

140

BLUE RAVINE ROAD

Folsom, California



STROMBOM
PROPERTIES, INC.

EXCLUSIVE LISTING AGENT

COLE STROMBOM

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CA RE LIC #01953946



FOR LEASE

OFFERING SUMMARY

Address: 140 Blue Ravine Road

County: Sacramento

Property Type: Light Industrial Flex Building

Year Built: 1983

Total Building Size: ±35,072

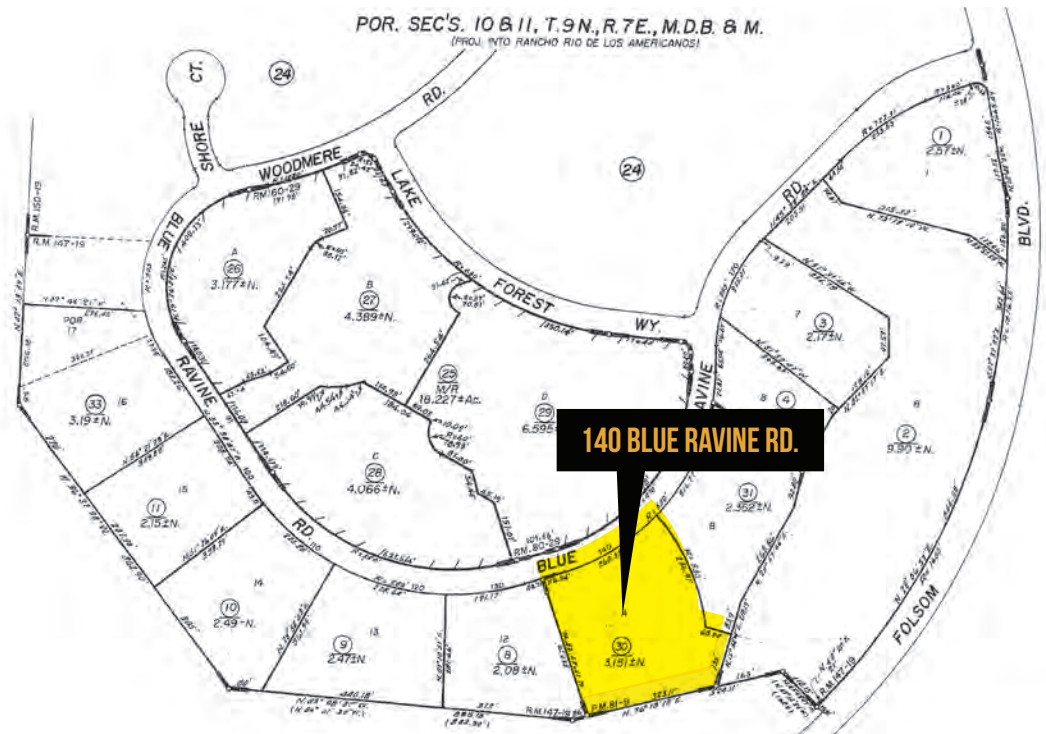
APN: 069-0250-070

Lot Size: ±3.13 Acres

Parking: 132 on-site parking spaces (3.77/1,000)

Power: 4,000 AMPs

Zoning: Limited Manufacturing District



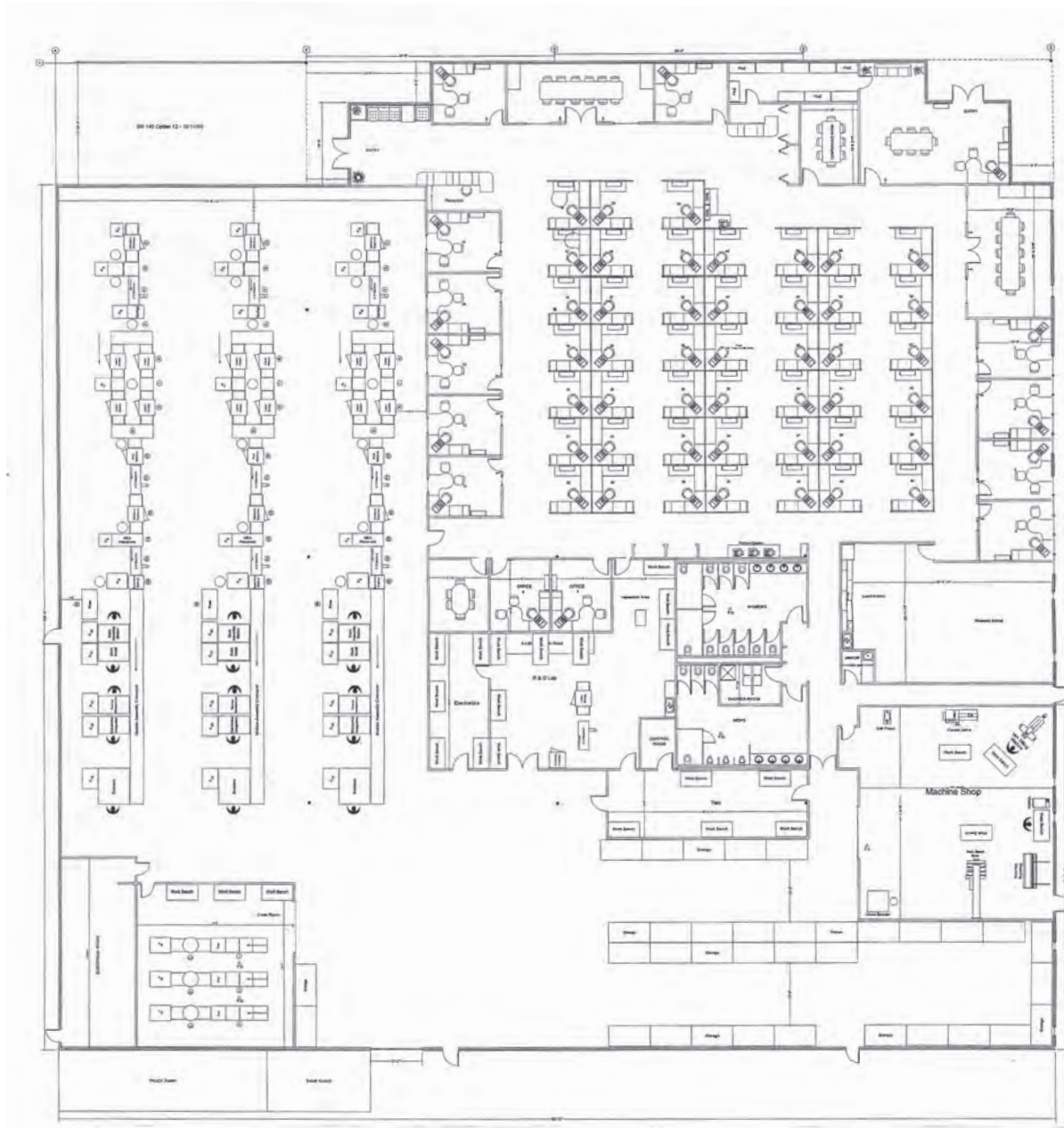
**Flexible Zoning District - To view Folsom's Zoning Code [CLICK HERE](#).*



Building Highlights

- Heavy Power (4000 AMP / 480V)
- Single-story concrete construction
- Hydrogen System distributed throughout building
- Fully sprinklered
- High ceilings w/ T bar ceiling in approx. 90% of the building
- Move-In ready build out with recent tenant improvements including LED lighting & ADA upgrades
- Lobby / reception area
- 14 large private offices
- 4 conference rooms
- Open office floor plan currently accommodating 45 large cubicles
- Training room & Breakroom with kitchen
- Large men's and women's restrooms with showers
- R&D / Lab Area
- Machine Shop
- Warehouse / Storage
- Truck ramp with Dock and large garage roll-up door
- Potential for outdoor storage in rear
- Monument signage

FLOOR PLAN



PROPERTY PHOTOS



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INTERIOR PHOTOS



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