

# FOR LEASE

## 3904 Winters St Sacramento, CA



**Industrial Warehouse +/- 17,500 SF**

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# THE OFFERING

Versatile industrial warehouse available at 3904 Winters St, Sacramento. This  $\pm 17,500$  SF warehouse also includes  $\pm 4,000$  SF of office space. Featuring 4 grade-level doors for efficient loading and unloading, includes a  $\pm 16,650$  sf paved lot, and is conveniently adjacent to the freeway for direct access.

## PROPERTY HIGHLIGHTS

Building:

+/- 17,500 SF Total

+/- 4,000 SF Office

Yard:

+/- 16,650 Fenced Yard

- 20' Clear Height

- 4 GL Doors

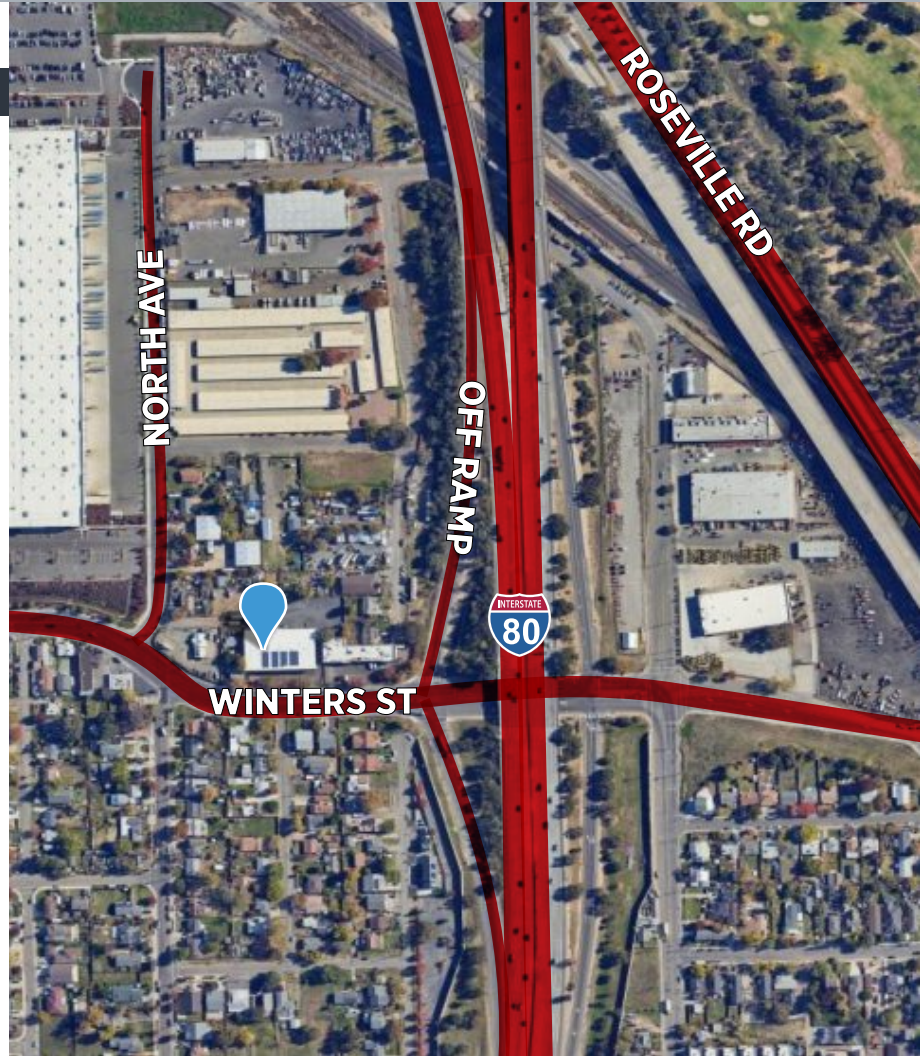
- (2) 18' x 16'

- (2) 16' x 12'

- 800 A/480 V + solar

- Metal Construction

- Direct Freeway Access



# SITE PLAN

