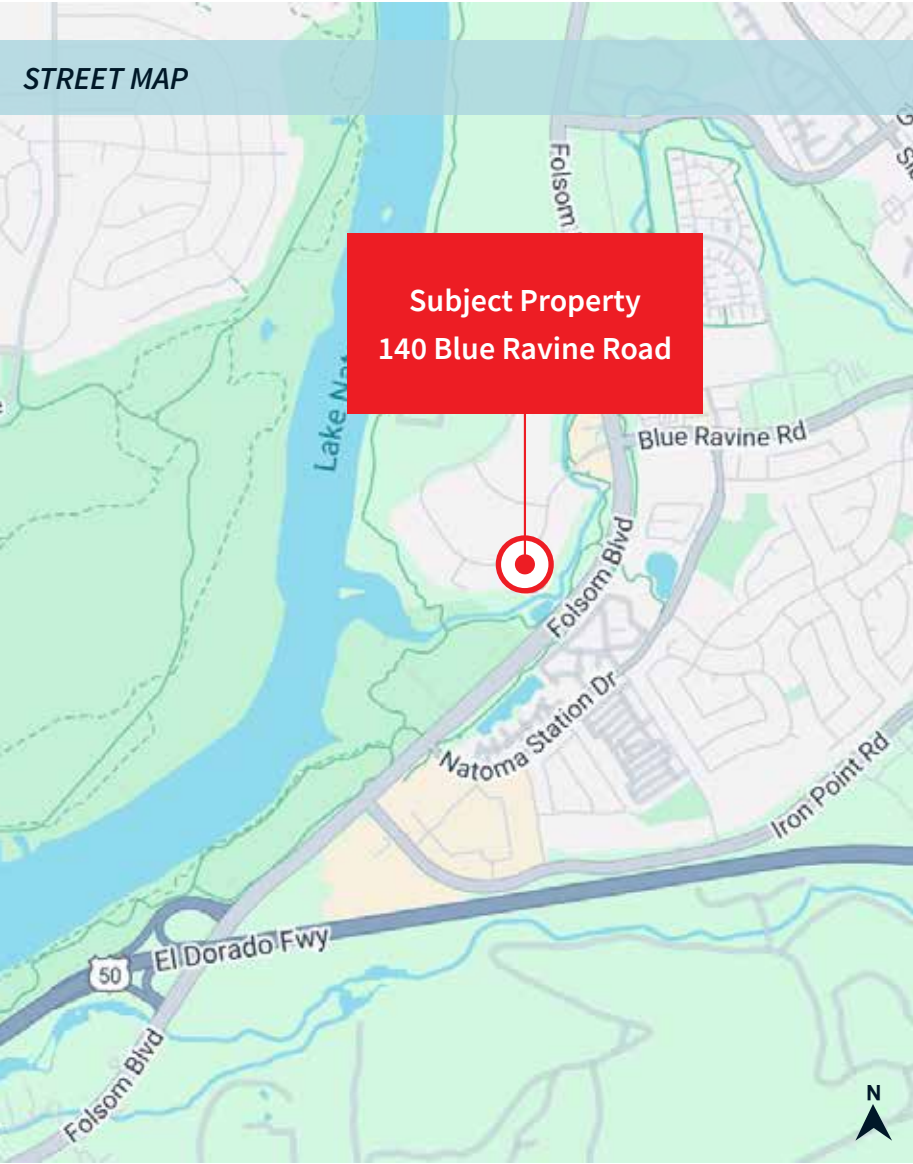


Vicinity neighbors





Location maps



MAPS NOT TO SCALE

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**±35,072 SF light industrial/  
manufacturing building**

with heavy power & dock loading

140 Blue Ravine Road  
Folsom, CA 95630

## JLL

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