

For sale

Divisible warehouse with yard
±22,940 SF up to ±76,050 SF

8141 Elder Creek Road | Sacramento, CA 95824

Going to auction December 14-16, 2026

Ten-X™ Click here for auction information

JLL SEE A BRIGHTER WAY

Property Highlights

- ±76,050 SF building (divisible to ±22,940)
- Situated on ±4.32 acre parcel
- Zoned M-2, heavy industrial (City of Sacramento)
- Two separate office areas with restrooms
  - ±2,000 - ±3,500 SF
  - currently undergoing remodel
- ±18’ - 21’ clear height
- ±24’ x ±50’ column spacing
- ESFR sprinklers (new system ~2021)
  density: 35 gpm / 1512.89/SF floor area
- 2 grade doors with ramps (west and south side)
- 8 exterior docks:
  - 2 with edge of dock levelers
  - 6 with pit levelers
    (yard ramps can be added to any dock position to create grade-level access)
- 3 rear doors, can be ramped to grade
- New LED lighting (installed April 2025)
- Skylights in some warehouse areas
- Natural gas (PG&E)
- Power panel:
  - 800 Amps, 480Y/277v, 3-Phase
    (to be independently verified by tenant prior to entering into a binding agreement)
- Total possible yard area ±1.47 acres:
  - East side ±8,880 SF (±60’ x ±148’)
  - West side ±13,764 SF (±93’ x ±148’)
  - North side yard, partially graveled, ±41,580 SF (±63’ x ±660’) (see also page 3)



WEST SIDE YARD AREA



EAST SIDE YARD AREA



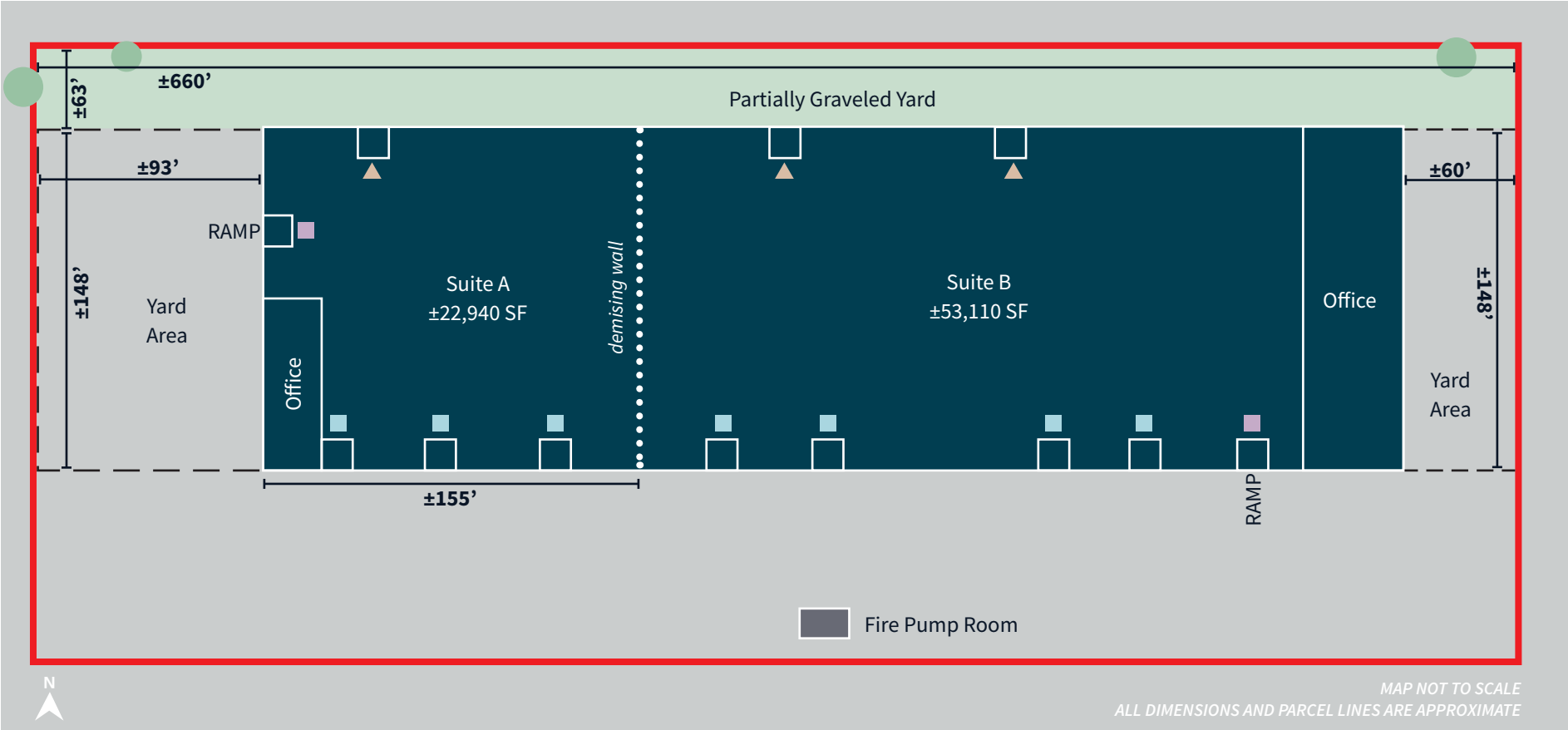
INTERIOR WAREHOUSE



INTERIOR WAREHOUSE

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Site plan



= Dock Door **= Grade Door w/Ramp** **= Rear Door** **= Fence/Gate** **= Parcel Line**

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Site photos







Suite B open office & privates



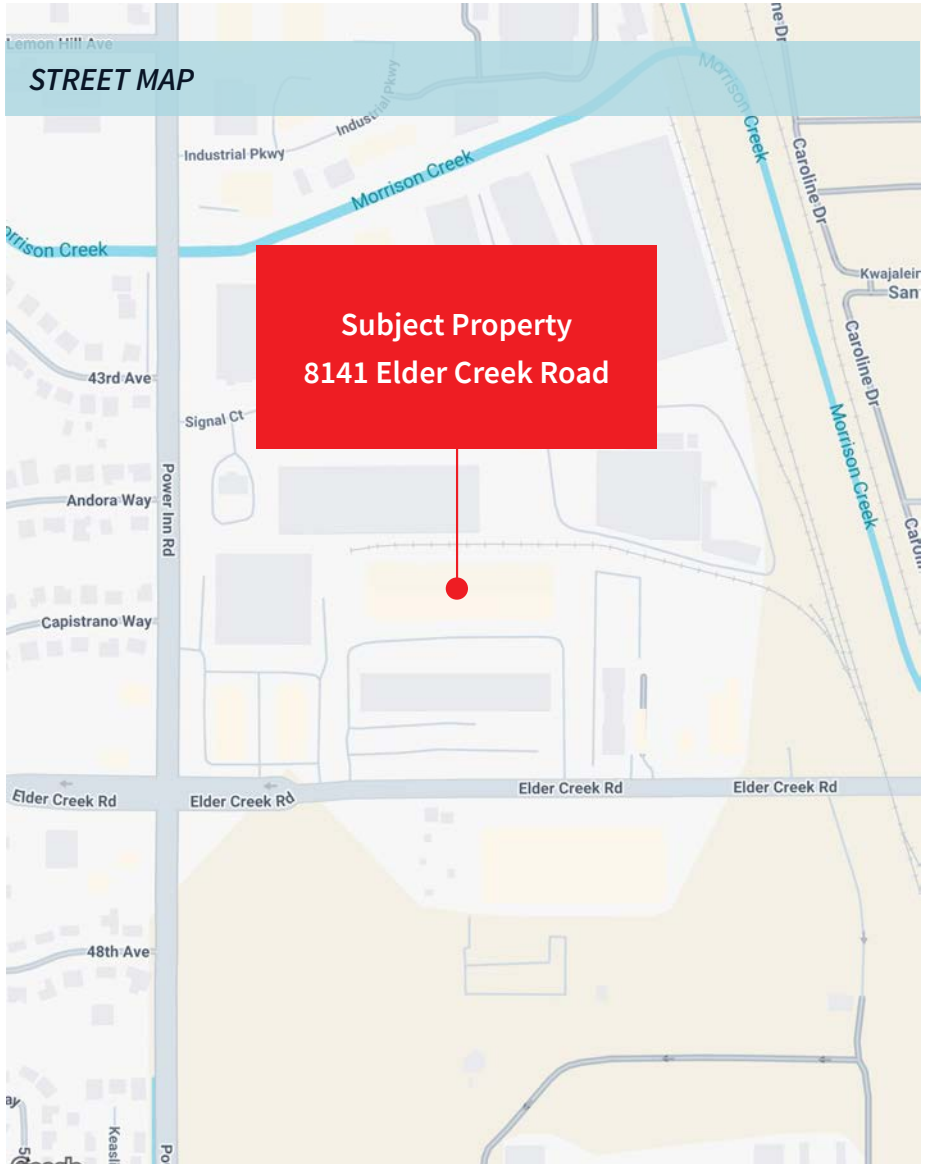
Suite B break area

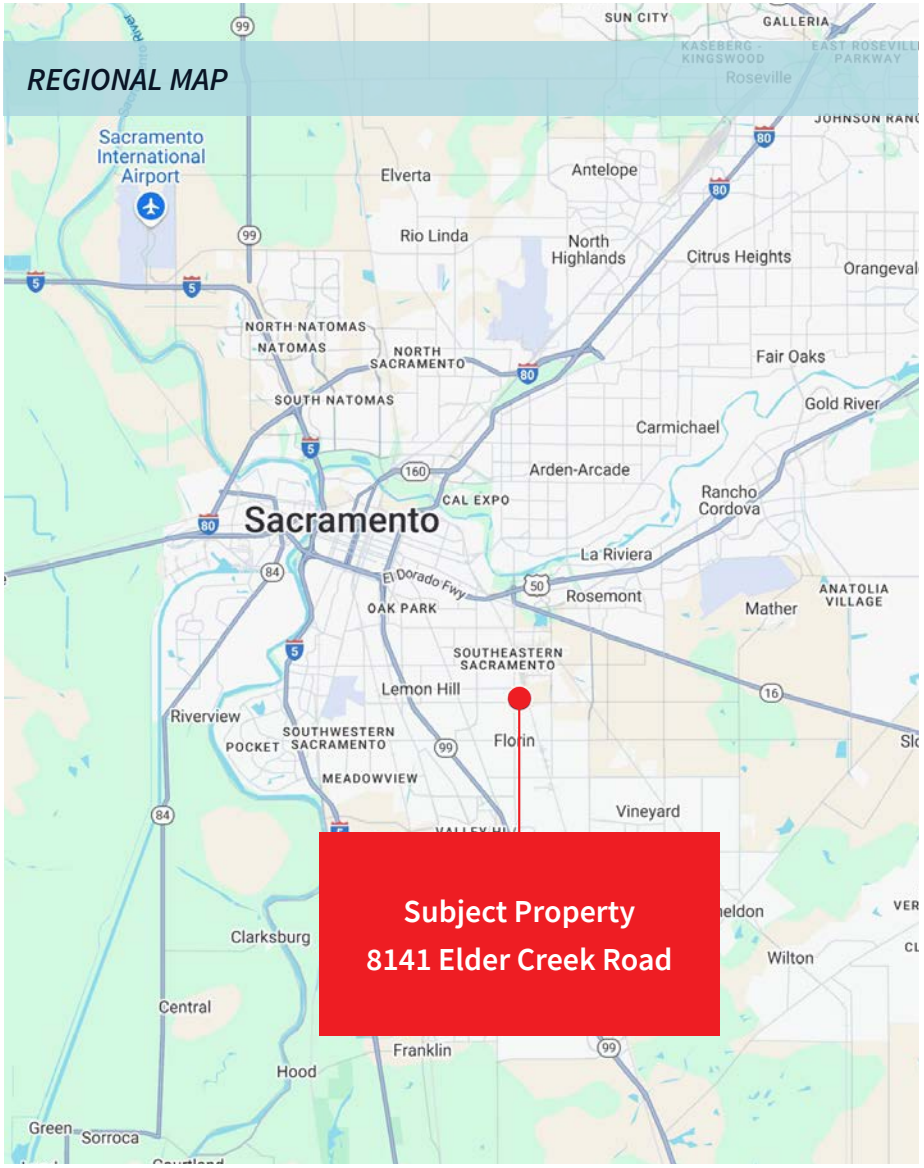


Partially graveled yard

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Location Maps





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