

CROYDON BUSINESS PARK

SACRAMENTO, CA 95827

@ industrial

±9,028 SF up to ±37,377 SF &
±24,000 SF Fenced Yard Available
With Heavy Power

MATHER FIELD RD



FOLSOM BLVD

For Lease

 CUSHMAN &
WAKEFIELD



10151 CROYDON WAY - 60,146 SF

Suite #	Total SF	Office SF	Loading Doors
3	9,028 SF	1,868 SF	1 GL

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

STE 5
8,386 SF
LEASED

STE 4
14,110 SF
LEASED

10173

STE 3
13,529 SF
LEASED

STE 2
10,477 SF

STE 1
26,900 SF

CROYDON WAY

FOLSOM BLVD

10161

STE 3
24,000 SF

STE 2
12,252 SF

STE 1
13,100 SF
LEASED

24,000 SF
FENCED YARD

10151

STE 4
5,000 SF
LEASED

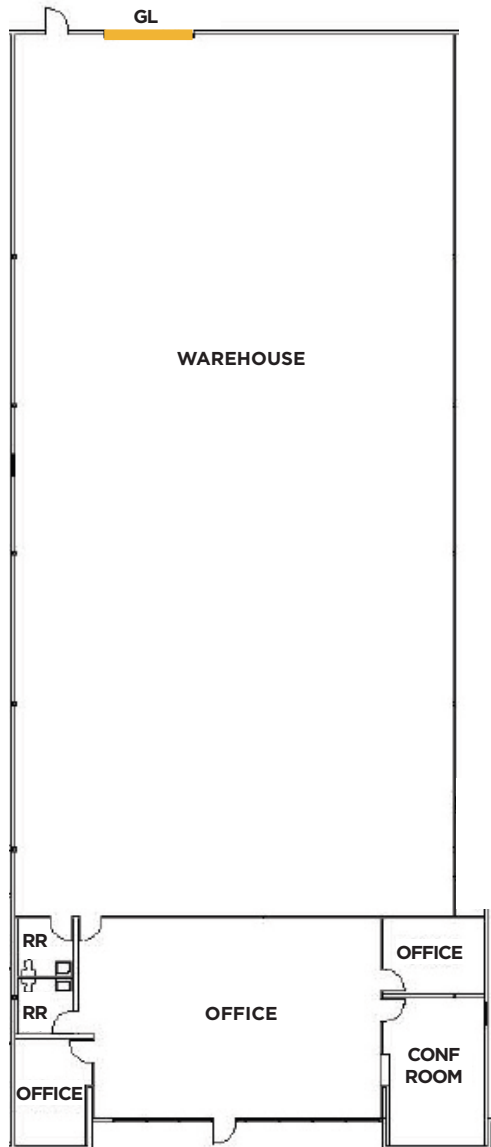
STE 3
9,028 SF

STE 2
15,000 SF
LEASED

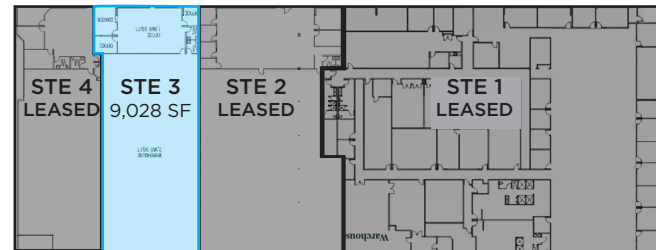
STE 1
31,091 SF
LEASED

// 10151 CROYDON WAY

Power Available: 400a 120/208v

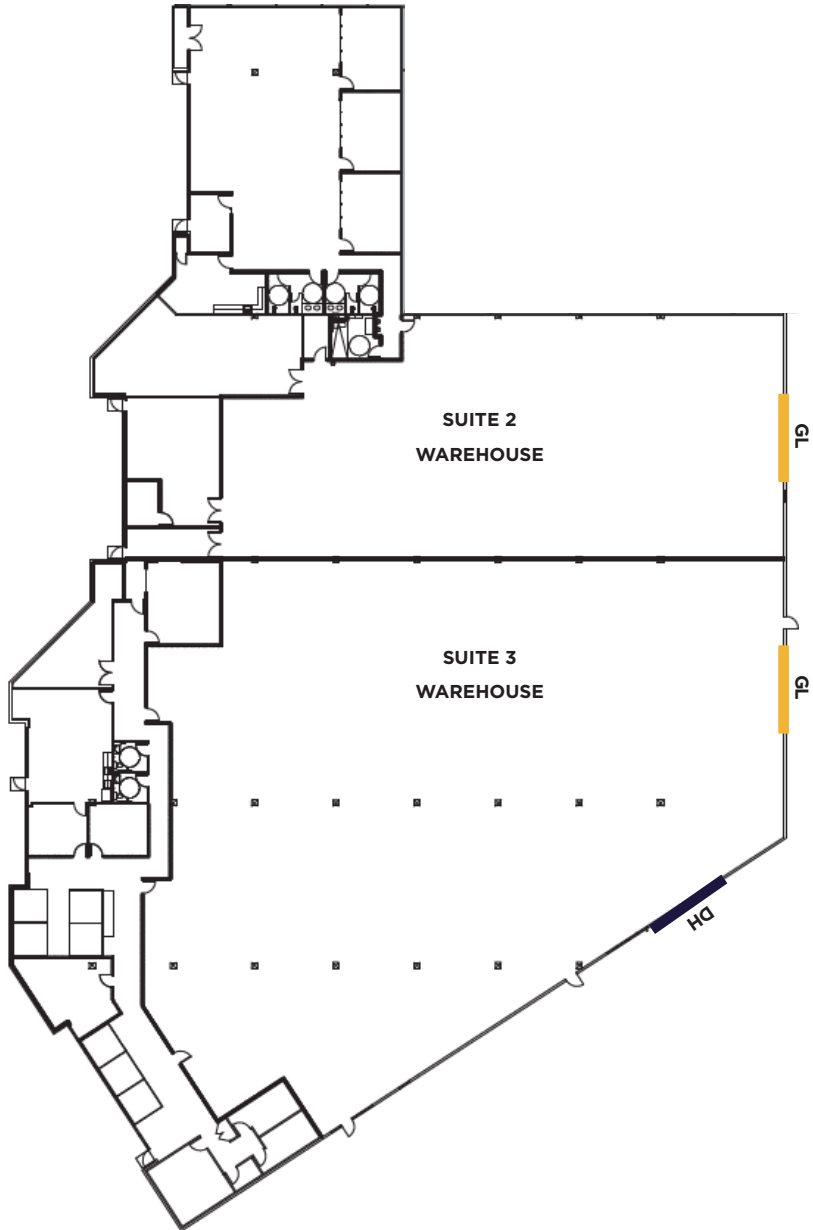


SUITE	TOTAL SF	WAREHOUSE SF	OFFICE SF	LOADING DOORS
3	9,028 SF	7,160 SF	1,868 SF	1 GL
TOTAL	9,028 SF	7,160 SF	1,868 SF	1 GL



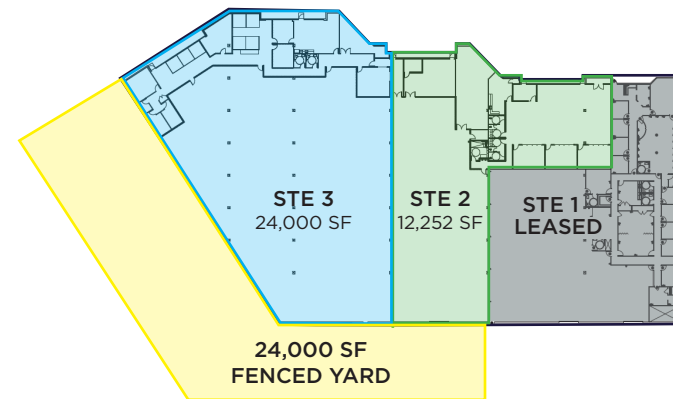
// 10161 CROYDON WAY

Power Available 1,600a 120/280v

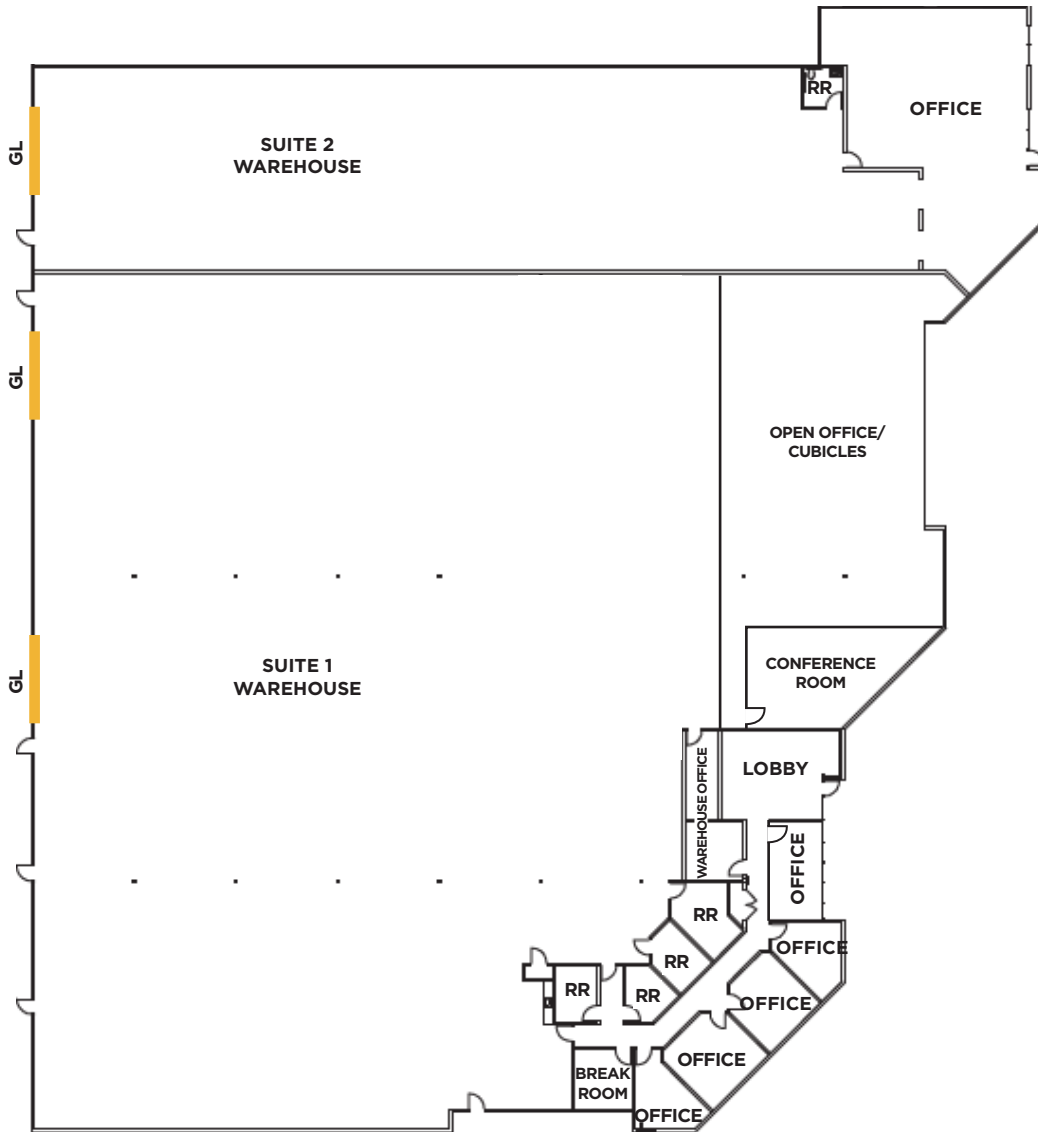


SUITE	TOTAL SF	WAREHOUSE SF	OFFICE SF	LOADING DOORS
2	12,252 SF	7,784 SF	6,444 SF	1 GL
3	24,000 SF	17,050 SF	5,230 SF	1 GL/1 DH
TOTAL	36,252 SF	24,834 SF	11,674 SF	2 GL/1 DH

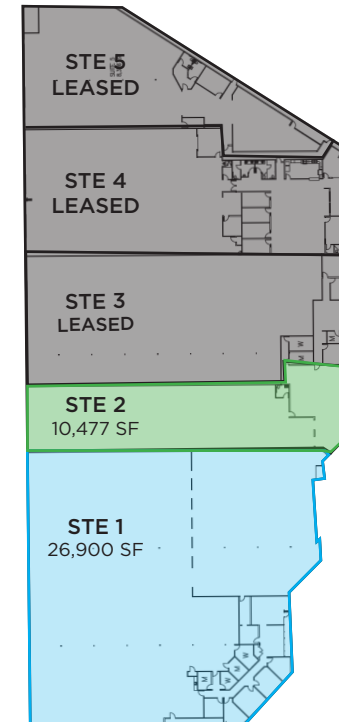
24,000 SF YARD AVAILABLE



// 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

CROYDON BUSINESS PARK

SACRAMENTO, CA 95827

@ industrial



CONTACT

LENNY GOLD

Director
+1 916 288 4443
lenny.gold@cushwake.com
CA LIC# 02055534

DAVID NICHOLSON

Managing Director
+1 916 288 4422
david.nicholson@cushwake.com
CA LIC# 01845338

BRYCE MACDONALD

Executive Director
+1 916 288 4806
bryce.macdonald@cushwake.com
CA LIC# 01422174

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.