

**±7.70 ACRES FOR LEASE**  
**3440-3480 W CAPITOL AVE**  
West Sacramento, CA 95691



**BRYCE MACDONALD**  
Executive Director  
+1 916 288 4806  
[bryce.macdonald@cushwake.com](mailto:bryce.macdonald@cushwake.com)  
CA LIC# 01422174

**LENNY GOLD**  
Senior Director  
+1 916 288 4443  
[lenny.gold@cushwake.com](mailto:lenny.gold@cushwake.com)  
CA LIC# 02055534

**JAY HAMER**  
Director  
+1 916 329 1556  
[jay.hamer@cushwake.com](mailto:jay.hamer@cushwake.com)  
CA LIC# 00991961



# PROPERTY FEATURES



**±3,900 SF**

TOTAL BUILDING SIZE  
(IN 2 BUILDINGS)

**±7.7 ACRES**

TOTAL SITE SIZE

**008-030-005 & -067**

APN'S

**TRUCK TERMINAL**

CURRENT USE

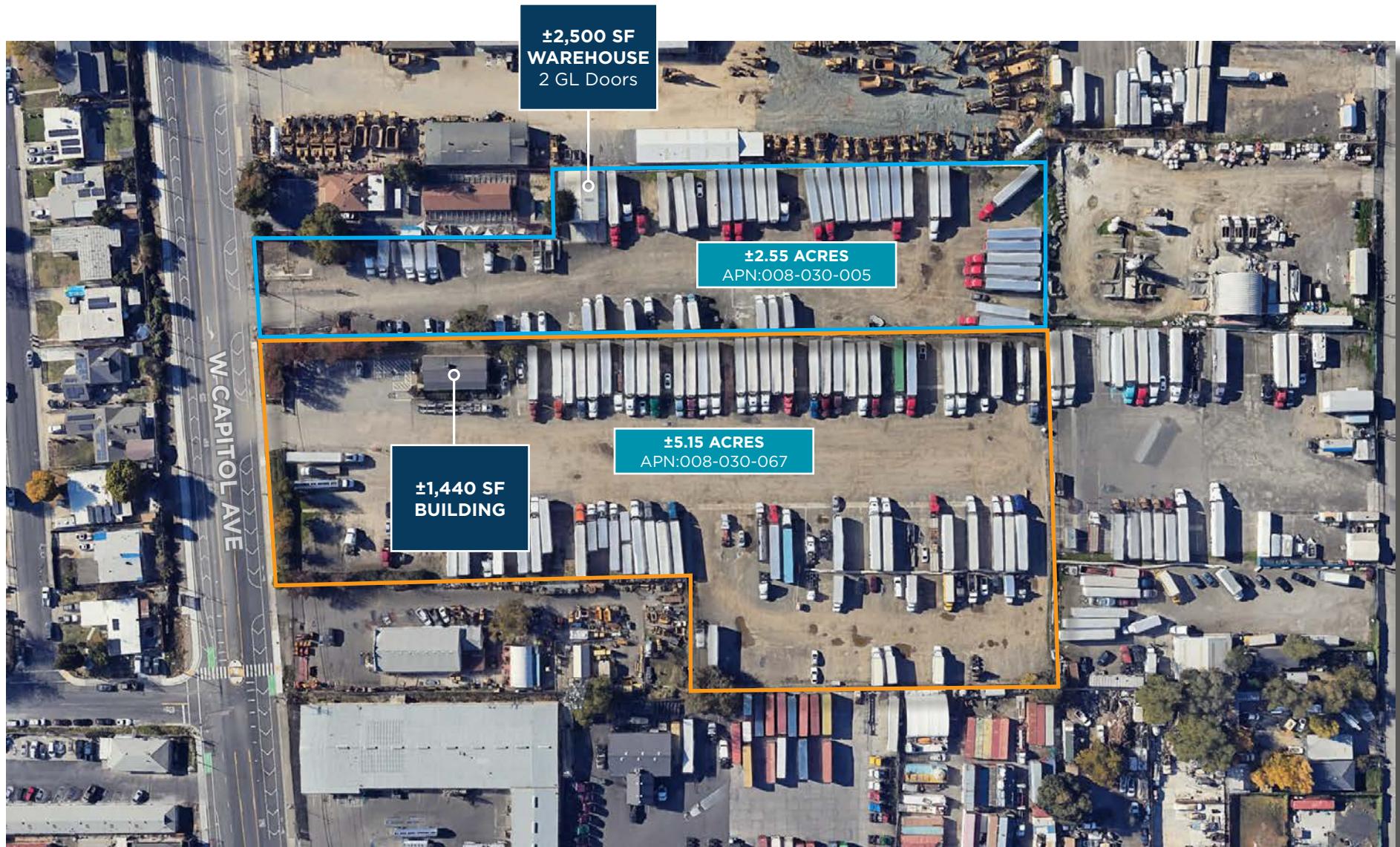
**M-2 WEST SACRAMENTO**

ZONING

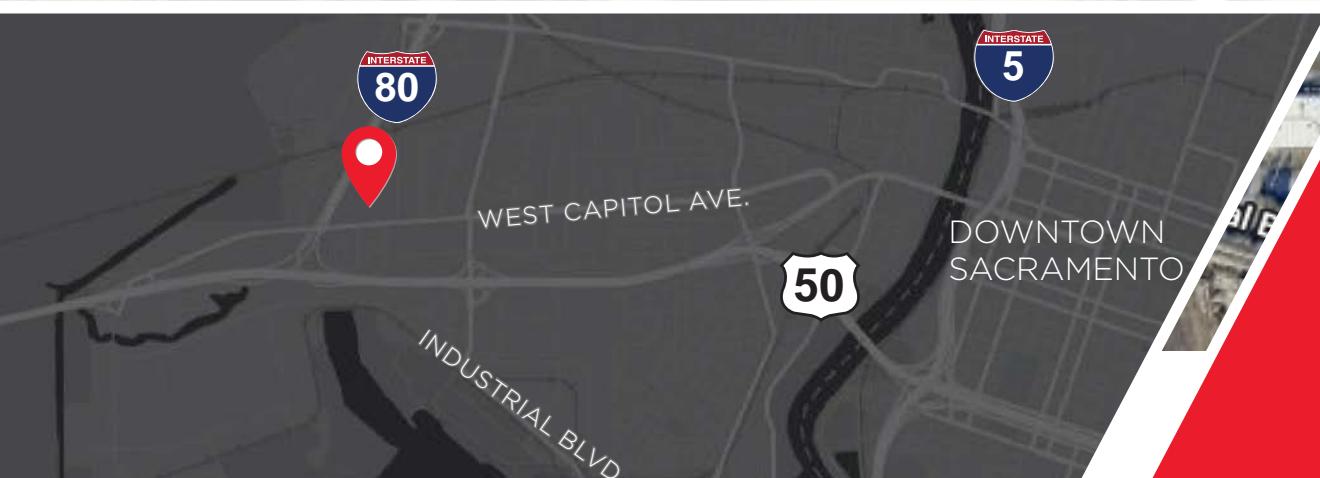
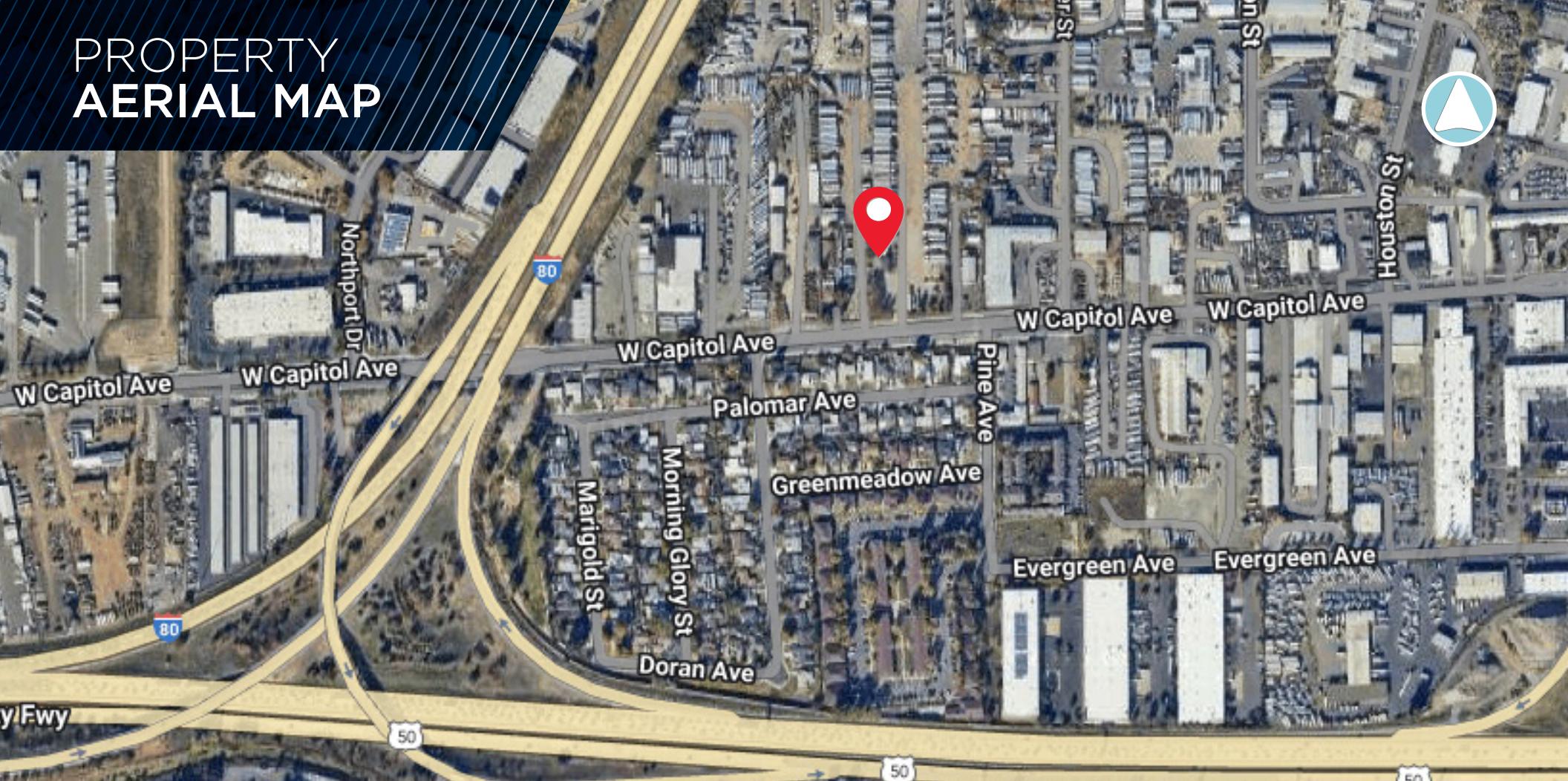
**CONTACT BROKER**

LEASE RATE

# PROPERTY SITE PLAN



# PROPERTY AERIAL MAP



## Drive Times:

3 minutes to **Interstate 80**  
6 minutes to **Interstate 5**  
4 minutes to **Highway 50**

# REGIONAL MAP

## DRIVING DISTANCE

1. Stockton	50 mi
2. San Francisco	87 mi
3. Lake Tahoe	109 mi
4. Reno	135 mi
5. Los Angeles	386 mi
6. Portland	578 mi



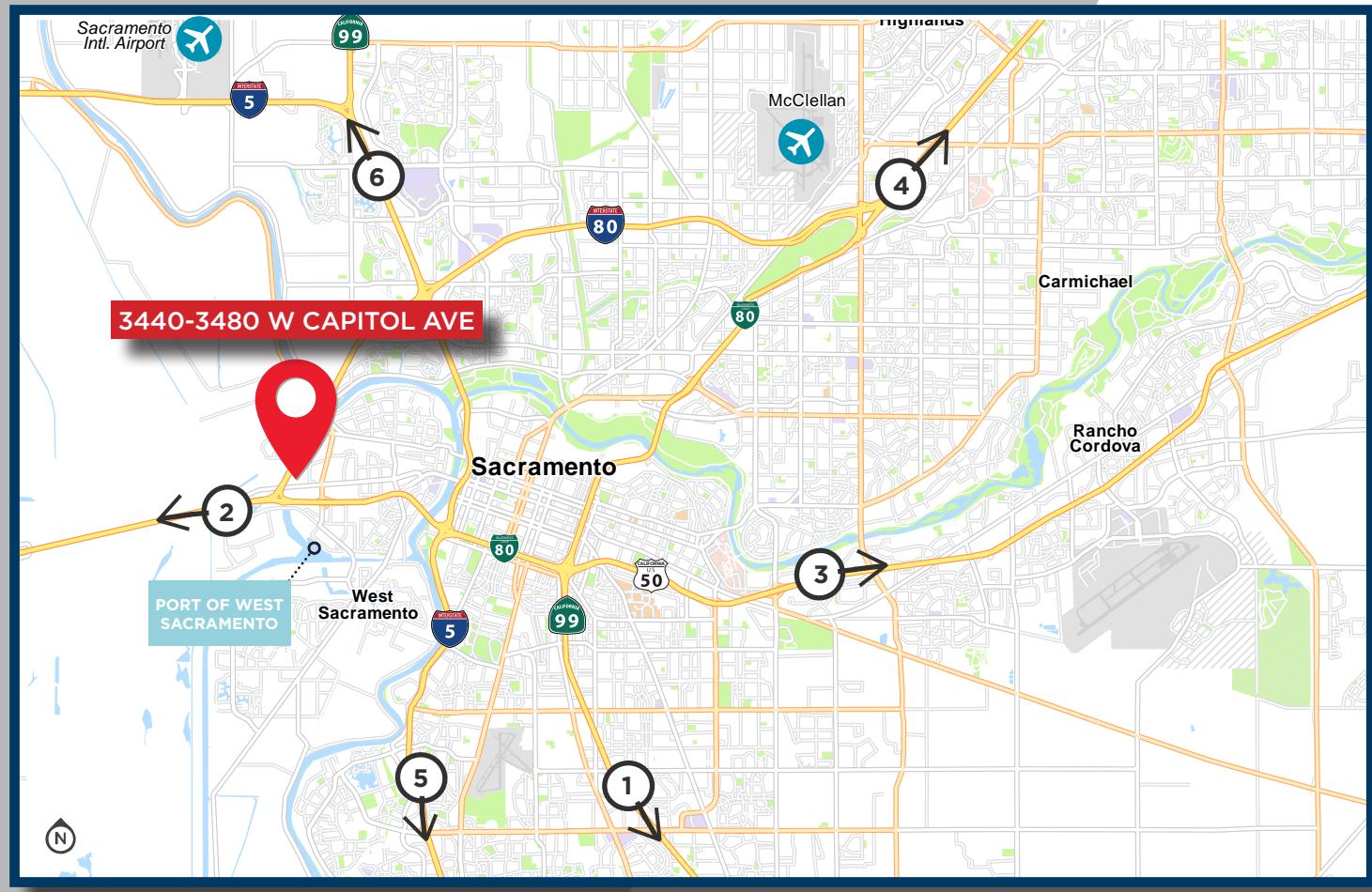
### AIRPORTS

SMF: 21 min / 14 mi  
Mather: 20 min / 16 mi  
McLellan: 22 min / 16 mi



### PORTS

West Sac: 5 min / 2 mi  
Oakland: 90 min / 83 mi  
Stockton: 60 min / 53 mi



**BRYCE MACDONALD**  
Executive Director  
+1 916 288 4806  
[bryce.macdonald@cushwake.com](mailto:bryce.macdonald@cushwake.com)  
CA LIC# 01422174

**LENNY GOLD**  
Senior Director  
+1 916 288 4443  
[lenny.gold@cushwake.com](mailto:lenny.gold@cushwake.com)  
CA LIC# 02055534

**JAY HAMER**  
Director  
+1 916 329 1556  
[jay.hamer@cushwake.com](mailto:jay.hamer@cushwake.com)  
CA LIC# 00991961

