

**CBRE**

**3790  
HAPPY LANE  
SACRAMENTO, CA**



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

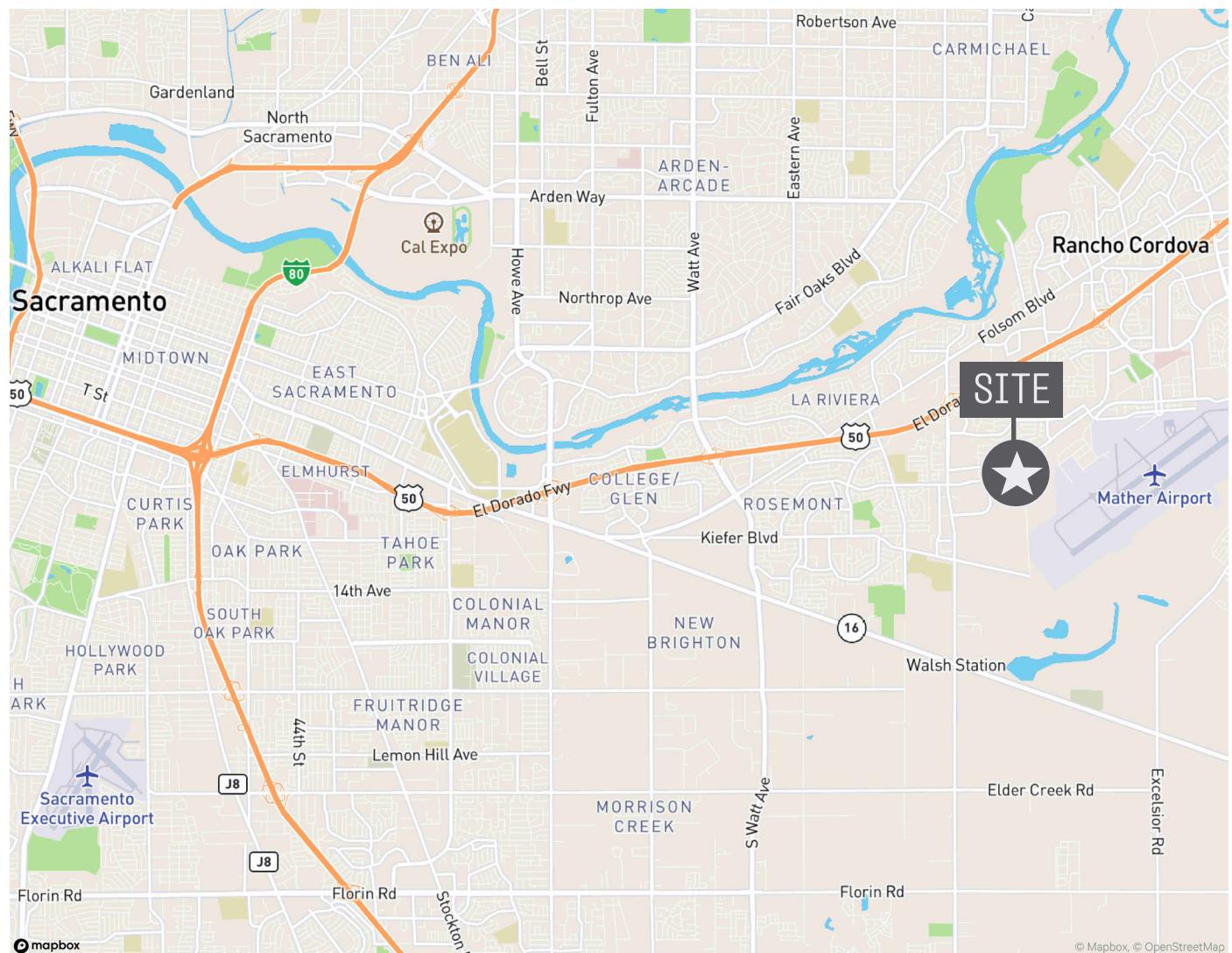
# FEATURES

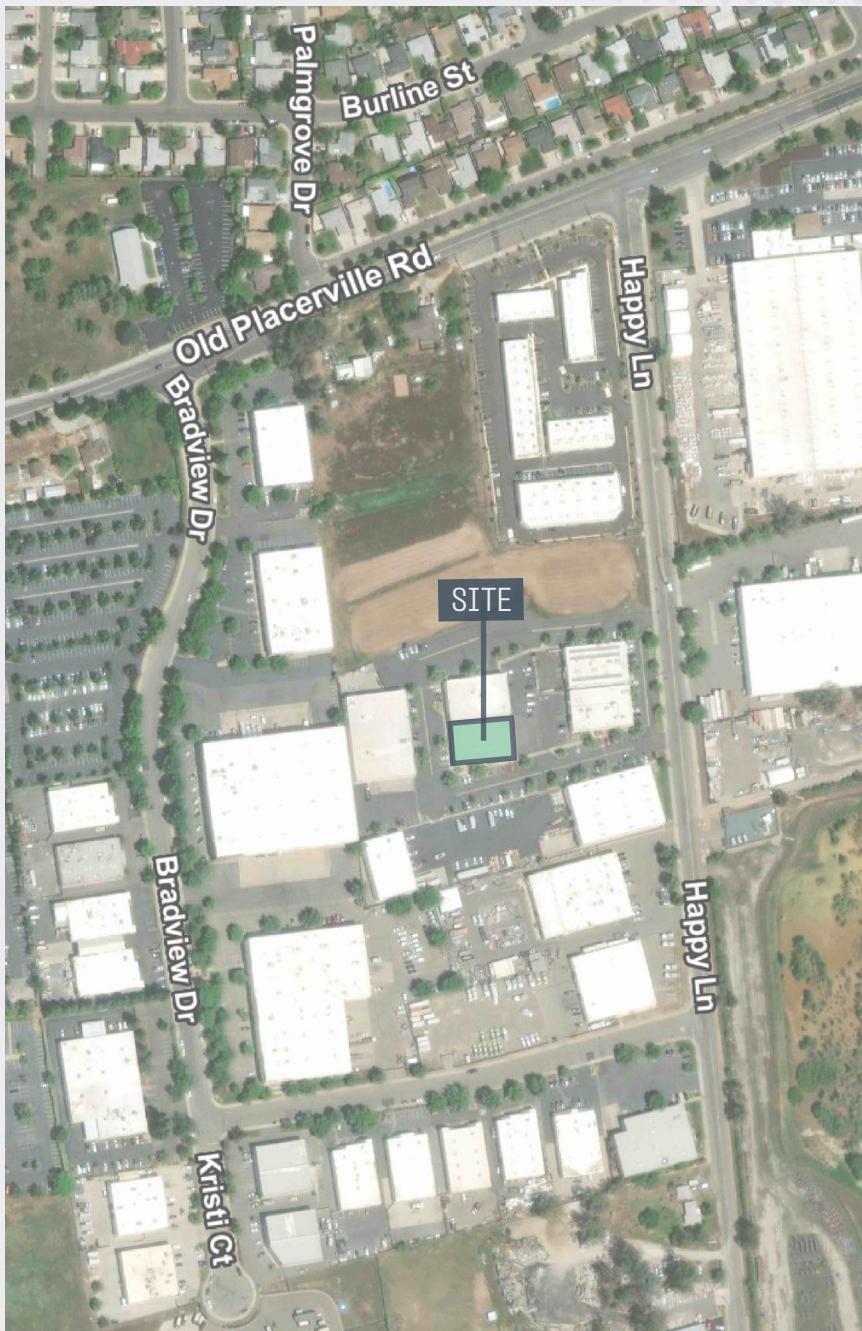
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- $\pm 9,600$  SF Building
- $\pm 2,900$  SF Office
- $\pm 6,700$  SF Warehouse
- $\pm 4,500$  SF Fenced/Paved Yard
- $\pm 0.67$  Acre Parcel
- Two-Tenant Building with Separate Electrical
- APN: 067-0980-012
- Built in 2007
- M1 (Light Industrial) Zoning (County of Sacramento)
- Fire Sprinklered
- 400 Amp, 277/480 Volt Electrical Service (to be verified by buyer)
- $\pm 18'-22'$  Warehouse Clear Height
- Three (3)  $\pm 12' \times 14'$  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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