

# AVAILABLE FOR LEASE OR SALE

3419 Arden Way, Sacramento, CA 95864

LOCATED @ ARDEN WAY & WATT AVENUE



- ±33,995 SF Building
- ±1.07 AC Lot
- Built 1982
- LC Zoning
- Opportunity to Purchase a Leasehold Interest (Land lease expires December 2066)

HIGHLIGHTS

**NEWMARK**

3419 Arden Way, Sacramento, CA 95864

**TOM HEACOX**

Executive Managing Director

t 916.569.2315

tom.heacox@nmrk.com

CA RE License #00913198

**MATT HEACOX**

Director

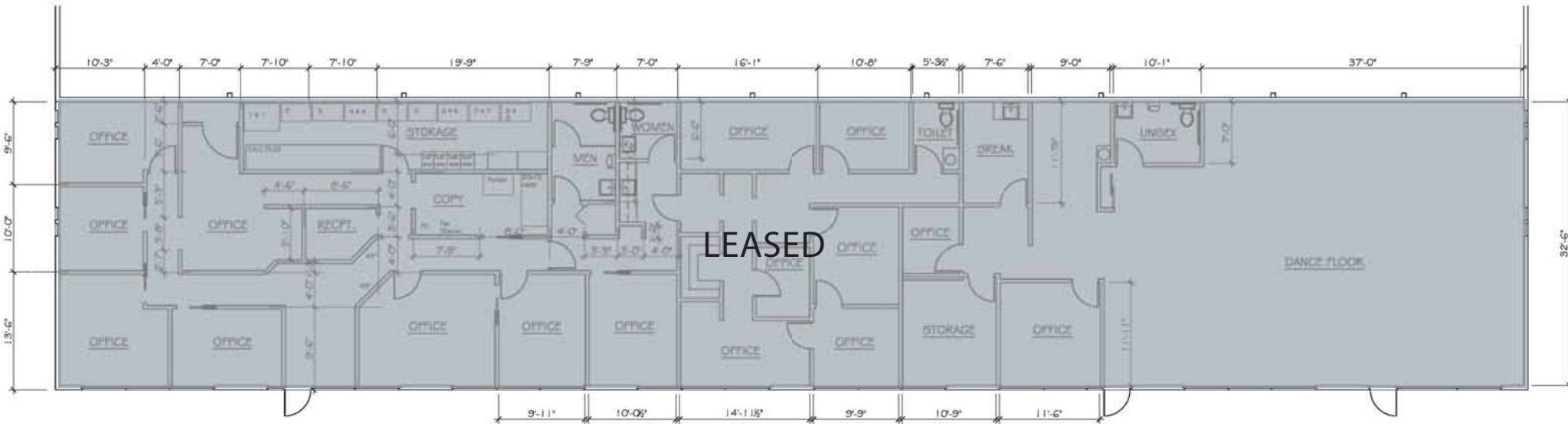
t 916.569.2314

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# SITE PLAN



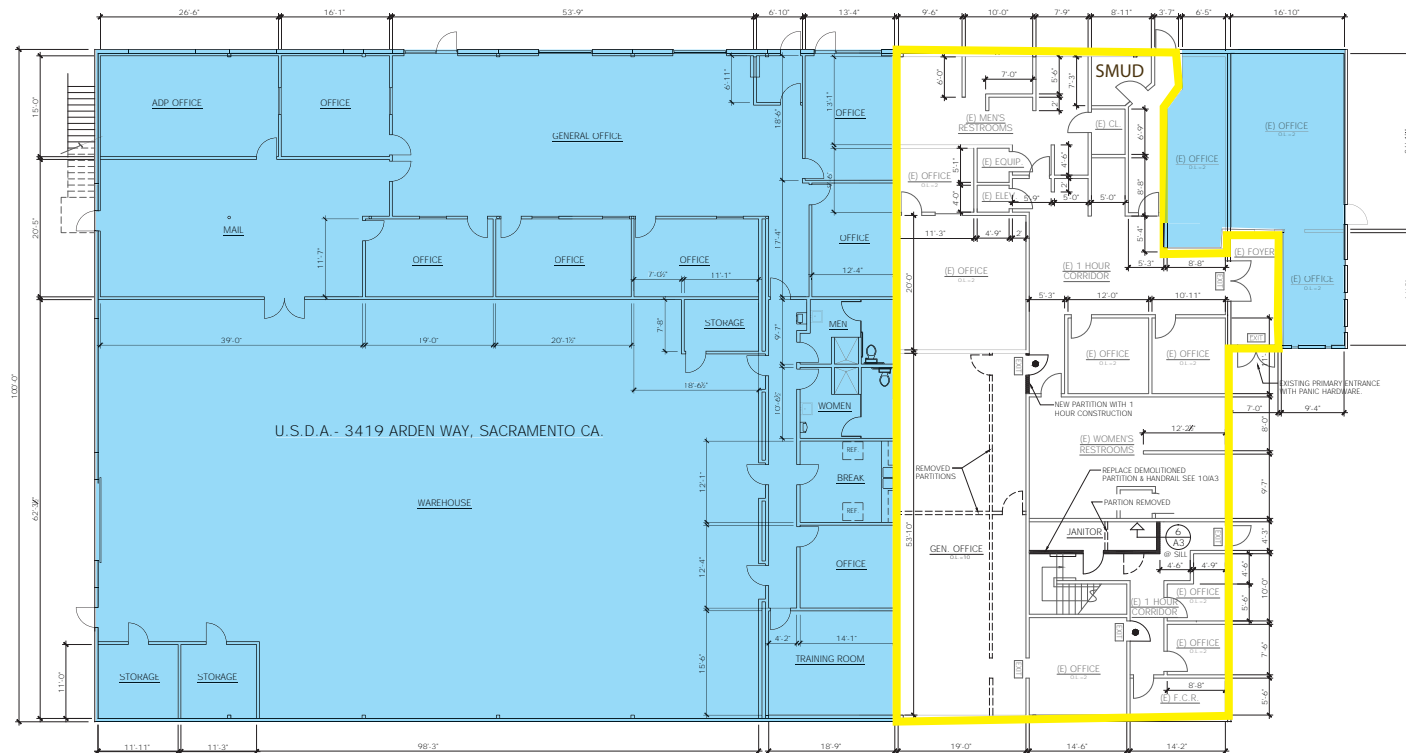
3411-3417 ARDEN WAY

# SITE PLAN

## 3419 ARDEN WAY ±12,933 SF (VACANT)

LEASED

VACANT



FIRST FLOOR

**TOM HEACOX**  
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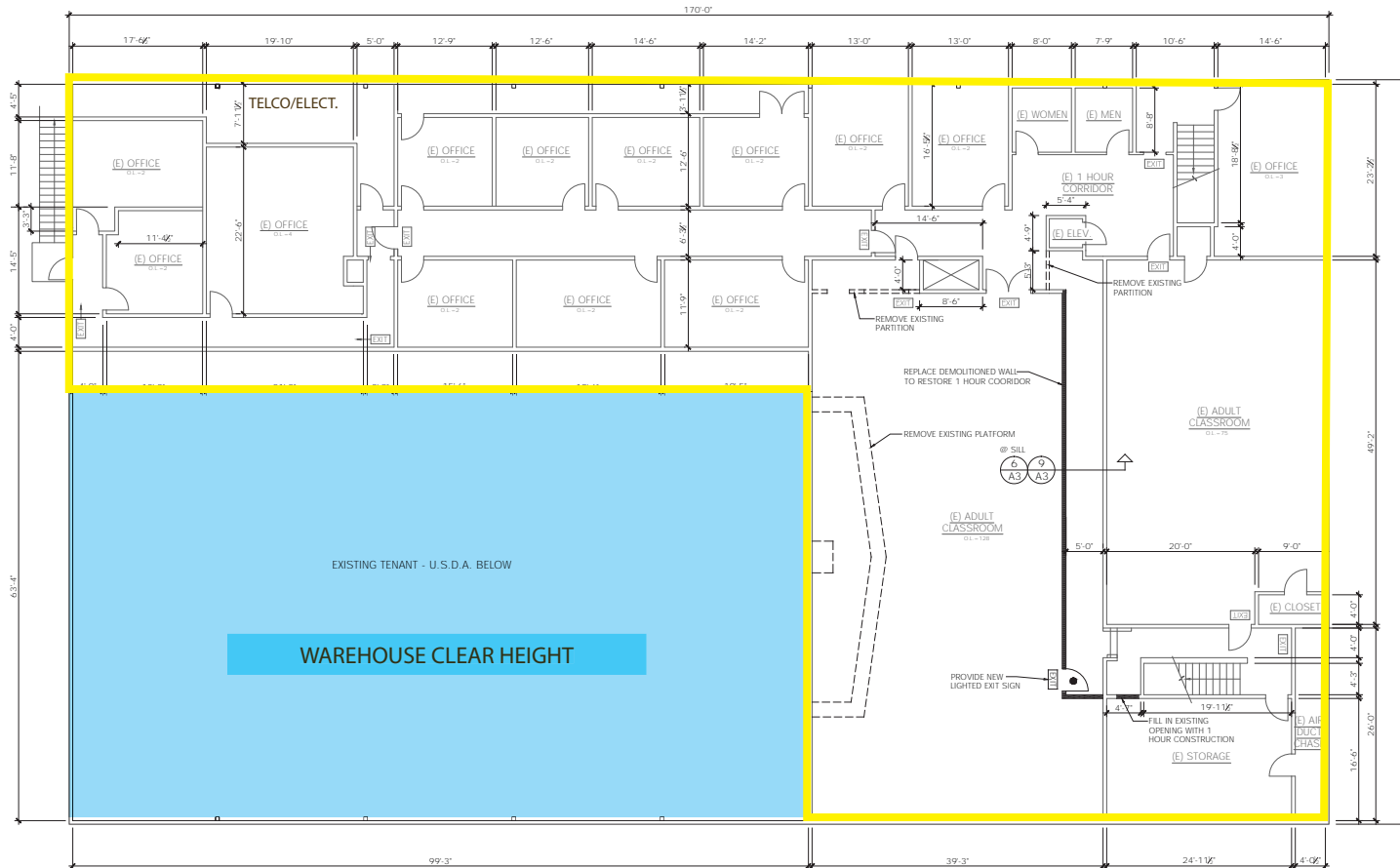
**NEWMARK**

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# SITE PLAN

LEASED

VACANT



SECOND FLOOR

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ALTA ARDEN EXPY

3419 ARDEN WAY

RICHMOND ST

PROFESSIONAL DR

WATT AVE

ARDEN WAY

ARDEN WAY

WATT AVE



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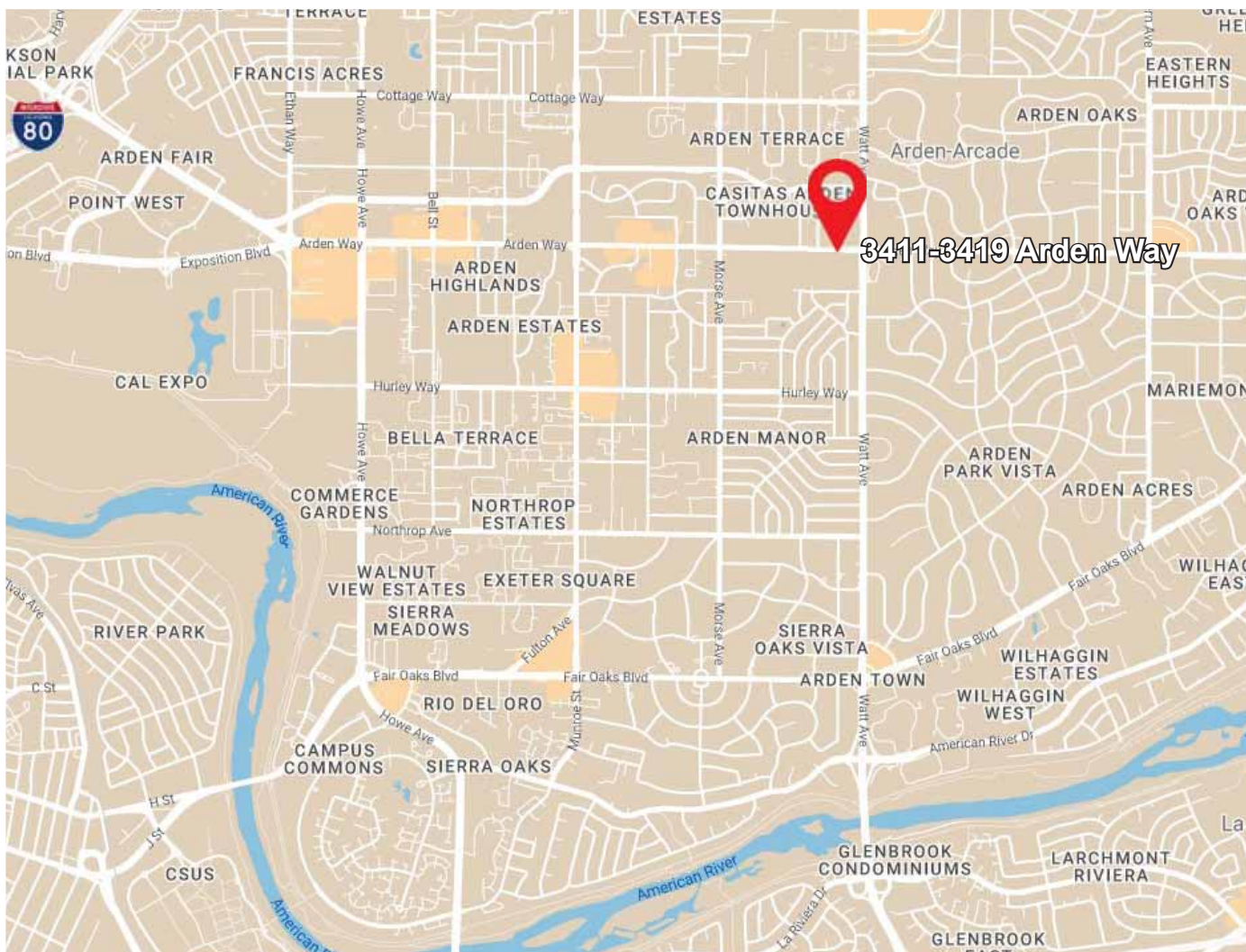
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# AERIAL MAPS & INFO



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