



 **JLL** SEE A BRIGHTER WAY

# For lease

Commerce Park West  
Industrial/Flex Buildings

3380-3480 Industrial Blvd  
West Sacramento, CA 95691

Available Suites:

3380 Industrial Blvd  
Suites 103 & 104-105

3410 Industrial Blvd  
Suite 102

3450 Industrial Blvd  
Suite 102

Professionally owned and managed by:



# Property highlights

- Freeway fronting business park
- 5 Minutes to Downtown Sacramento
- Enterprise zone
- Class A business park
- Business friendly City of West Sacramento
- Zoned: BP
- 3.5:1,000 SF parking
- Building signage available
- Grade level loading
- Electric & gas service: PG&E

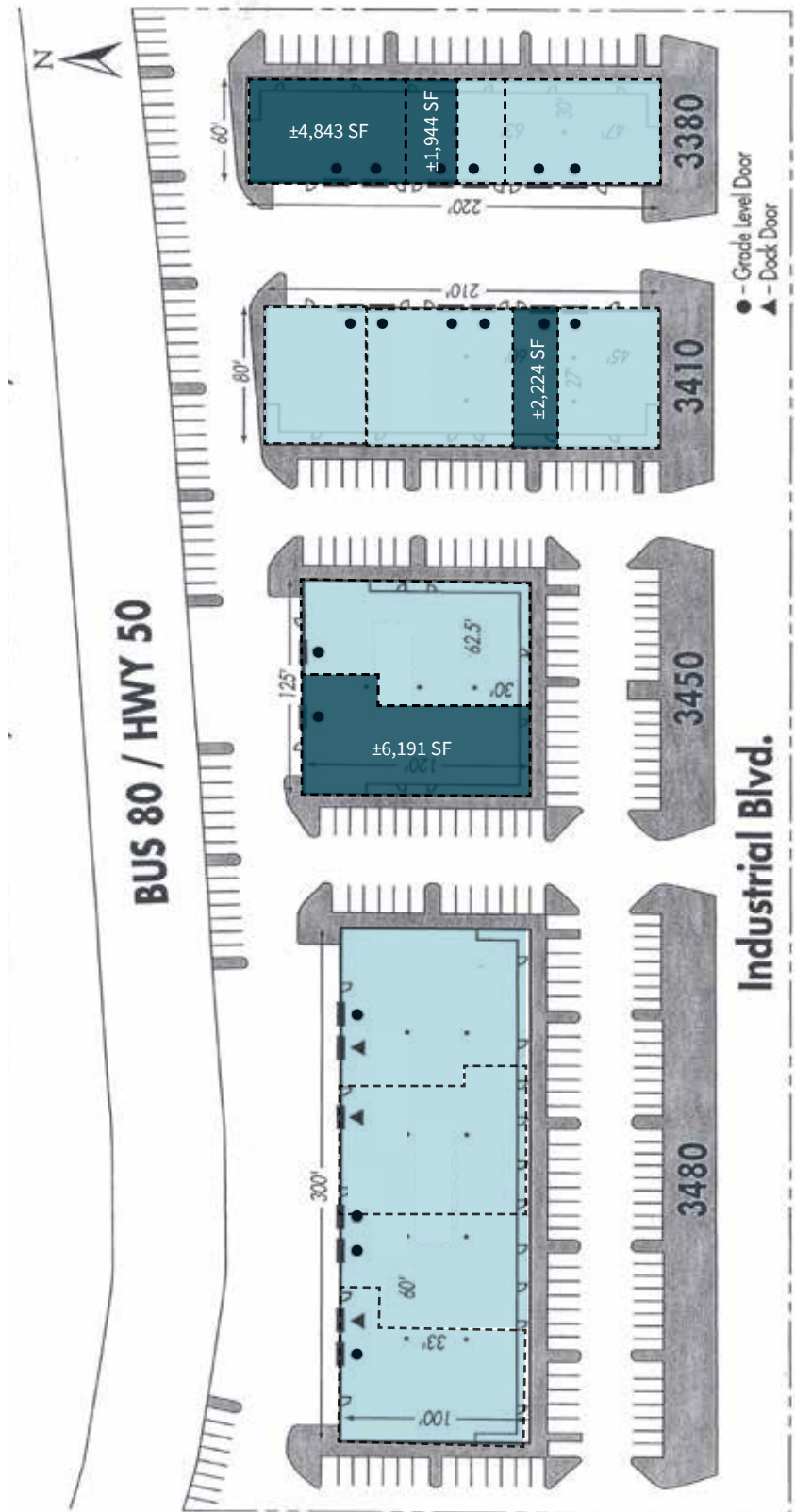


## Available Suites

3380 Industrial Blvd	3410 Industrial Blvd	3450 Industrial Blvd	3480 Industrial Blvd
<p>Suites 103: ±1,944 SF office w/warehouse available 9/1/2026</p> <p>Suites 104-105: ±4,843 SF office w/warehouse available now</p>	<p>Suite 102: ±2,224 SF office &amp; small warehouse available now</p>	<p>Suite 102: ±6,191 SF office/showroom/ warehouse available 11/1/2026</p>	<p>Fully leased</p>

# Site plan

- Available
- Leased



SITE PLAN NOT TO SCALE.  
ALL MEASUREMENTS ARE APPROXIMATE.

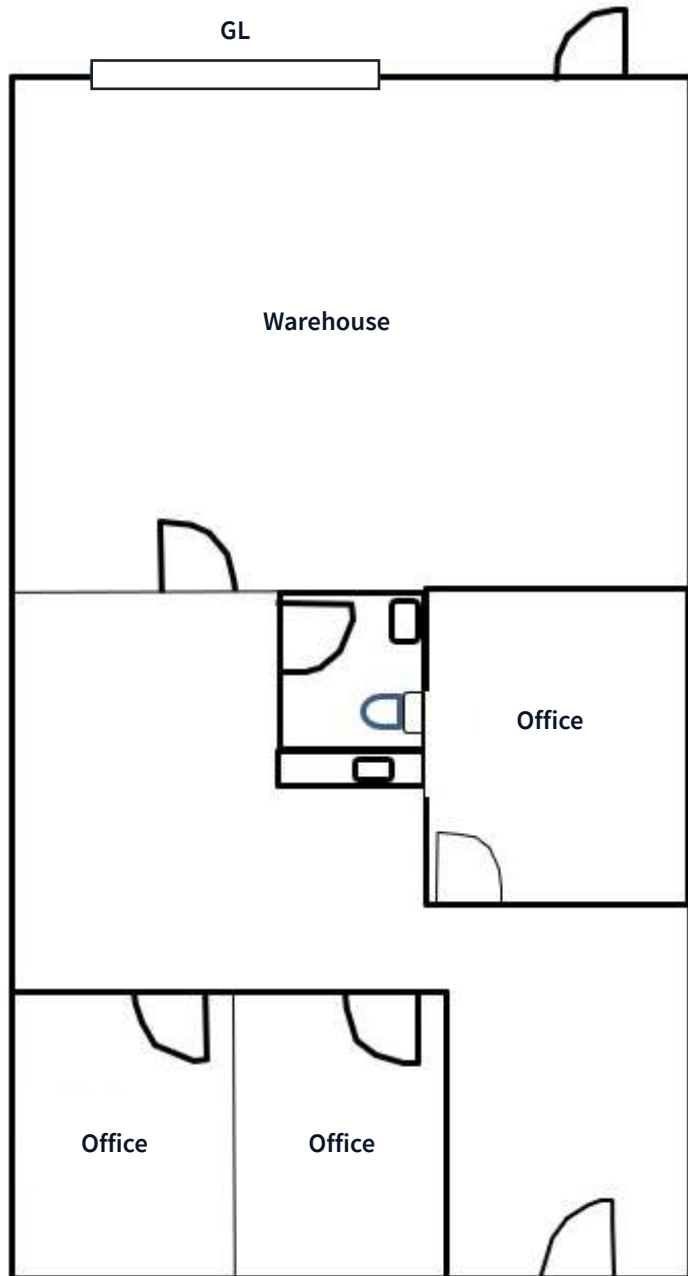
# Floor plan

## 3380 Industrial Blvd

Suite 103  
±1,944 SF  
office w/warehouse

\$0.90 PSF + NNN

Available September 1, 2026



**GL = Grade-level door**

FLOOR PLAN NOT TO SCALE.  
ALL MEASUREMENTS ARE APPROXIMATE.

# Floor plan

## 3380 Industrial Blvd

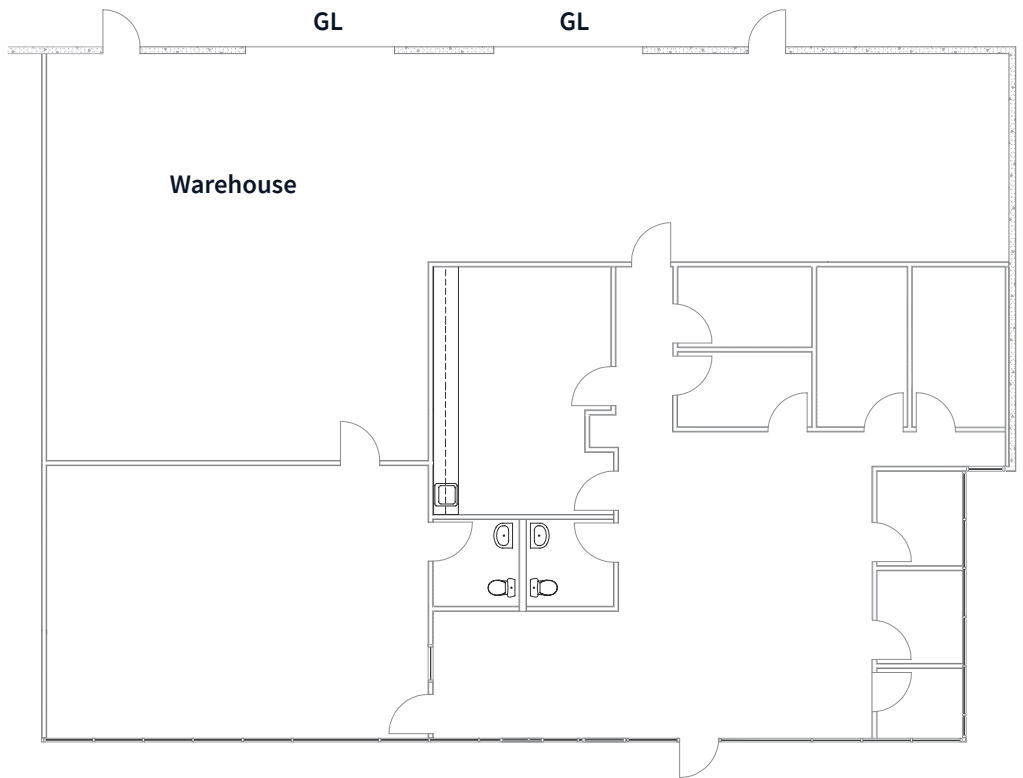
Suites 104-105

±4,843 SF

office w/warehouse

\$0.75 PSF + NNN

Available now



**GL = Grade-level door**



*FLOOR PLAN NOT TO SCALE.  
ALL MEASUREMENTS ARE APPROXIMATE.*

# Floor plan

## 3410 Industrial Blvd

Suite 102

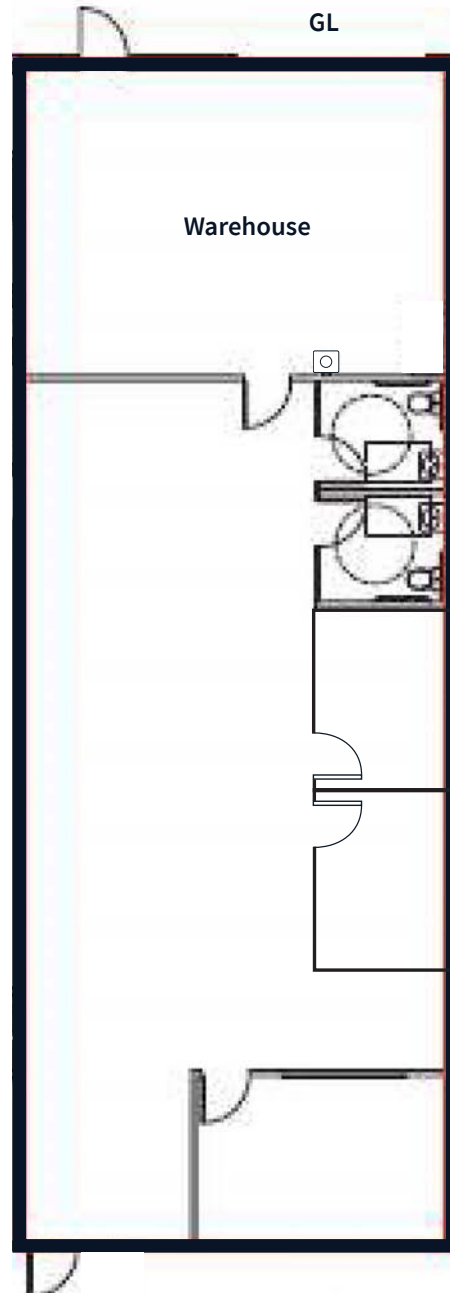
±2,224 SF

office & small warehouse

one (1) ±12' x ±14' grade-level door

\$0.90 PSF + NNN

Available now



**GL = Grade-level door**

*FLOOR PLAN NOT TO SCALE.  
ALL MEASUREMENTS ARE APPROXIMATE.*



# Floor plan

## 3450 Industrial Blvd

Suite 102

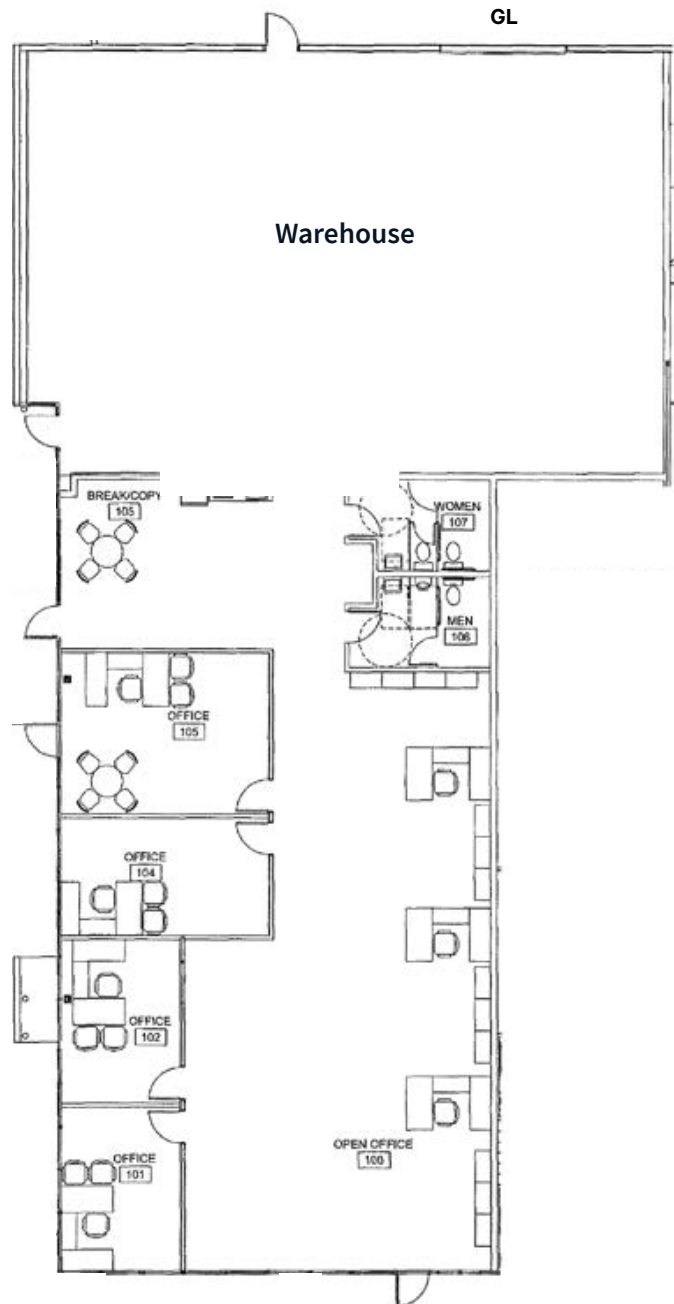
±6,191 SF

office/showroom & warehouse

one (1) ±12' x ±14' grade-level door

\$0.80 PSF + NNN

Available November 1, 2026



GL = Grade-level door

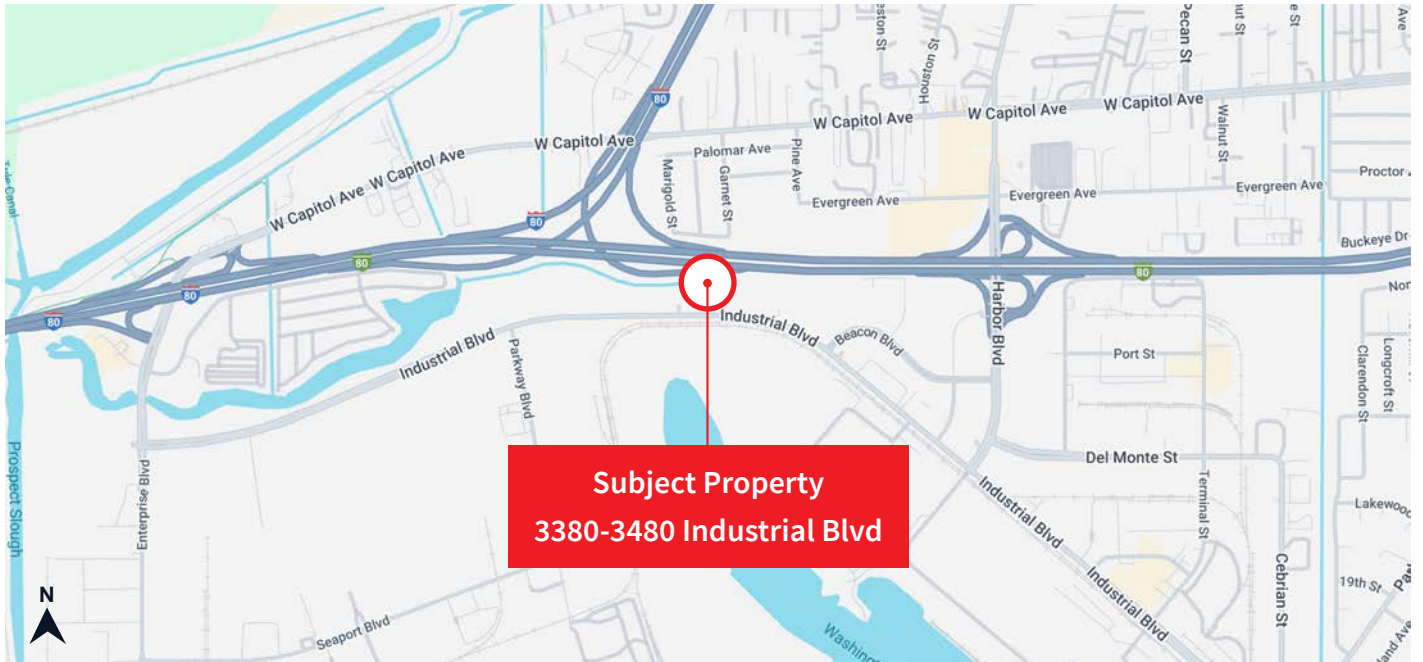
FLOOR PLAN NOT TO SCALE.  
ALL MEASUREMENTS ARE APPROXIMATE.

# Photos 3380 Industrial Ave Suites 104-105

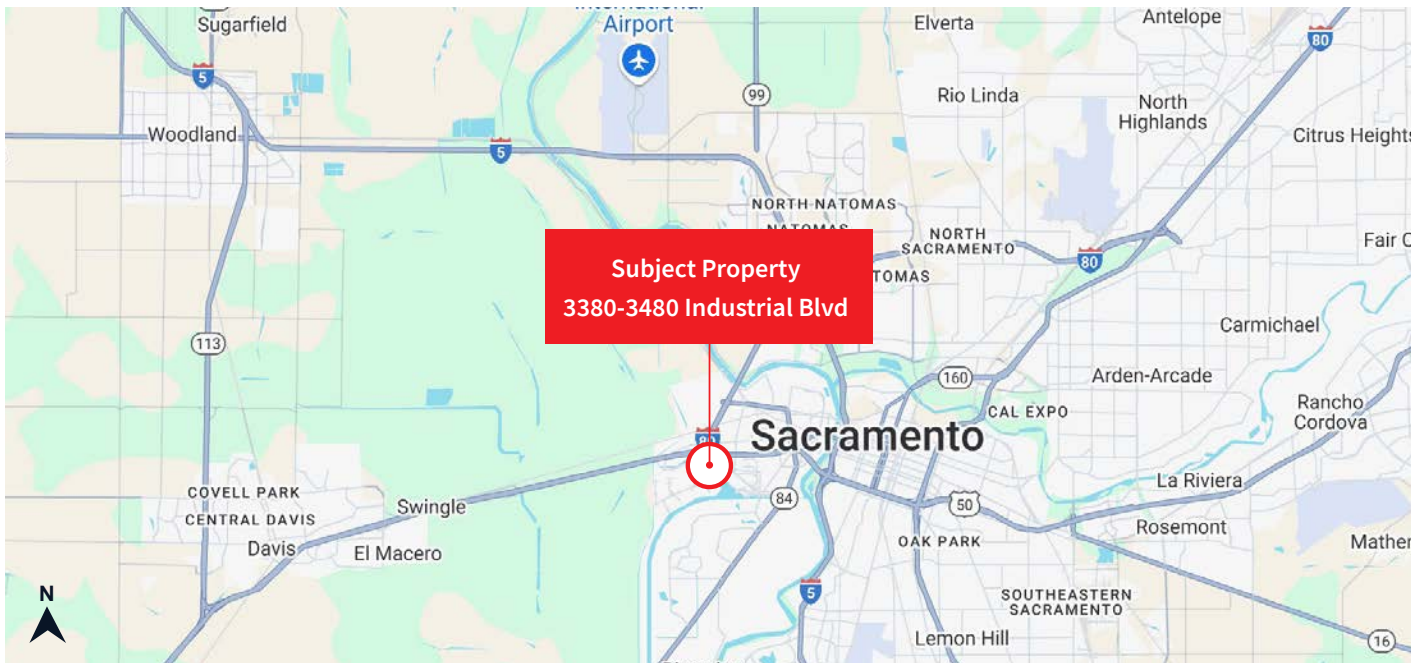


# Location maps

## Street map



## Regional map



MAPS NOT TO SCALE

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## JLL Sacramento Industrial Team

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