

DUCKHORN  
**4100**  
DRIVE

SACRAMENTO, CA 95834



**±129,126 SF AVAILABLE**

ADVANCED MANUFACTURING / TECH / LIFE SCIENCES / OFFICE / CLASSROOM / WAREHOUSE



## 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.

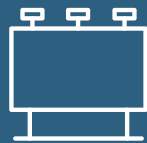
Minutes away from I-5 & I-80, 4100 Duckhorn Drive boasts convenient access to major thoroughfares in addition to prominent freeway visibility and exceptional signage opportunity. Located just north of Sacramento, one of the fastest growing cities in California, this location offers an outstanding array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



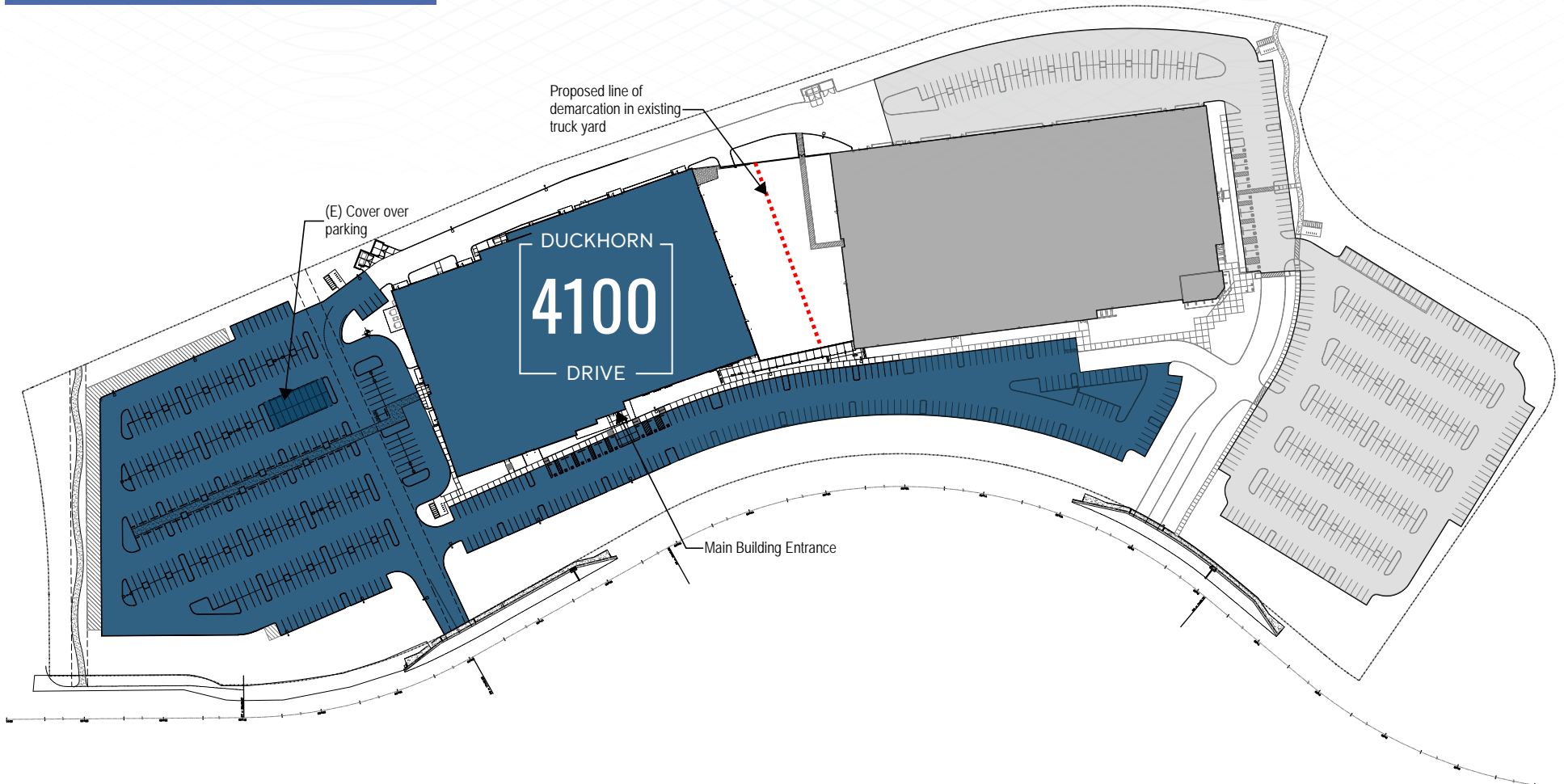
Adaptable layout suited  
for an assortment of uses



Surrounded by numerous  
amenities and diverse retailers



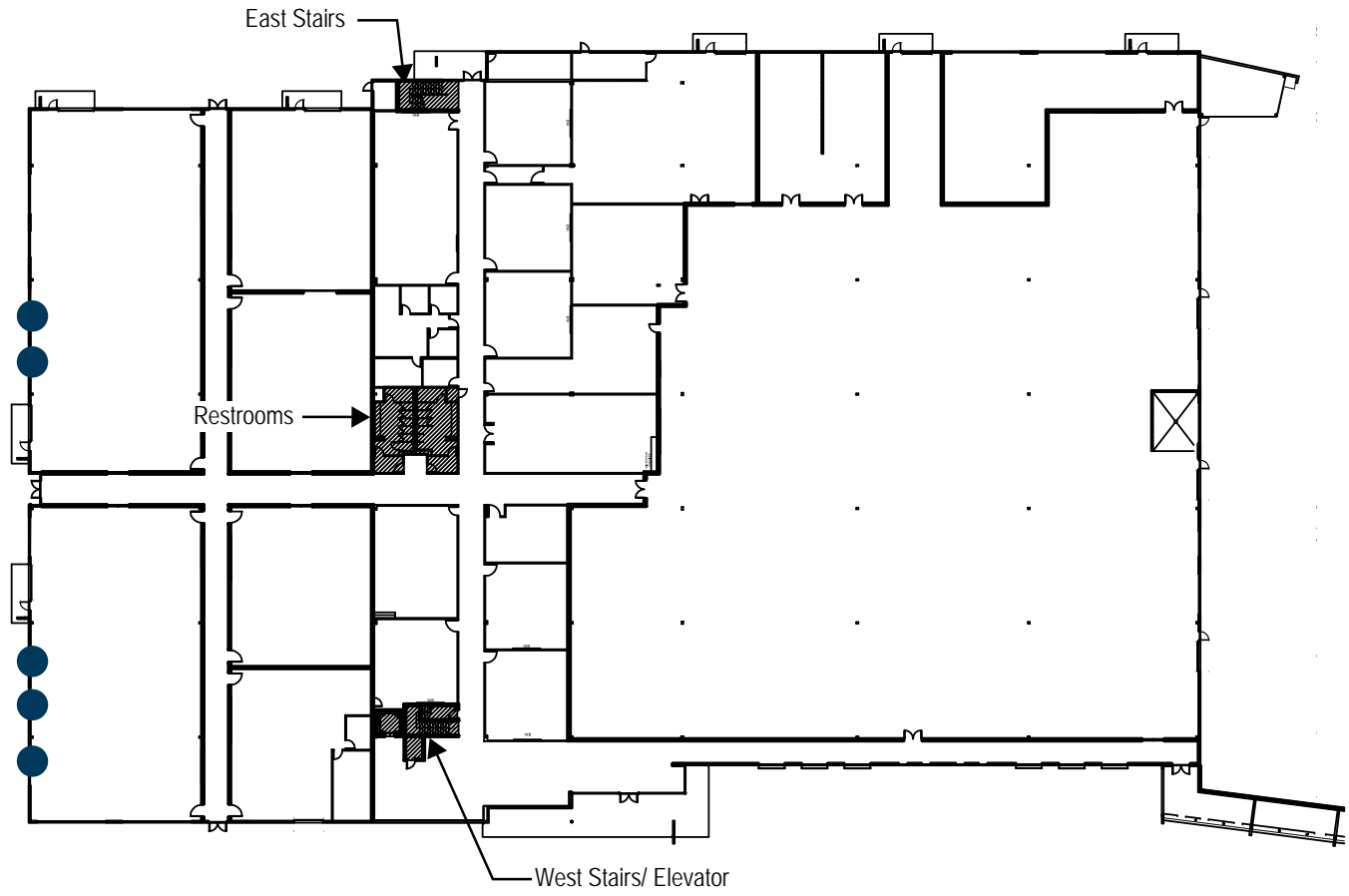
# BUILDING HIGHLIGHTS



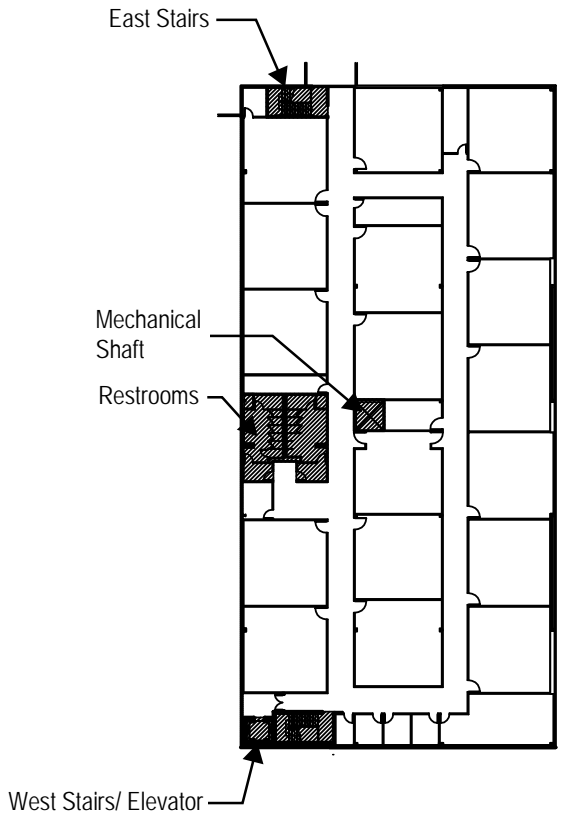
- **Zoning:** [EC-50 PUD](#)
- **Parcel:** 225-0310-020
- **Construction Type:** Type V-N, Fire Sprinklered
- **Building Construction:** Concrete tilt-up with partial 2 story construction featuring storefront glazing system, masonry interior walls, steel beams, girders, joists and columns
- **Utility 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:** 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

## FIRST FLOOR



## SECOND FLOOR

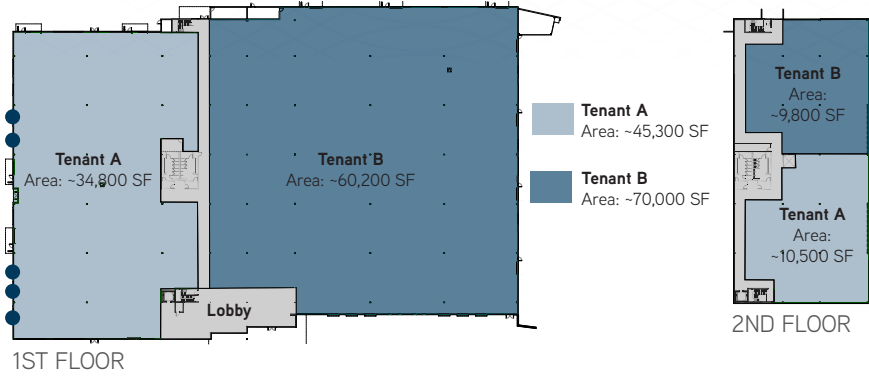


● Potential Dock Door

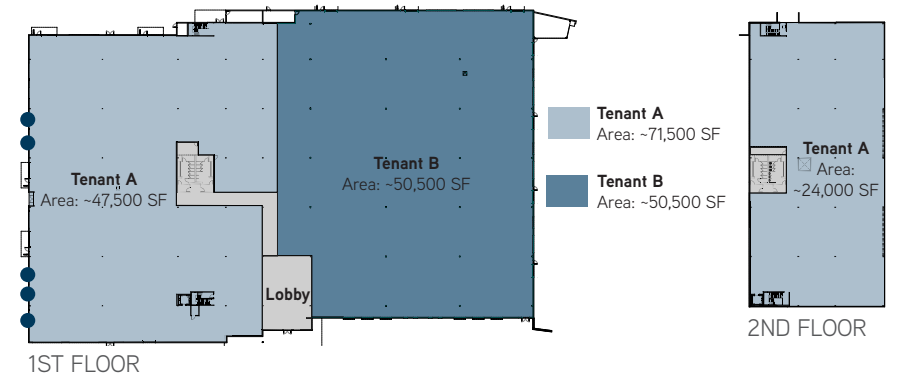
# FLOOR PLAN OPTIONS

Multiple potential ways to reconfigure space

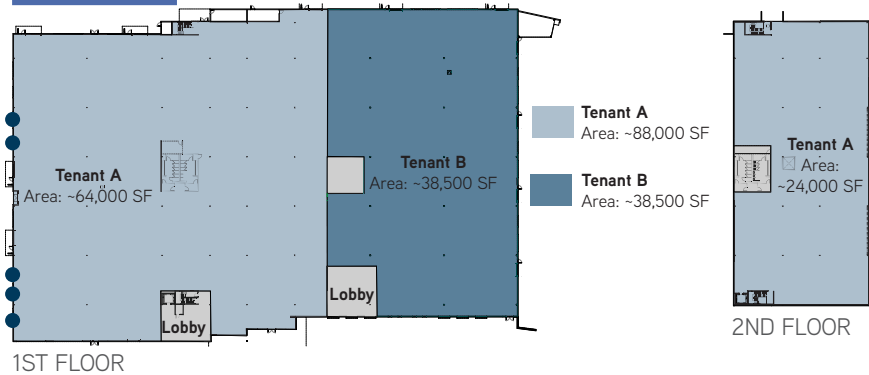
## OPTION 1



## OPTION 2

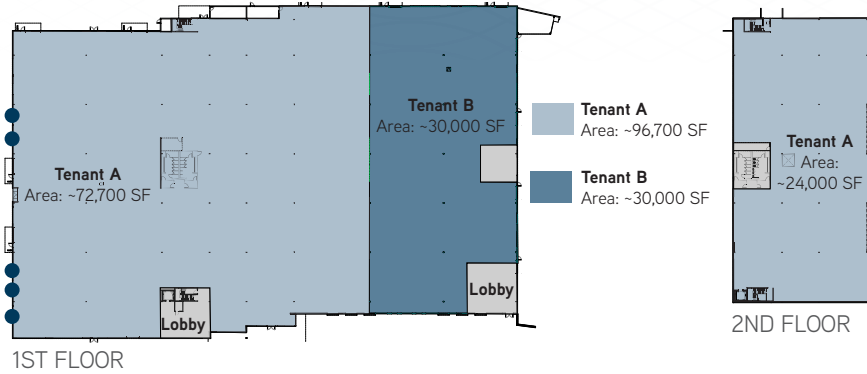


## OPTION 3

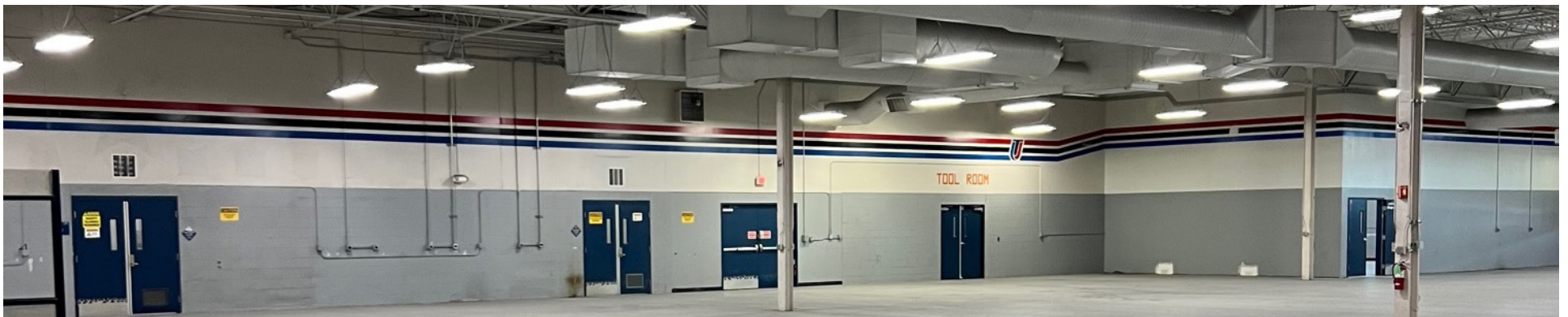
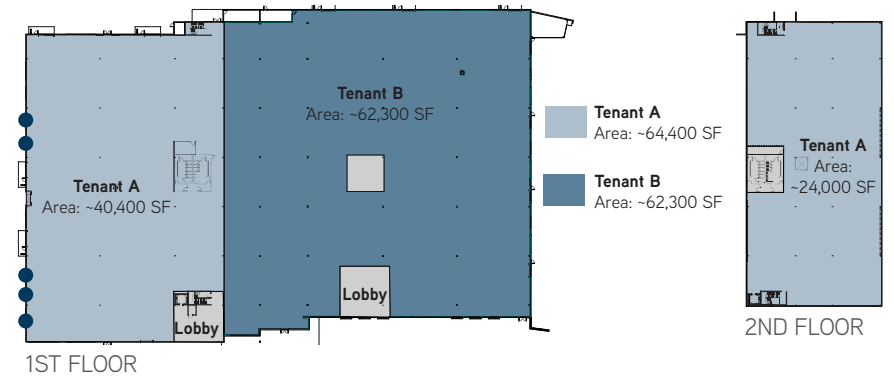


# FLOOR PLAN OPTIONS

## OPTION 4



## OPTION 5



# 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

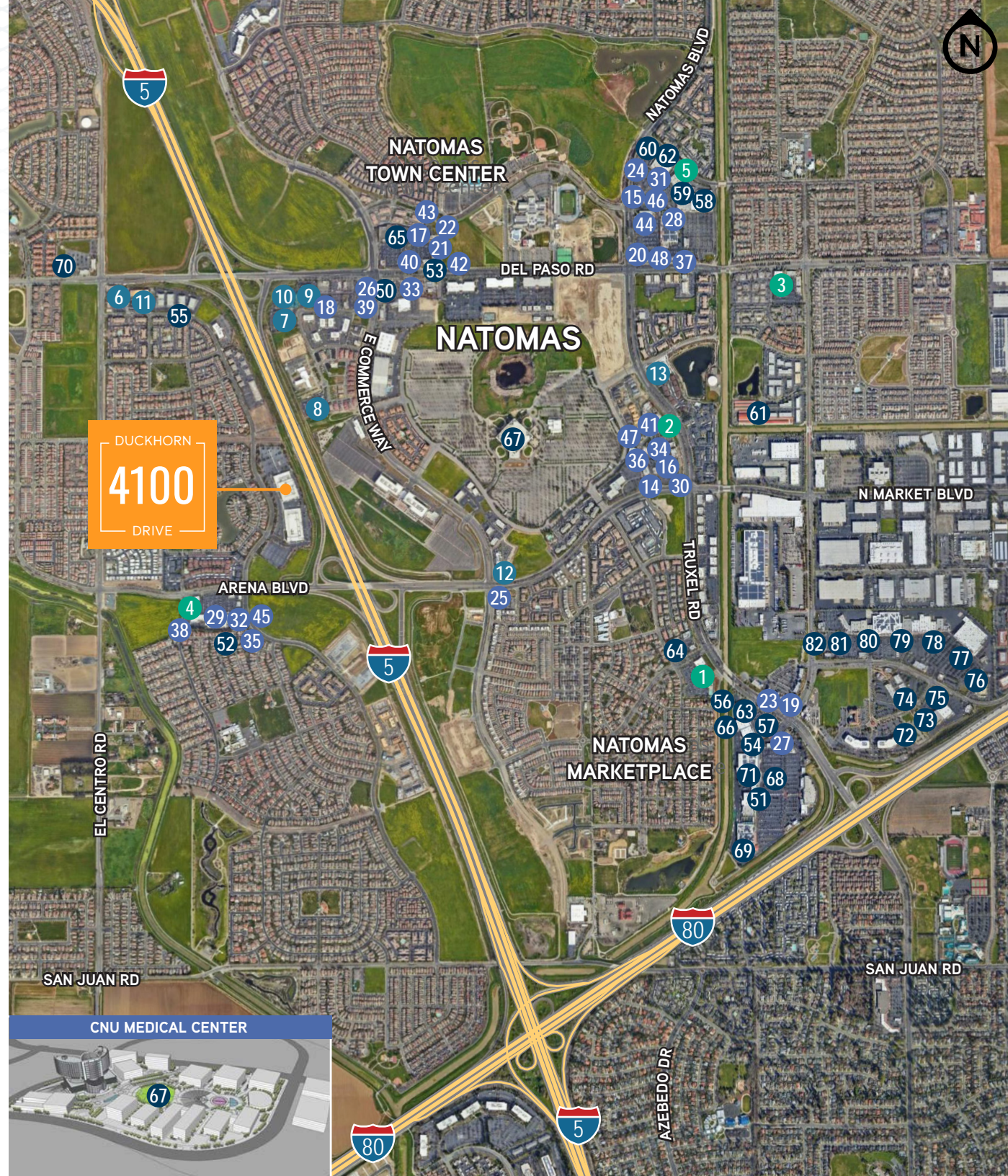
## RESTAURANTS

- 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

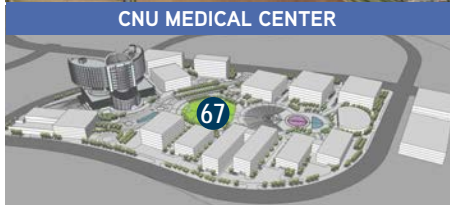
- 41 Taqueria Rincon Altono
- 42 Tasty Pot
- 43 Teriyaki Maki
- 44 Teriyaki Time
- 45 Thai Princess Restaurant
- 46 The Hub Eats & Drinks
- 47 The Original Mels
- 48 The Pizza Press

## SHOPPING

- 50 AT&T Store
- 51 Bath & Body Works
- 52 Bel Air Grocery
- 53 Cloud 9
- 54 Famous Footwear
- 55 Freedive Shop
- 56 Gamestop
- 57 HomeGoods
- 58 Kohl's
- 59 Lane Bryant
- 60 Leslie's
- 61 Life Storage
- 62 Marshalls
- 63 Mattress Firm Natomas
- 64 Max Muscle Nutrition
- 65 Rite Aid
- 66 Ross Dress for Less
- 67 CNU Medical Center
- 68 Sally Beauty Supply
- 69 The Home Depot
- 70 Walgreens
- 71 Walmart
- 72 BevMo
- 73 BootBarn
- 74 Promenade Mall
- 75 Best Buy
- 76 Burlington Coat Factory
- 77 Ashley Store
- 78 Big 5
- 79 TJ Maxx
- 80 Target
- 81 Old Navy
- 82 Daiso



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**4100**  
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# 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



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