

CBRE

**3790
HAPPY LANE
SACRAMENTO, CA**



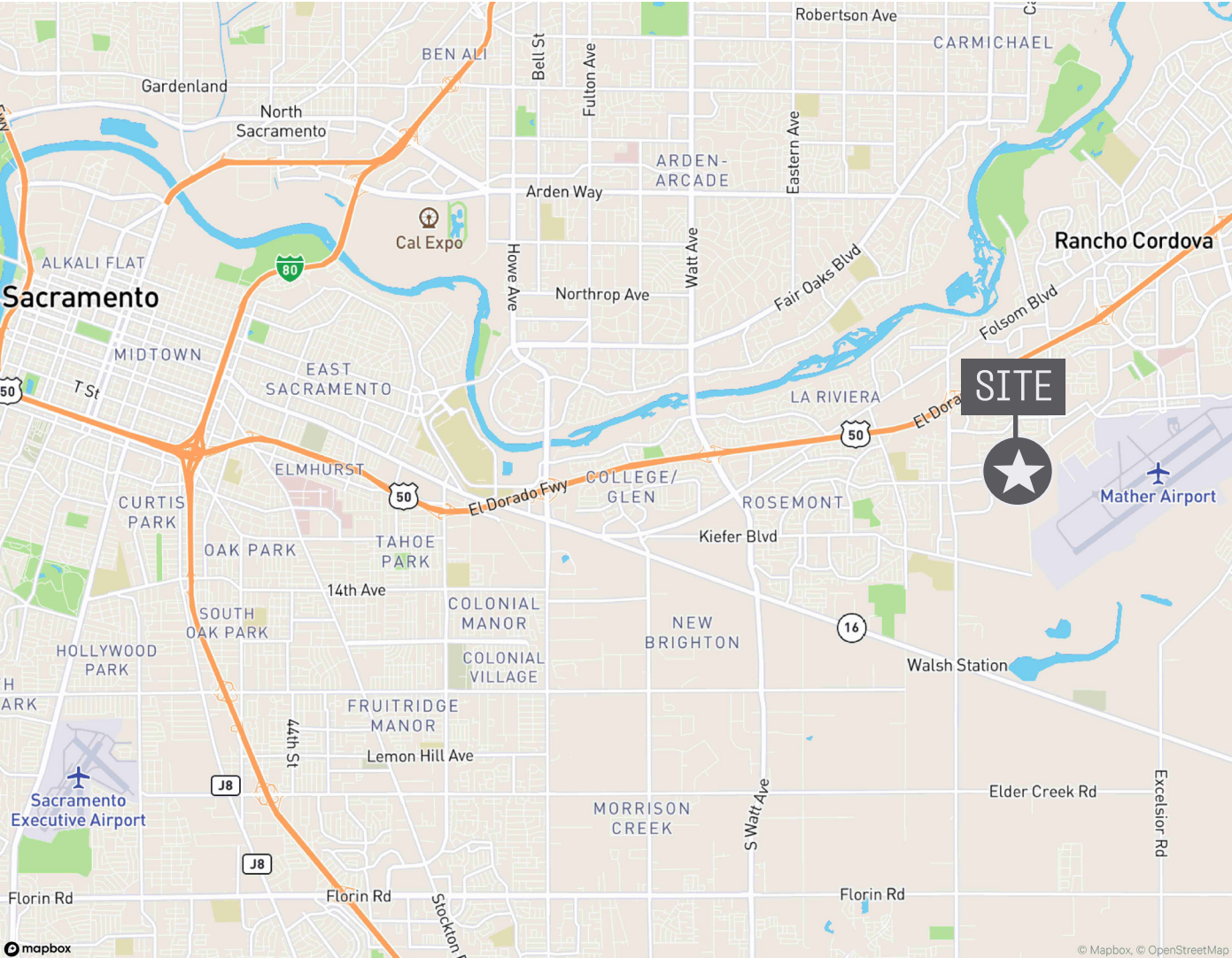
**±9,600 SF
OFFICE/WAREHOUSE BUILDING
WITH YARD
FOR SALE**

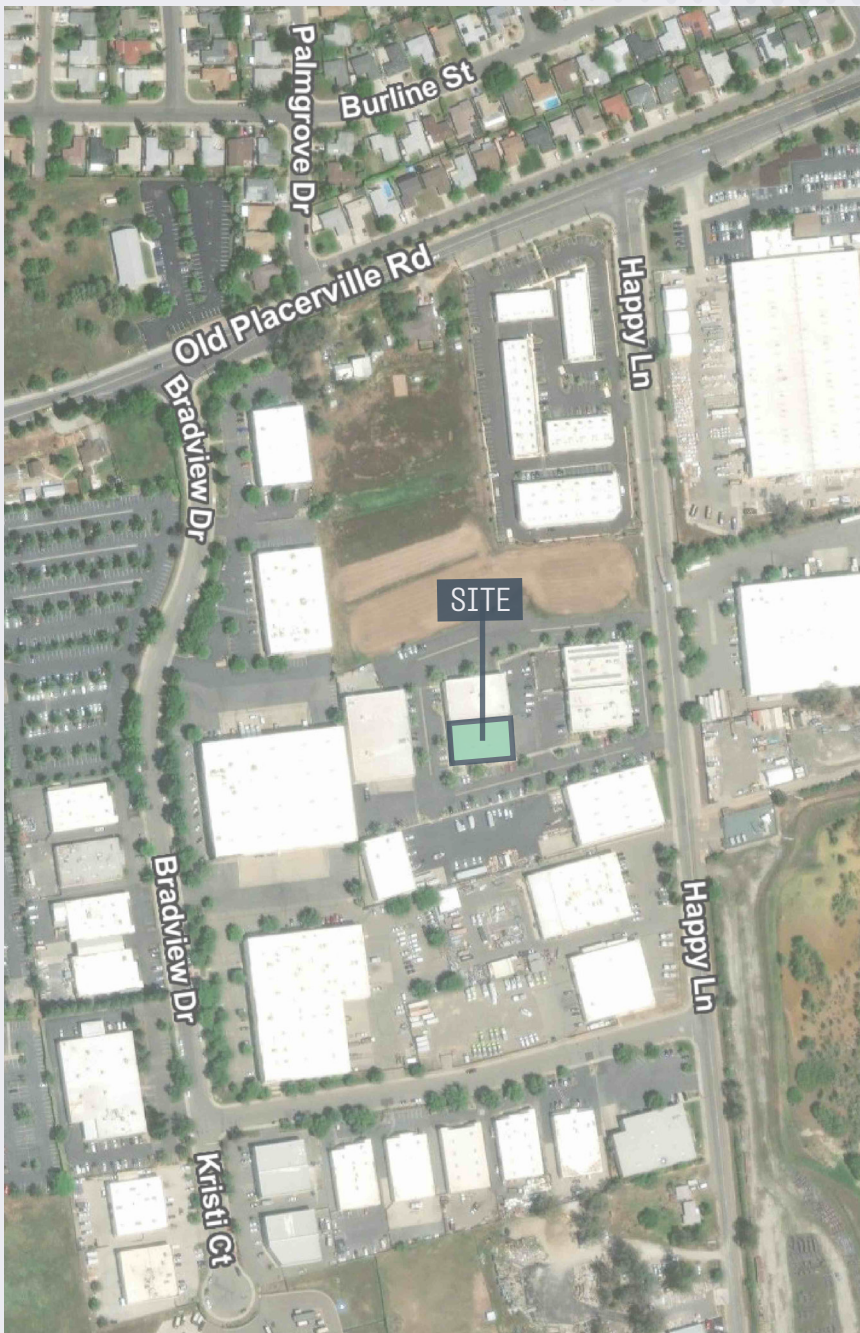
FEATURES

- ±9,600 SF Building
- ±2,900 SF Office
- ±6,700 SF Warehouse
- ±4,500 SF Fenced/Paved Yard
- ±0.67 Acre Parcel
- Two-Tenant Building with Separate Electrical
- APN: 067-0980-012
- Built in 2007
- M1 (Light Industrial) Zoning (County of Sacramento)
- Fire Sprinklered
- 400 Amp, 277/480 Volt Electrical Service (to be verified by buyer)
- ±18'-22' Warehouse Clear Height
- Three (3) ±12'x14' Grade Level Doors with Drive-Through Capability
- Fully Insulated Warehouse with Space Heaters
- Sprayed-On Cool Roof Installed in 2025
- Asking Price: \$1,995,000.00



LOCATION MAP





**3790 HAPPY LANE,
SACRAMENTO, CA**

±9,600 SF

**OFFICE/WAREHOUSE
BUILDING WITH YARD**

FOR SALE

CBRE

DAVE PLANTING

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