

FOR SALE OR LEASE

DUCKHORN
4100
DRIVE

SACRAMENTO, CA 95834

Very Unique, Highly Visible Manufacturing/Tech/Assembly Building



±129,126 SF AVAILABLE

SALE PRICE: \$7,250,000 (\$56.15 psf) *Sale subject to Land Lease



PROPERTY HIGHLIGHTS

4100 Duckhorn Drive is a one-of-a-kind building offering **±129,126 SF** of adaptable space located 10 minutes north of Downtown Sacramento. Tenants will enjoy a fully air-conditioned space with a prominent entrance and exceptional, above standard parking or yard area.

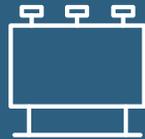
Minutes away from I-5 & I-80, 4100 Duckhorn Drive boasts convenient access to major thoroughfares in addition to prominent freeway visibility and exceptional signage opportunity. Located just north of Sacramento, one of the fastest growing cities in California, this location offers an outstanding array of entertainment, retail, and dining amenities.

Suitable for:

- Advanced manufacturing
- Warehouse
- Tech
- Production
- Life science
- School / classroom space
- Office



Immediate access
to I-5 & I-80



Prominent freeway visibility
and exceptional
signage opportunities



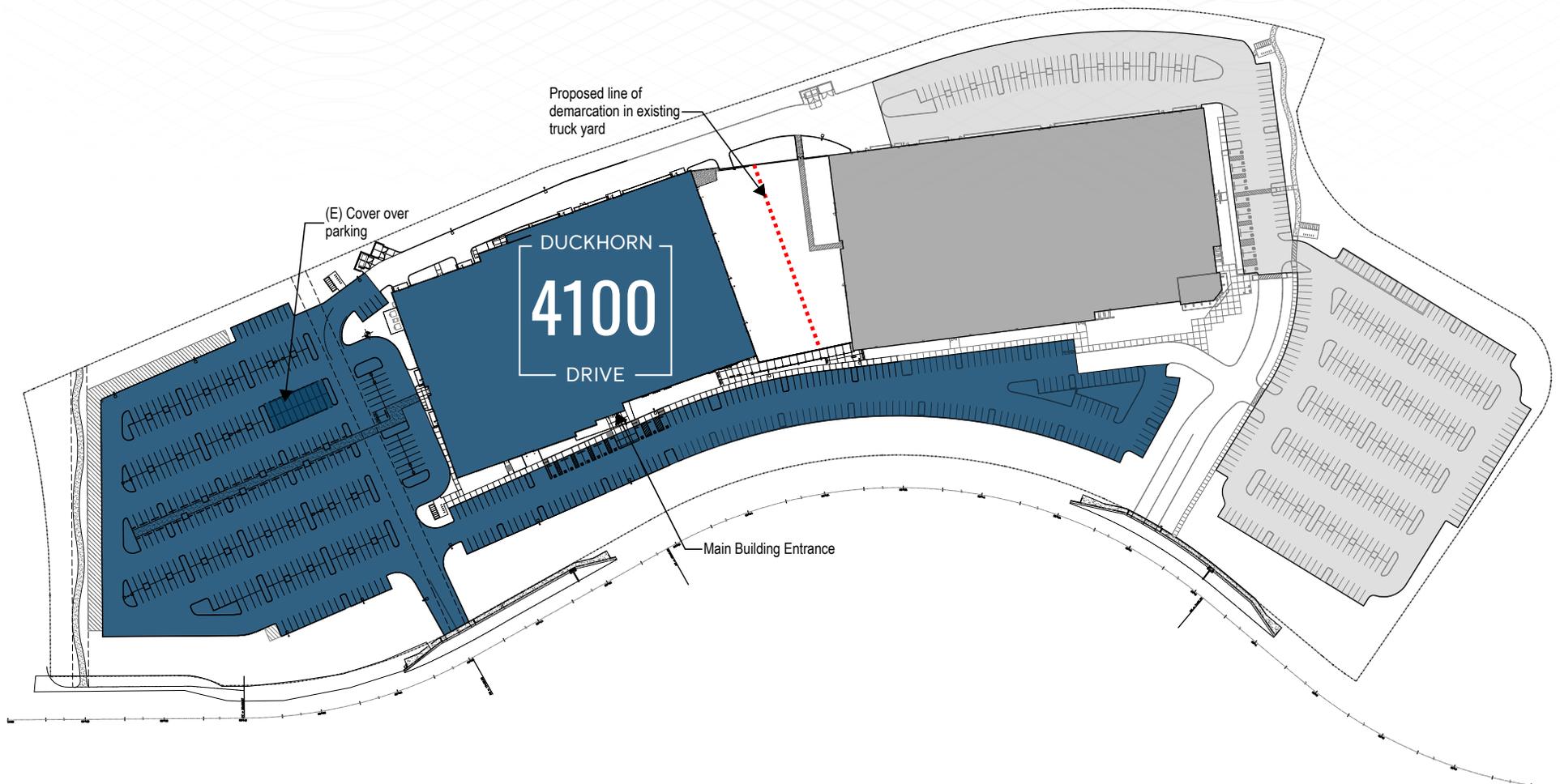
Adaptable layout suited
for an assortment of uses



Surrounded by numerous
amenities and diverse retailers



BUILDING HIGHLIGHTS

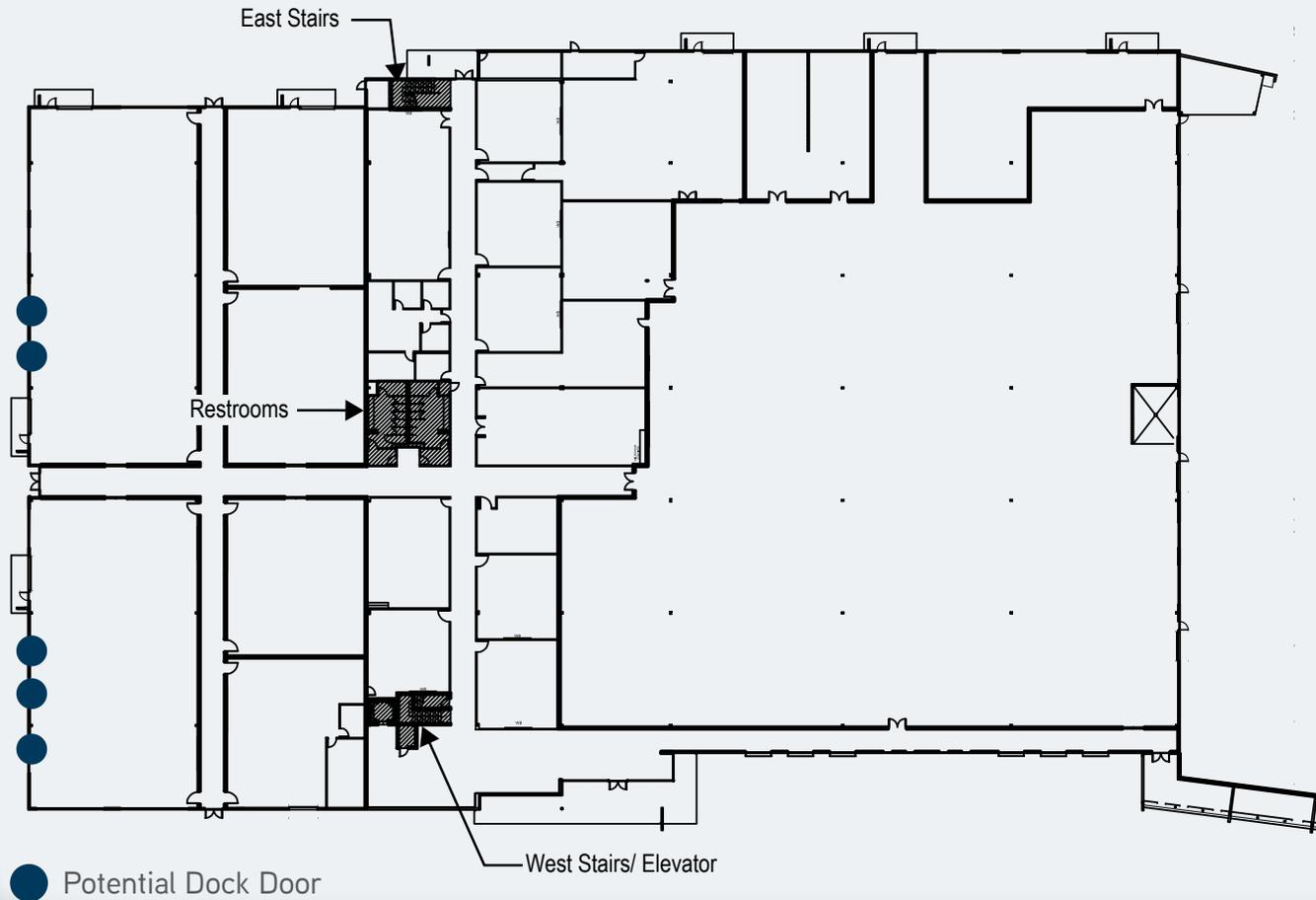


- **Zoning:** [EC-50 PUD](#) (City may be updating zoning in this area within the year)
- **Parcel:** 225-0310-020
- **Construction Type:** Type V-N, Fire Sprinklered
- **Building Construction:** Concrete tilt-up with partial 2 story construction featuring storefront glazing system, masonry interior walls, steel beams, girders, joists and columns
- **Utility Connections to Street:** Sewer, domestic water, storm, fire water
- **Electrical:** 3,000 amp/480V switchboard
- **HVAC:** fully conditioned and heated facility, serviced by rooftop units, boiler, exhaust and makeup air systems
- **Plumbing:** independent sewer, water and gas system with hot water heaters
- **Clear Height:** 16' - 22'
- **Outdoor Storage:** ±20,000 SF of fenced and screened outdoor yard/storage
- **Loading:** 11 Grade level doors, up to 5 dock height doors possible
- **Parking:** 4.0/1,000 SF, 555 parking spaces

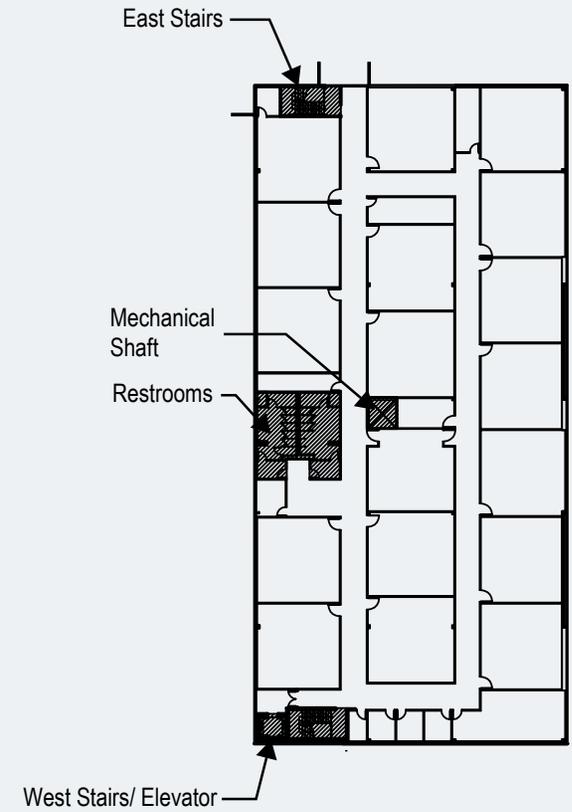
AS-BUILT FLOOR PLANS

*Several reconfiguration options are possible

FIRST FLOOR



SECOND FLOOR



PROPERTY PHOTOS



AMENITIES MAP

HEALTH CLUBS/GYMS

- 1 California Family Fitness
- 2 Curves
- 3 Elements Health Club -Natomas
- 4 Orangetheory Fitness
- 5 Planet Fitness

HOTELS

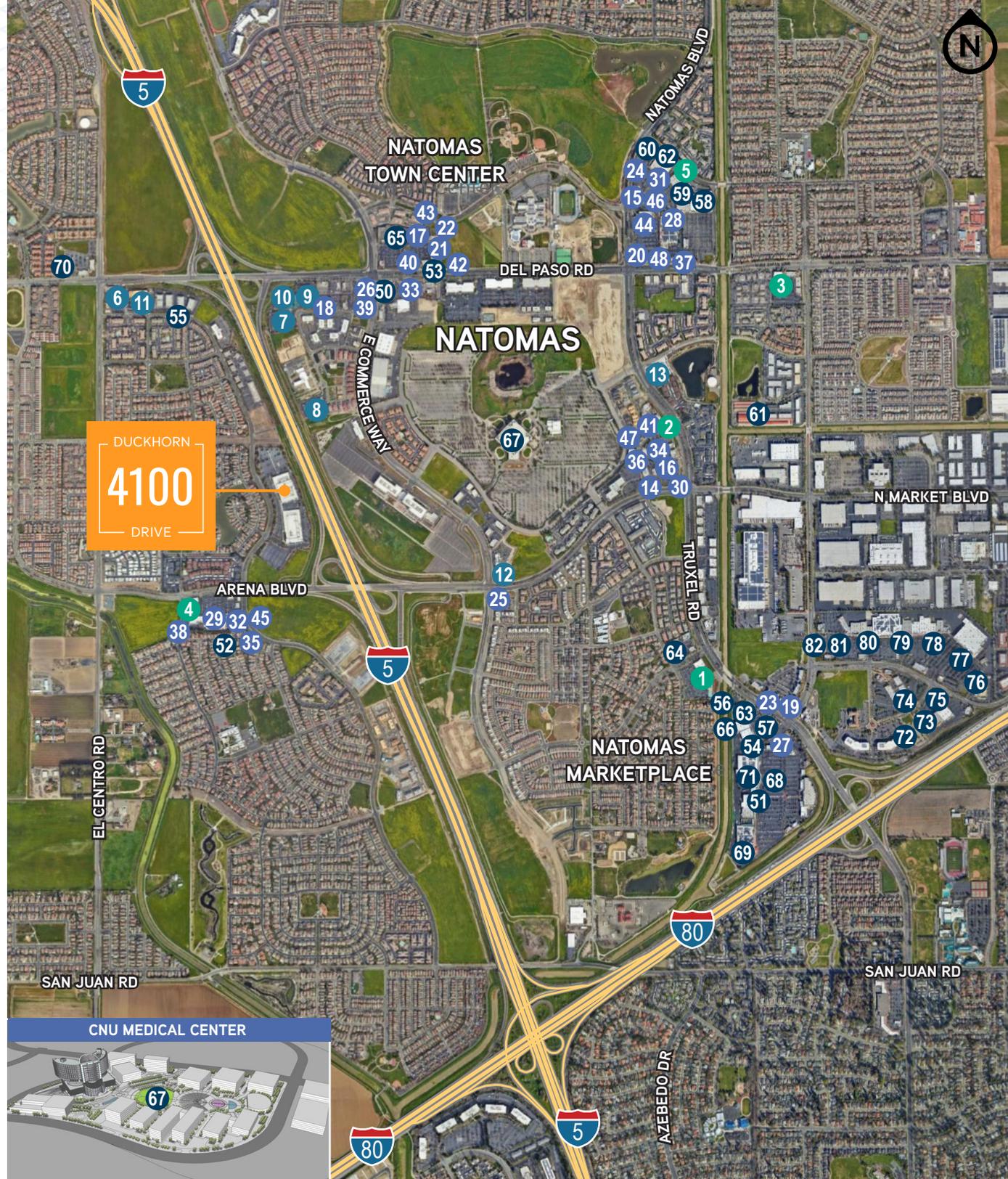
- 6 Four Points by Sheraton
- 7 Hampton Inn & Suites
- 8 Hilton Garden Inn
- 9 Holiday Inn Express & Suites
- 10 Homewood Suites by Hilton
- 11 Hyatt Place Sacramento Airport
- 12 TownePlace Suites
- 13 Wyndham Garden

SHOPPING

- 41 Taqueria Rincon Alteno
- 42 Tasty Pot
- 43 Teriyaki Maki
- 44 Teriyaki Time
- 45 Thai Princess Restaurant
- 46 The Hub Eats & Drinks
- 47 The Original Mels
- 48 The Pizza Press

RESTAURANTS

- 14 Bangkok Garden
- 15 Bonchon
- 16 CF Cheng
- 17 Chaat Kafe
- 18 Chicken N Waffles
- 19 Chili's
- 20 Dickey's Barbecue Pit
- 21 Dos Coyotes
- 22 Fire Wings - Natomas
- 23 Firehouse Subs
- 24 Himalaya MoMo
- 25 Huckleberry's
- 26 In-N-Out Burger
- 27 In-N-Out Burger
- 28 Jack's Urban Eats
- 29 Jimboy's Tacos
- 30 Kobe Sushi
- 31 Monsoon Burger
- 32 Mr. Pickle's Sandwich Shop
- 33 Ono Hawaiian BBQ
- 34 Oyster Bar Sacramento
- 35 Panda Garden
- 36 Poke Ichii
- 37 Rafa's Mexican Food
- 38 Round Table Pizza
- 39 Sizzler
- 40 Sourdough & Co
- 51 AT&T Store
- 52 Bath & Body Works
- 53 Bel Air Grocery
- 54 Cloud 9
- 55 Famous Footwear
- 56 Freedive Shop
- 57 Gamestop
- 58 HomeGoods
- 59 Kohl's
- 60 Lane Bryant
- 61 Leslie's
- 62 Life Storage
- 63 Marshalls
- 64 Mattress Firm Natomas
- 65 Max Muscle Nutrition
- 66 Rite Aid
- 67 Ross Dress for Less
- 68 CNU Medical Center
- 69 Sally Beauty Supply
- 70 The Home Depot
- 71 Walgreens
- 72 Walmart
- 73 BevMo
- 74 BootBarn
- 75 Promenade Mall
- 76 Best Buy
- 77 Burlington Coat Factory
- 78 Ashley Store
- 79 Big 5
- 80 TJ Maxx
- 81 Target
- 82 Old Navy
- Daiso



LOCATION MAP



±79,000

skilled tech & life science
employees in Greater Sacramento

5%

POPULATION GROWTH
in the next 5 years

34.8%

FUTURE JOB GROWTH
predicted over the next 10 years

2.2 M

CURRENT POPULATION
current population in 2023

DUCKHORN
4100
DRIVE

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