

# CROYDON BUSINESS PARK

SACRAMENTO, CA 95827

@ industrial

±10,477 SF up to ±37,377 SF &  
±24,000 SF Fenced Yard Available  
With Heavy Power

MATHER FIELD RD

50

FOLSOM BLVD

For Lease



CUSHMAN &  
WAKEFIELD

**10151 CROYDON WAY - 60,146 SF**

| Suite #      | Total SF | Office SF | Loading Doors |
|--------------|----------|-----------|---------------|
| Fully Leased |          |           |               |

**10161 CROYDON WAY - 49,608 SF**

| Suite # | Total SF  | Office SF | Loading Doors |
|---------|-----------|-----------|---------------|
| 2       | 12,252 SF | 6,444 SF  | 1 GL          |
| 3       | 24,000 SF | 5,230 SF  | 1 GL/1 DH     |
| 2 & 3   | 36,252 SF | 11,674 SF | 2 GL/1 DH     |

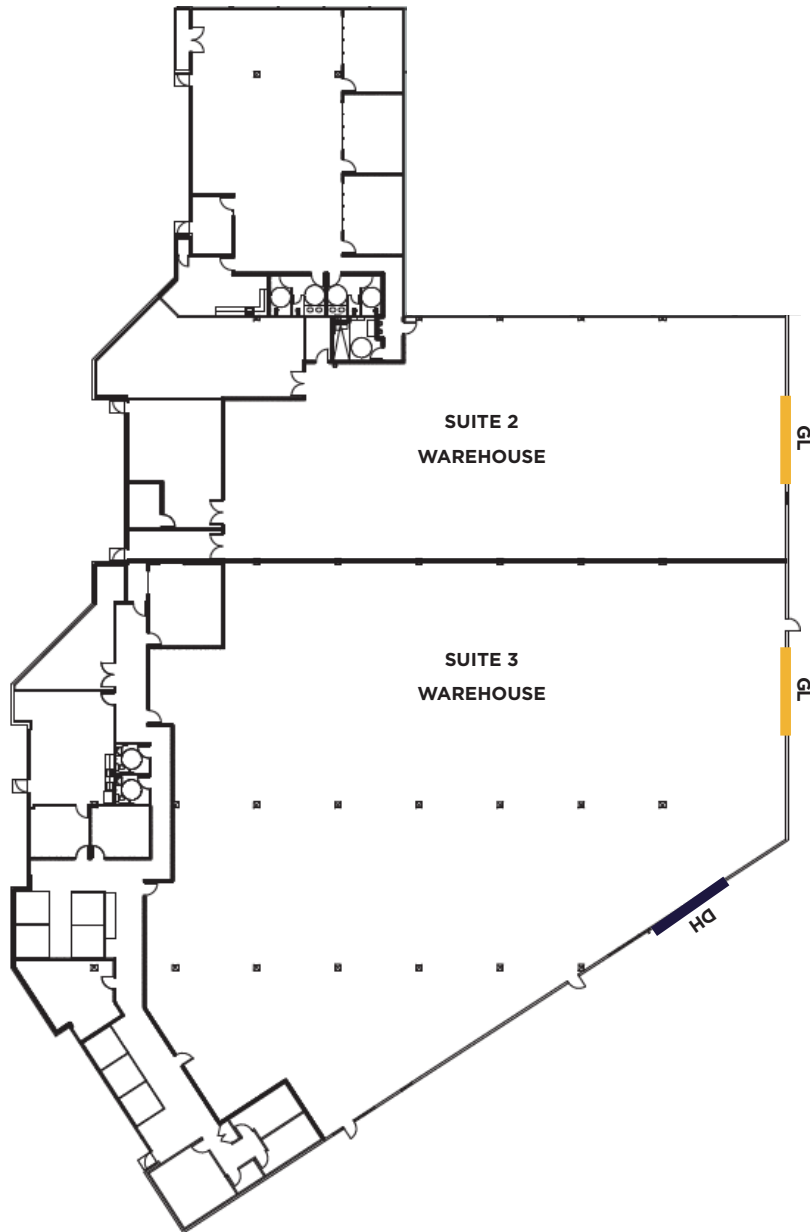
**10173 CROYDON WAY - 73,660 SF**

| Suite # | Total SF  | Office SF | Loading Doors |
|---------|-----------|-----------|---------------|
| 1       | 26,900 SF | 2,500 SF  | 2 GL          |
| 2       | 10,477 SF | 1,000 SF  | 1 GL          |
| 1 & 2   | 37,377 SF | 3,500 SF  | 3 GL          |

**10161**STE 3  
24,000 SFSTE 2  
12,252 SFSTE 1  
13,100 SF  
LEASED24,000 SF  
FENCED YARD**10151**STE 4  
5,000 SF  
LEASEDSTE 3  
9,028 SF  
LEASEDSTE 2  
15,000 SF  
LEASEDSTE 1  
31,091 SF  
LEASED

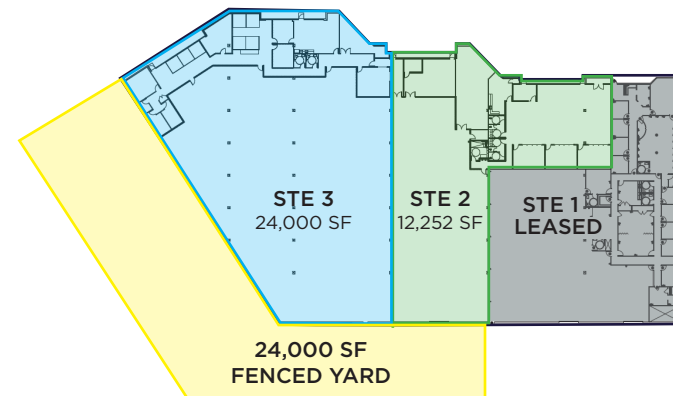
# // 10161 CROYDON WAY

Power Available 1,600a 120/280v

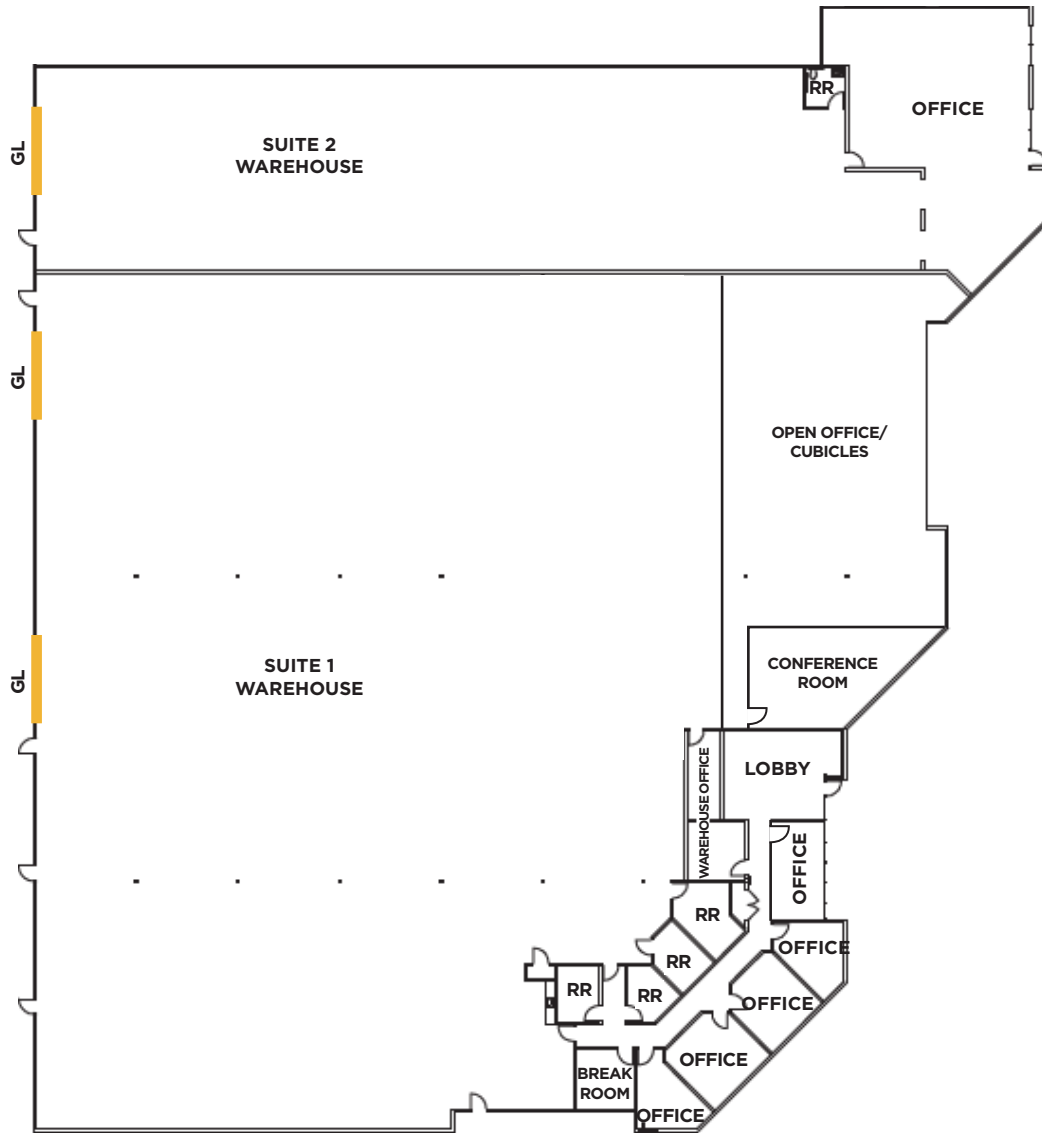


| SUITE        | TOTAL SF         | WAREHOUSE SF     | OFFICE SF        | LOADING DOORS    |
|--------------|------------------|------------------|------------------|------------------|
| 2            | 12,252 SF        | 7,784 SF         | 6,444 SF         | 1 GL             |
| 3            | 24,000 SF        | 17,050 SF        | 5,230 SF         | 1 GL/1 DH        |
| <b>TOTAL</b> | <b>36,252 SF</b> | <b>24,834 SF</b> | <b>11,674 SF</b> | <b>2 GL/1 DH</b> |

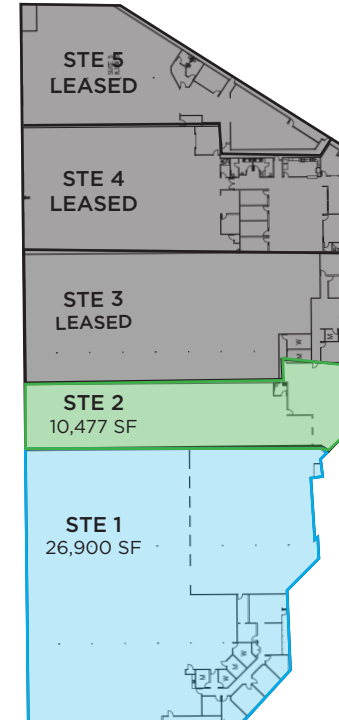
24,000 SF YARD AVAILABLE



**// 10173 CROYDON WAY** Power Available



| SUITE | TOTAL SF  | WAREHOUSE SF | OFFICE SF | LOADING DOORS |
|-------|-----------|--------------|-----------|---------------|
| 1*    | 26,900 SF | 24,400 SF    | 2,500 SF  | 2 GL          |
| 2     | 10,477 SF | 9,477 SF     | 1,000 SF  | 1 GL          |
| TOTAL | 37,377 SF | 33,877 SF    | 3,500 SF  | 3 GL          |



**\*Suite 1 Available Nov. 1, 2026**



CROYDON  
BUSINESS PARK

FOLSOM BLVD



BRADSHAW RD

**DISTANCES**

**HWY 50** 0.7 Miles

**I-5** 12.5 Miles

**BUSINESS 80** 10 Miles

**FOLSOM BLVD** 0.6 Miles

**CROYDON BUSINESS PARK**  
Sacramento, CA 95827

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@ industrial



## CONTACT

### LENNY GOLD

Director  
+1 916 288 4443  
[lenny.gold@cushwake.com](mailto:lenny.gold@cushwake.com)  
CA LIC# 02055534

### DAVID NICHOLSON

Managing Director  
+1 916 288 4422  
[david.nicholson@cushwake.com](mailto:david.nicholson@cushwake.com)  
CA LIC# 01845338

### BRYCE MACDONALD

Executive Director  
+1 916 288 4806  
[bryce.macdonald@cushwake.com](mailto:bryce.macdonald@cushwake.com)  
CA LIC# 01422174

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