

±2.75 Acres of Industrial Land for Sale

3755 Industrial Blvd. | West Sacramento, CA 95691



PARKWAY BLVD

CBRE

Property Features

SALE PRICE: \$1,800,000.00

- ±2.75 Acres of Industrial Land
- Utilities available to site:
PG&E: 916-386-5020

City of West Sacramento:

Building Department: 916-617-4683

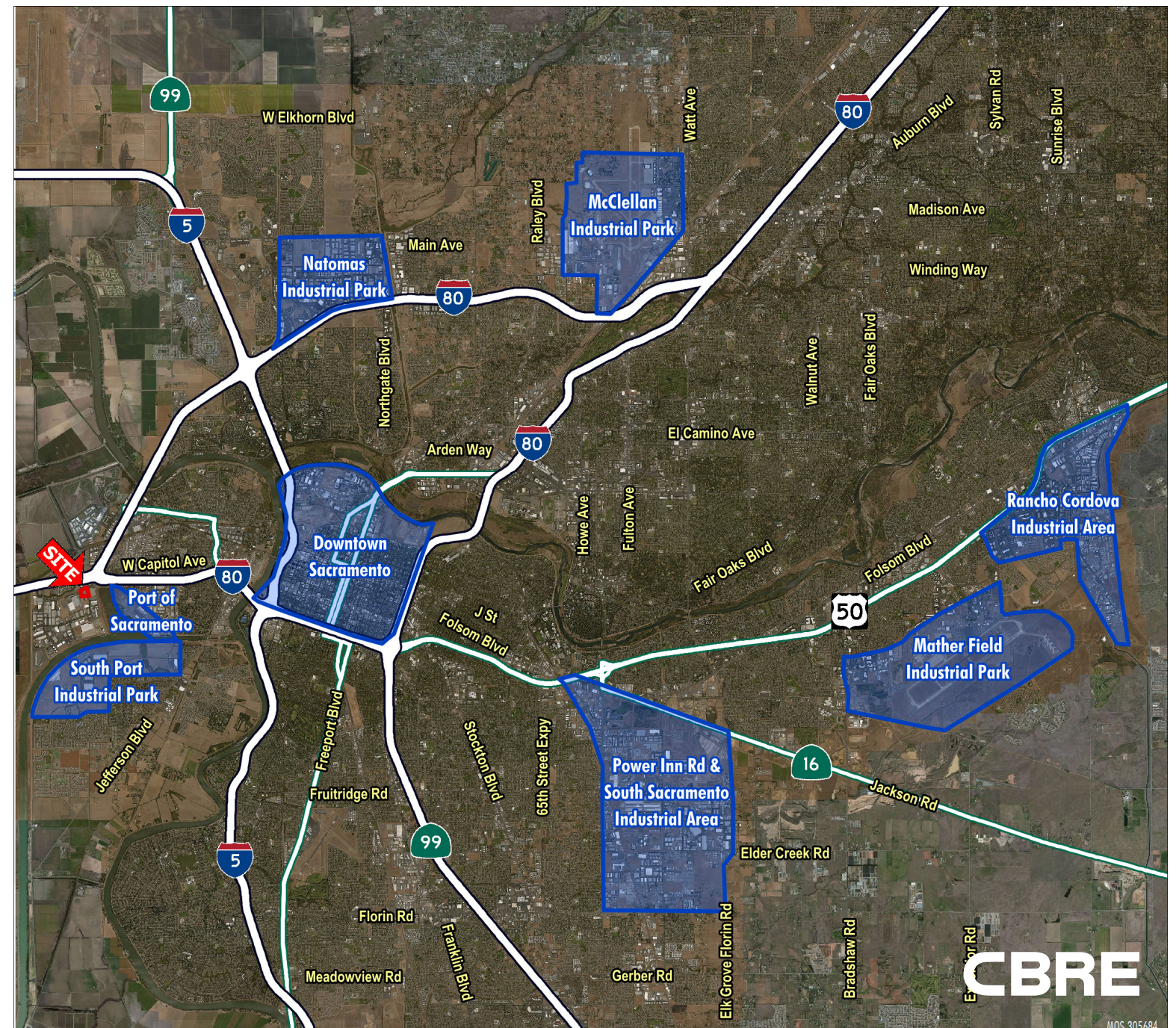
Planning & Development: 916-617-4645

Public Works Department: 916-617-4850

Zoning: 916-617-4645

- Within 1 mile of I-80 & US Hwy 50 and 3.5 miles of I-5
- Zoned M-2 Heavy Industrial (West Sacramento)
- Within 3.5 miles of Downtown Sacramento
- Ingress & Egress on Industrial Blvd. & Parkway Blvd. creating a drive through site
- ±306 feet of frontage on Industrial Blvd. and ±100 feet of frontage on Parkway Blvd.
- APN: 067-052-035 (Yolo County)

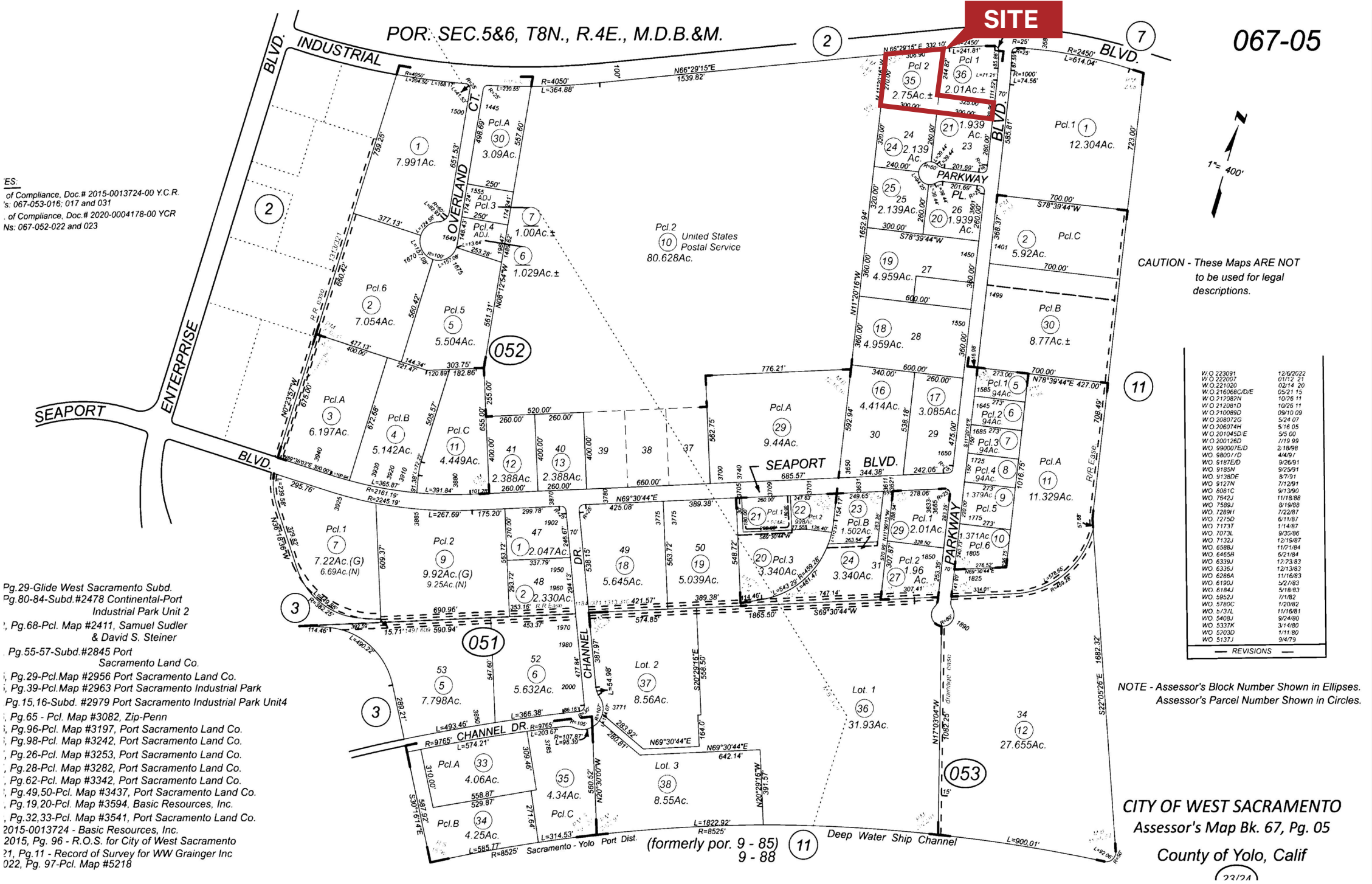
±2.75 acres of industrial land fronting on Industrial Blvd. and connecting to Parkway Blvd. to create a drive through site. The site is located in the West Sacramento Industrial submarket with a favorable vacancy rate of 5.8% as compared to the Sacramento Market Industrial vacancy rate of 4.8% as of the Q1 of 2025. The property has direct access to four transportation routes, being I-80 (±1.10 miles), Hwy 50 (±1.1 miles), I-5 (±3.5 miles) and US Hwy 99 (±5.5 miles). Downtown Sacramento and the State Capitol are within ±3.5 miles. All offsite improvements are complete and ready for development. Onsite development will include a lot split of the parcel fronting Parkway Blvd.



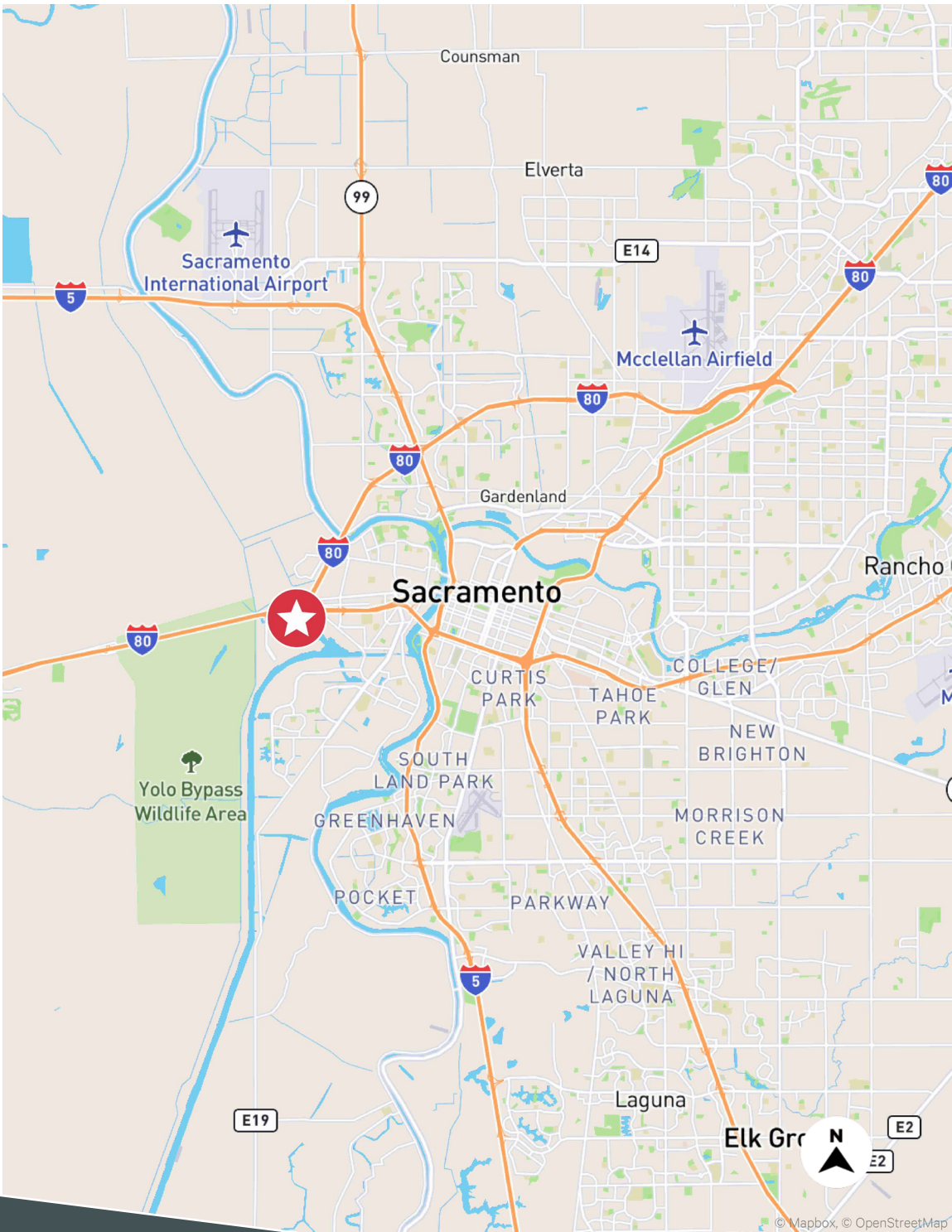
Photos



Parcel Map



Location Map



3755 Industrial Blvd.
West Sacramento, CA 95691

Contact Us:

Walter Smyth, Lic 00956946

Senior Vice President

+1 916 781 4843

walter.smyth@cbre.com

Todd Sanfilippo, Lic 01045162

Executive Vice President

+1 916 847 3206

todd.sanfilippo@cbre.com

Matt Susac, Lic 01979110

First Vice President

+1 916 781 4832

matt.susac@cbre.com