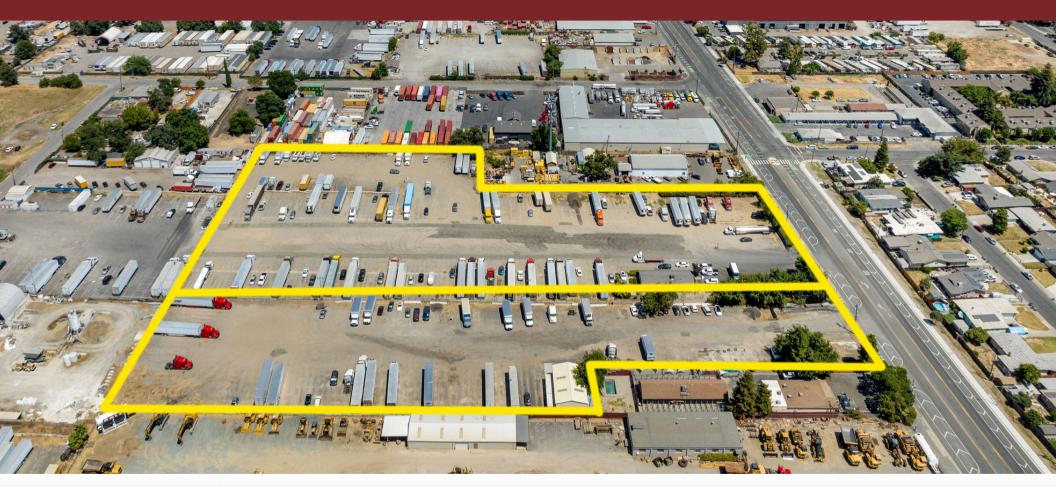
FOR SALE



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



RARE Industrial Acreage in Prime West Sacramento Location

Sulamita Skots

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This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

OFFERING HIGHLIGHTS

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

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



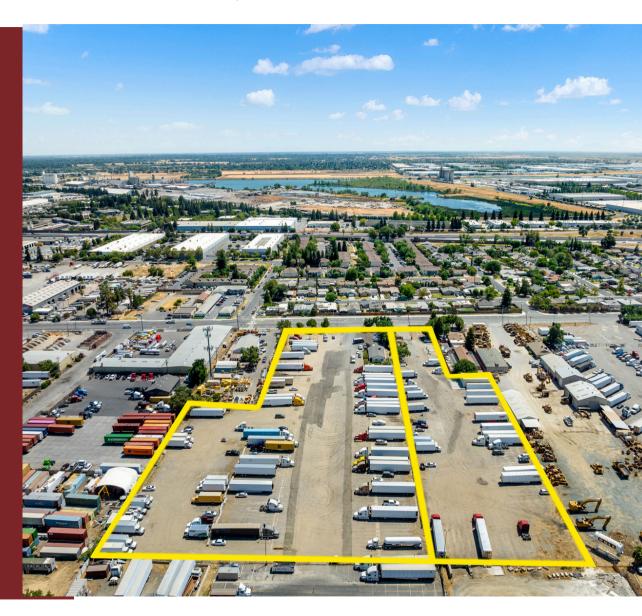


PROPERTY HIGHLIGHTS

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

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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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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