

FOR SALE OR LEASE | ±74,147 SF



# 3950 NORWOOD AVENUE

SACRAMENTO, CA

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## BUILDING SPECIFICATIONS

**Property Address:** 3946 - 3950 Norwood Avenue  
517 - 521 Display Way  
Sacramento, CA

**APN:** 250-0040-046  
250-0040-068

**Building Size:** ±74,147 SF

**Site:** ±4.16 AC

**Construction:** Concrete Tilt-Up

**Year Built:** 1985

**Clear Height:** 20'

**Zoning:** M-1

**Dock Doors:** 2 (10'x10')  
Dock levelers and shelters

**Grade Level Doors:** 3 (12' x 14')  
1 (16' x 14')  
5 (18' x 14')

**Fire Suppression:** .15/1,500

**Natural Gas:** Existing to Building

**Power:** 1,600 Amps 480v

**Parking:** 125 Auto Spaces

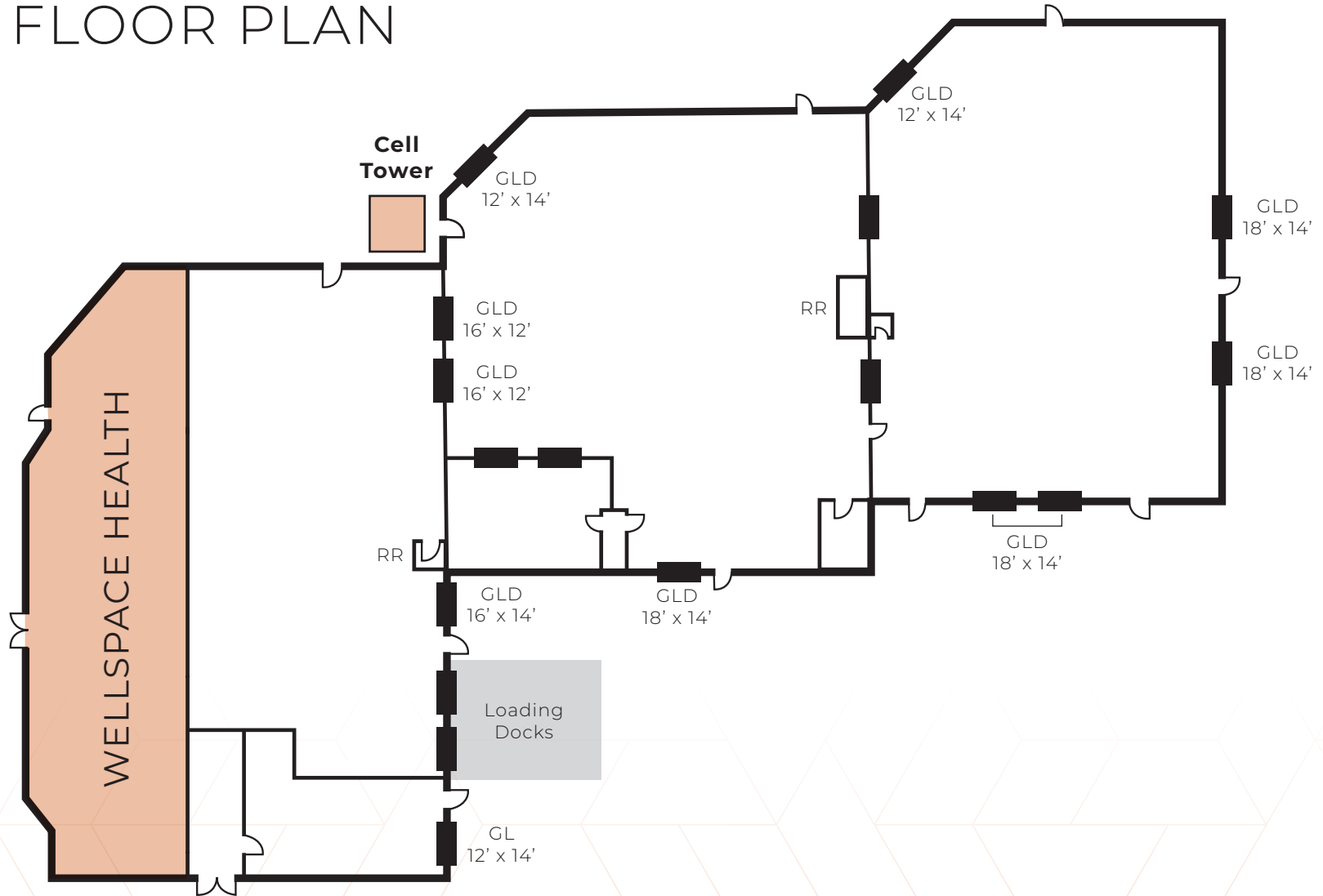
**Sprinklers:** Yes

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## FULL FLOOR PLAN

 LEASED



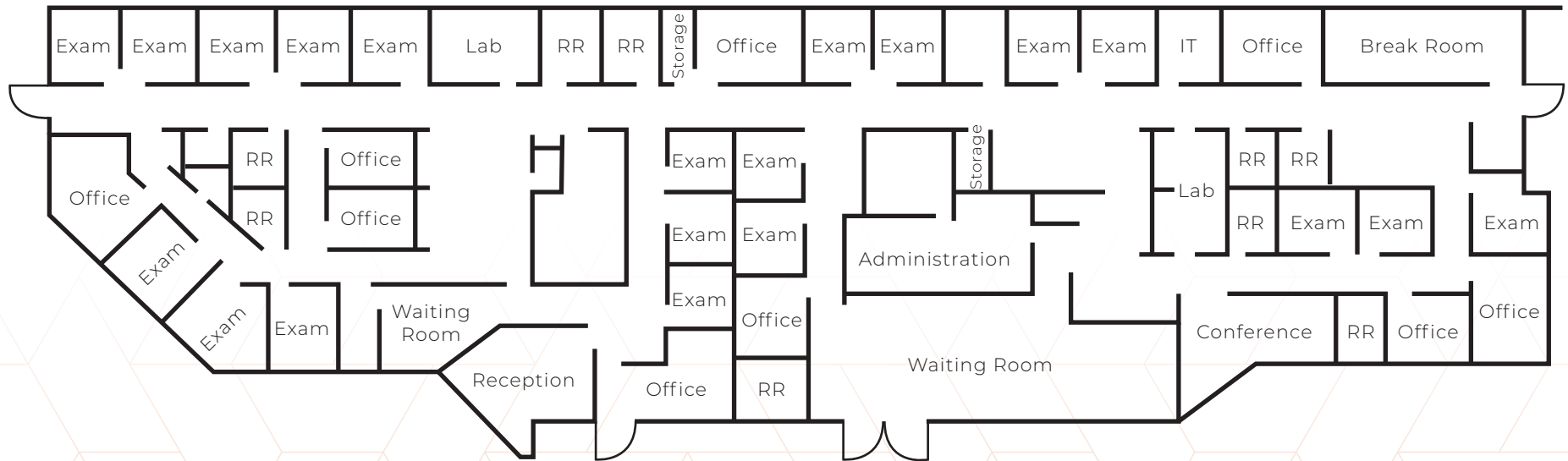
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## OFFICE FLOOR PLAN

<b>Tenant:</b>	Wellspace Health
<b>Square Footage:</b>	±12,000 SF
<b>Term:</b>	60 Months
<b>Expiration:</b>	June 30, 2027
<b>Lease Type:</b>	NNN

<b>Rent Schedule</b>	July 1, 2023 - June 30, 2024 \$17,452.80
	July 1, 2024 - June 30, 2025 \$17,627.33
	July 1, 2025 - June 30, 2026 \$17,803.60
	July 1, 2026 - June 30, 2027 \$17,981.64
<b>Options to Renew:</b>	None

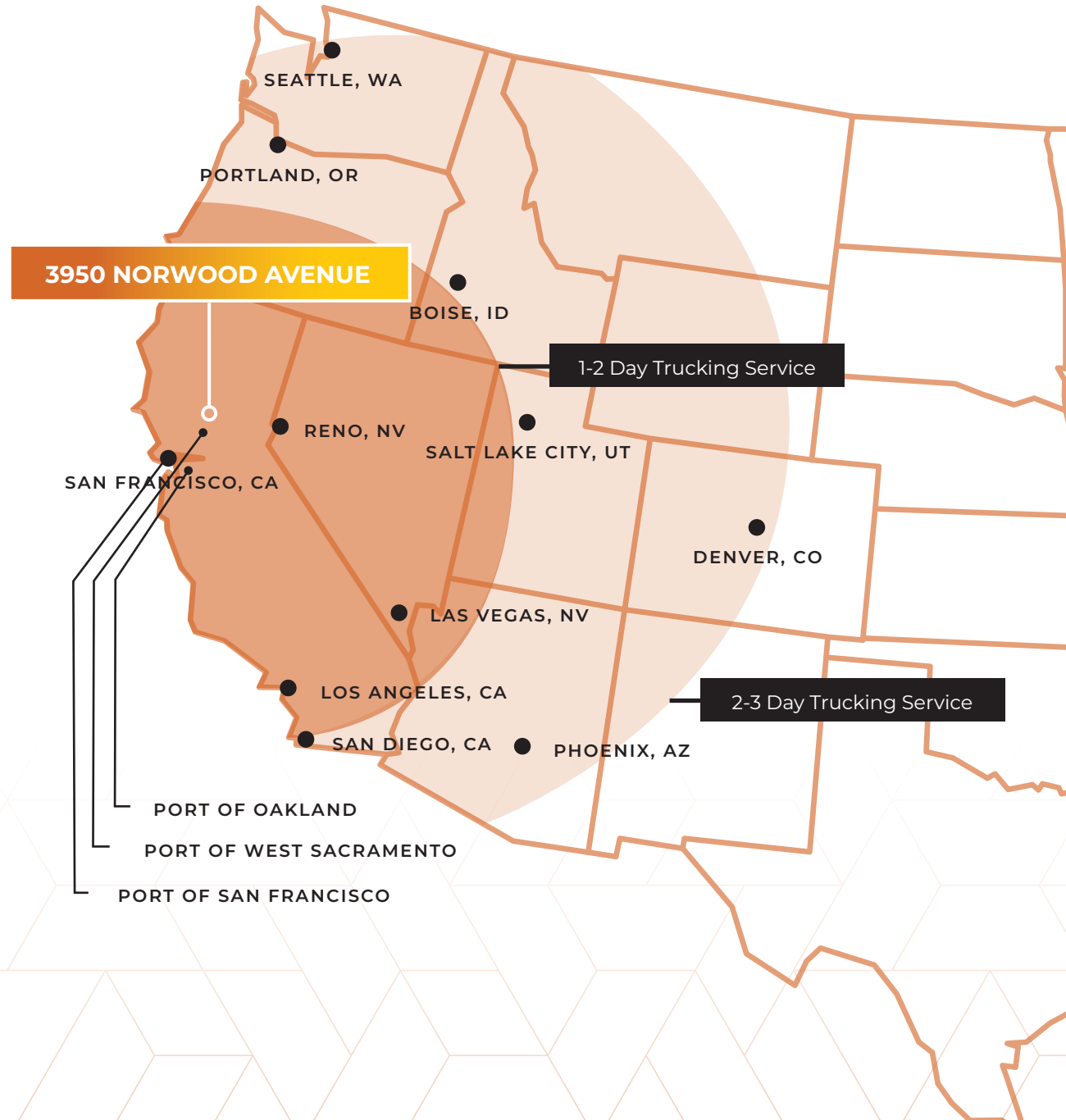


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## TRANSPORTATION

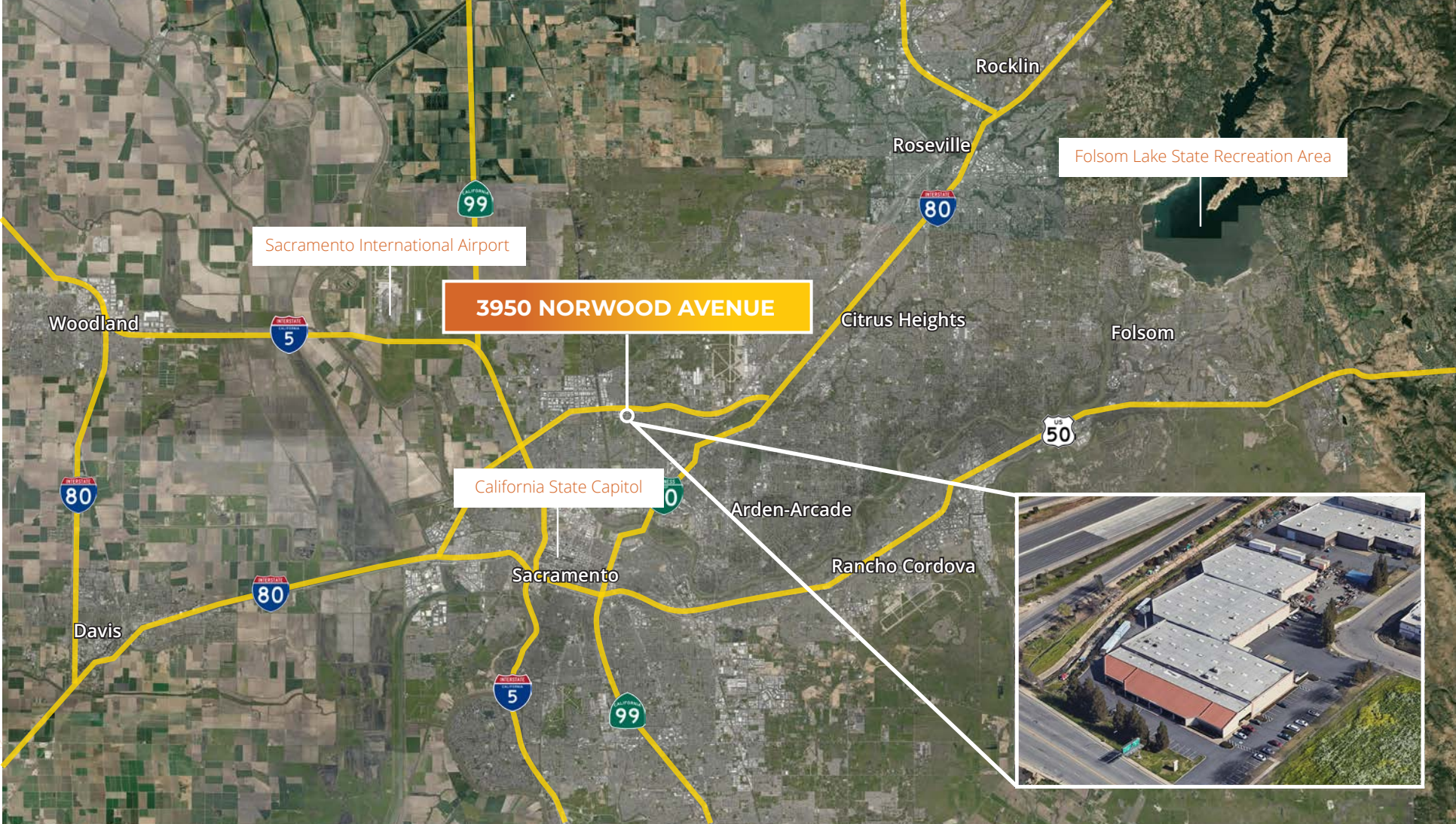
CITY	DISTANCE (MILES)
San Francisco, CA	93
Reno, NV	137
Los Angeles, CA	394
San Diego, CA	512
Boise, ID	558
Portland, OR	574
Las Vegas, NV	575
Salt Lake City, UT	655
Seattle, WA	747
Phoenix, AZ	765
Denver, CO	1177
PORT	
Port of West Sacramento	93
Port of Oakland	137
Port of San Francisco	394



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## REGIONAL OVERVIEW



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