

AVAILABLE FOR SALE

±208,841 SF INDUSTRIAL BUILDING ON ±9.92 ACRES



11840

FOLSOM BLVD

RANCHO CORDOVA, CA 95742

FOLSOM BLVD



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01

EXECUTIVE SUMMARY

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11840 Folsom Blvd represents a rare opportunity to acquire one of Sacramento's most recognizable and visible commercial landmarks. For nearly 50 years, the property served as Beck's Furniture's flagship showroom, warehouse, and distribution center, creating a legacy presence along the Highway 50 corridor.

The ±208,841 SF facility combines exceptional freeway visibility, heavy power, flexible industrial zoning, and multiple loading configurations, making it well-positioned for distribution, logistics, manufacturing, wholesale, showroom, or adaptive reuse opportunities.

Large-scale owner-user opportunities with this level of identity and exposure are increasingly scarce. 11840 Folsom Blvd offers the next owner the chance to acquire not just a building, but a Sacramento landmark with limitless future potential.

KEY HIGHLIGHTS

- Highly Recognizable Regional Asset
- Outstanding Freeway Visibility
- Large Single-Story Floor Plate
- Strong Workforce Demographics
- Proximity to Light Rail & RT Bus Stop

DEMOGRAPHICS

	Population	1 Mile	3 Miles	5 Miles
 2025 Total		3,537	39,227	183,698
 2030 Projection		3,573	39,559	185,648
 2025 Average Income		\$186,576	\$155,615	\$133,057





02

PROPERTY OVERVIEW

PROPERTY DETAILS



±208,841 SF
Building Size



SUNRISE
Submarket



1977
Year Built



196
Parking Actual



±9.92 AC
Site Size



300' X 589'
Building Dimensions



33' / 28'
Warehouse / Retail Showroom
Clear Height



25' X 25' @13 COLUMNS
Column Spacing



±1,000 FEET
ALONG HWY 50
Frontage



400A/208V HEAVY
Power



ZONING
M-2 Heavy Industrial Zoning with
Existing Retail Showroom Use
(Retail is allowed under M-2 with an AUP)



PG&E
Gas Provider



12 DH LOADING DOORS
8 East, 4 South,
10'Hx8'W



YES
Sprinklers



3
BIG ASS FANS



SMUD
Electric Provider



10 GL LOADING DOORS
3 North, 2 East, 3 South, 2 West,
15' H x 12'W

SITE PLAN

FOLSOM BLVD

MARKETPLACE LANE

CORPORATE
OFFICE

SHOWROOM

WAREHOUSE

12' x 16'
DOCK DOORS

2-STOREY
OFFICE

8-9' x 10'
DOCK DOORS

2-STOREY
OFFICE

28' - 30'
CLEAR HEIGHT

60,729 SF

40,724 SF

106,547 SF

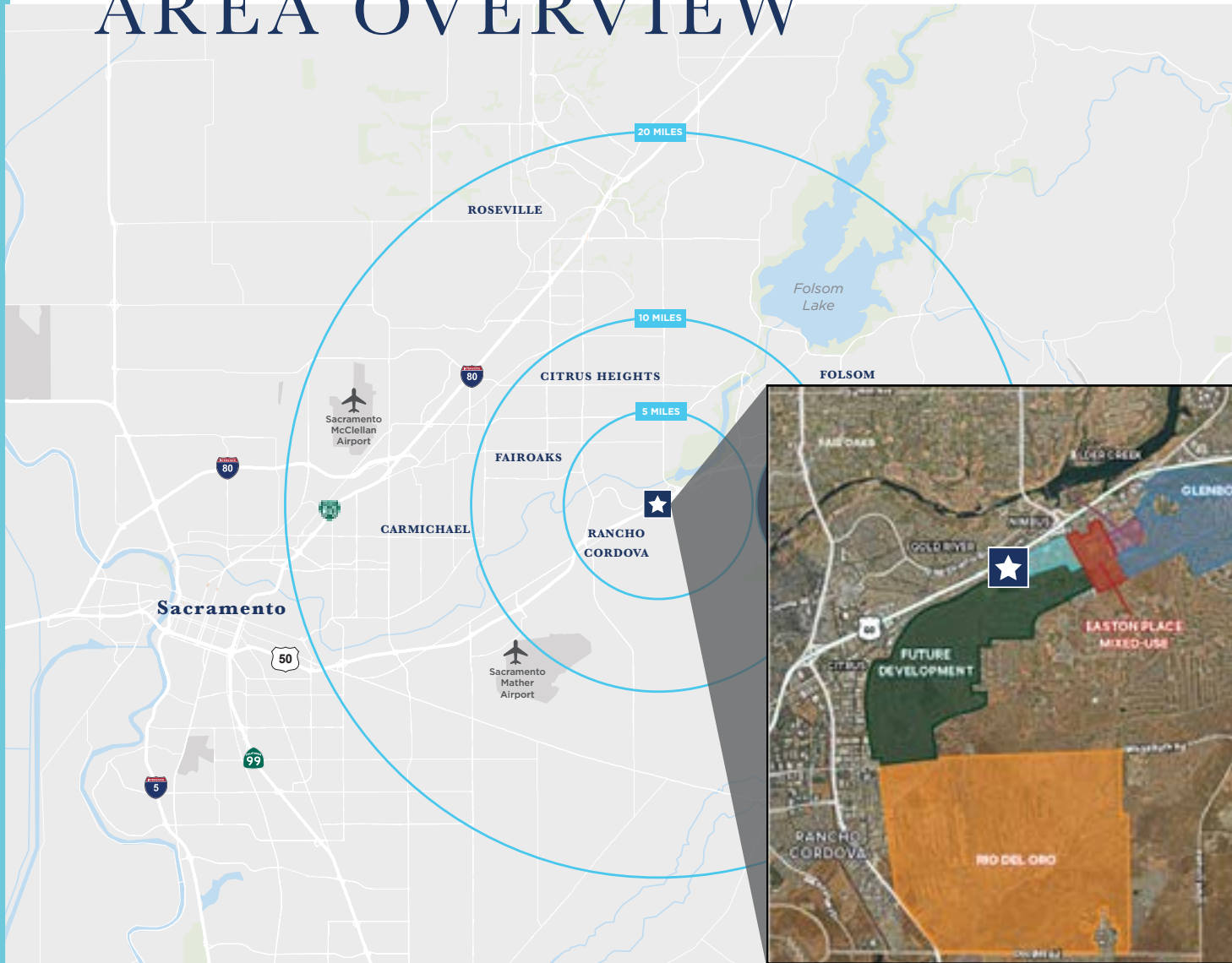




03

AREA OVERVIEW

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FOLSOM RANCH

- ±3,585 acre master planned community
- 11,461 new homes
- 2 hospitals
- ±2.5 million square feet of mixed-used commercial space

GLENBOROUGH

- ±1,400 acres
- 2,752 new homes
- ±700,000 square feet of mixed-use commercial space

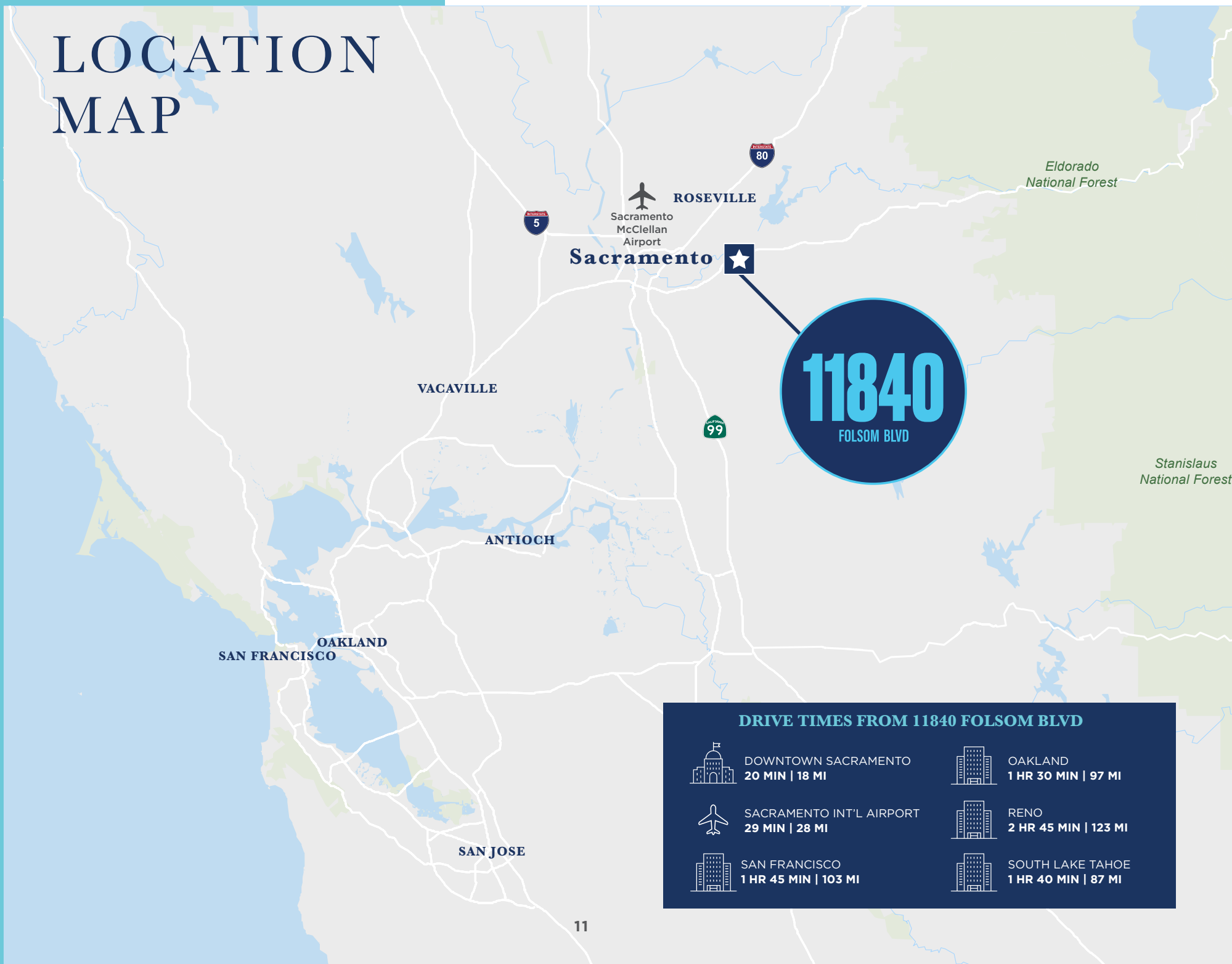
RIO DEL ORO

- ±3,828 acres
- 12,189 new homes
- ±7.6 million square feet of commercial, professional & industrial development

AREA AMENITIES



LOCATION MAP



DRIVE TIMES FROM 11840 FOLSOM BLVD



DOWNTOWN SACRAMENTO
20 MIN | 18 MI



OAKLAND
1 HR 30 MIN | 97 MI



SACRAMENTO INT'L AIRPORT
29 MIN | 28 MI



RENO
2 HR 45 MIN | 123 MI



SAN FRANCISCO
1 HR 45 MIN | 103 MI



SOUTH LAKE TAHOE
1 HR 40 MIN | 87 MI



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