

FOR SALE

3440-3480 W Capitol Ave, West Sacramento, CA 95691



USKO REALTY



RARE Industrial Acreage in Prime West Sacramento Location

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OFFERING HIGHLIGHTS

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APN: 008-030-067-000
(+/- 5.15 acres).

APN: 008-030-005-000
(+/- 2.55 acres)

- Offering Price: \$12,000,000
- +/- 7.70 acres combined (335,412 sqft)
- Package Deal includes Two parcels
 - APN: 008-030-067-000 (+/- 5.15 acres).
 - APN: 008-030-005-000 (+/- 2.55 acres)
- Office Space and Storage Available on Site
- Currently utilized for Truck Parking and Operations
- Rare Industrial Opportunity with highly desired M-2 zoning



PROPERTY HIGHLIGHTS

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Property Highlights

- M-2 Heavy Industrial Zoning (City of West Sacramento)
 - M-2 Zoning is designed to support a variety of uses such as manufacturing, processing, assembly, research, wholesale and storage, major automotive repair, and more.
- Situated in a central industrial market, providing excellent accessibility and visibility.
- Conveniently close to major freeways, including Interstate 80 and Interstate 5, facilitating efficient transportation and logistics.
- Proximity to the Port of West Sacramento enhances shipping and receiving operations.
- Located in a growing area with potential for future industrial and commercial development.



PHOTOS

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE DO NOT DISTURB THE CURRENT OCCUPANTS.

PLEASE CONSULT LISTING BROKERS FOR MORE DETAILS.



EXCLUSIVELY LISTED BY

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