

±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
CA LIC# 01422174

LENNY GOLD

Senior Director
+1 916 288 4443
lenny.gold@cushwake.com
CA LIC# 02055534

JAY HAMER

Director
+1 916 329 1556
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

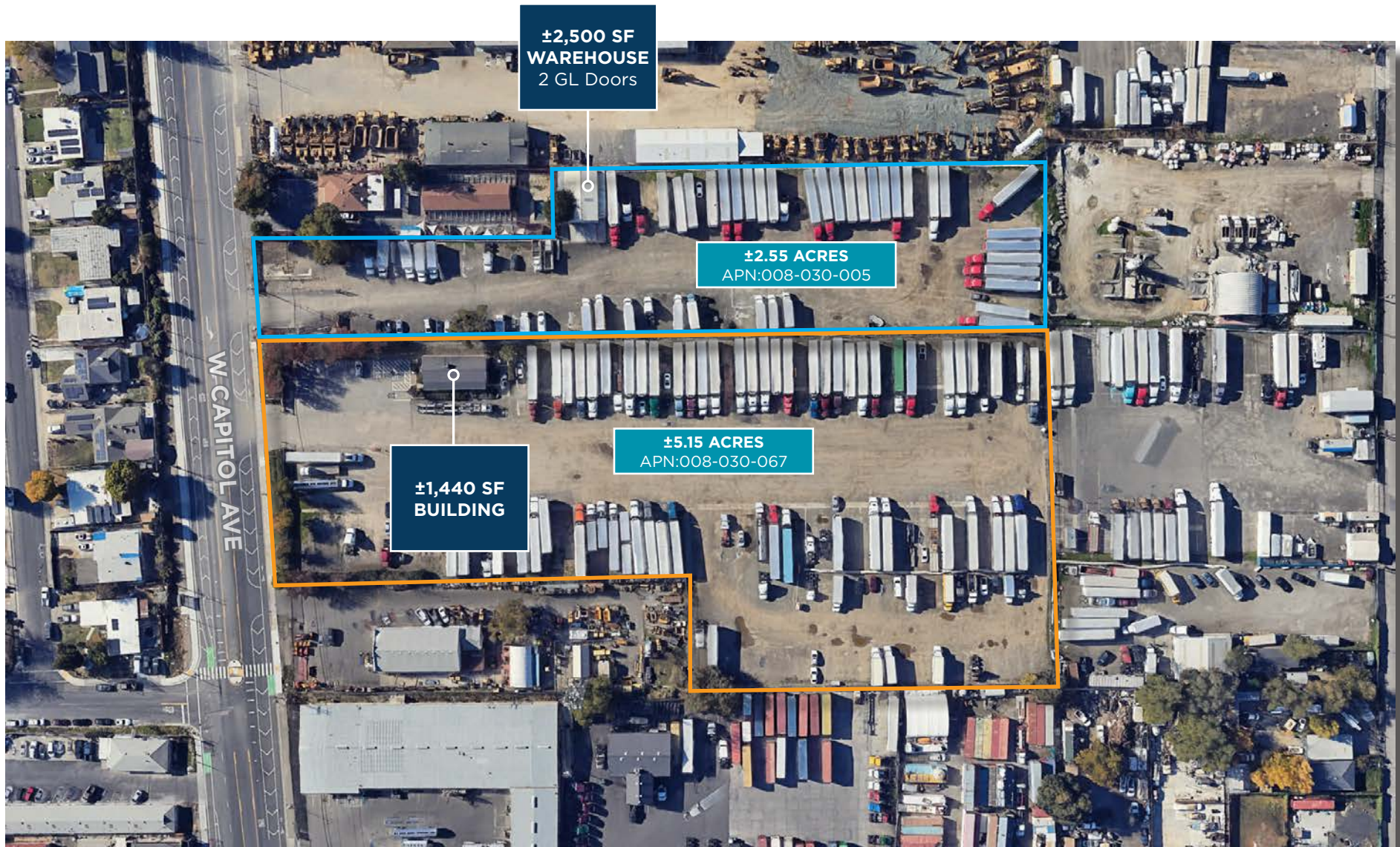
ZONING

CONTACT BROKER

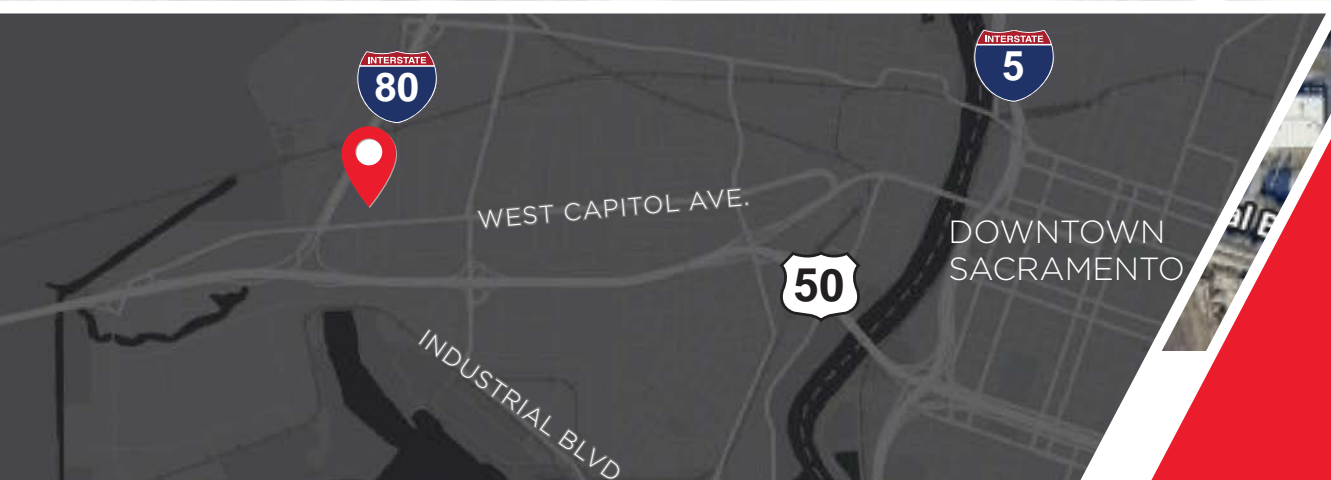
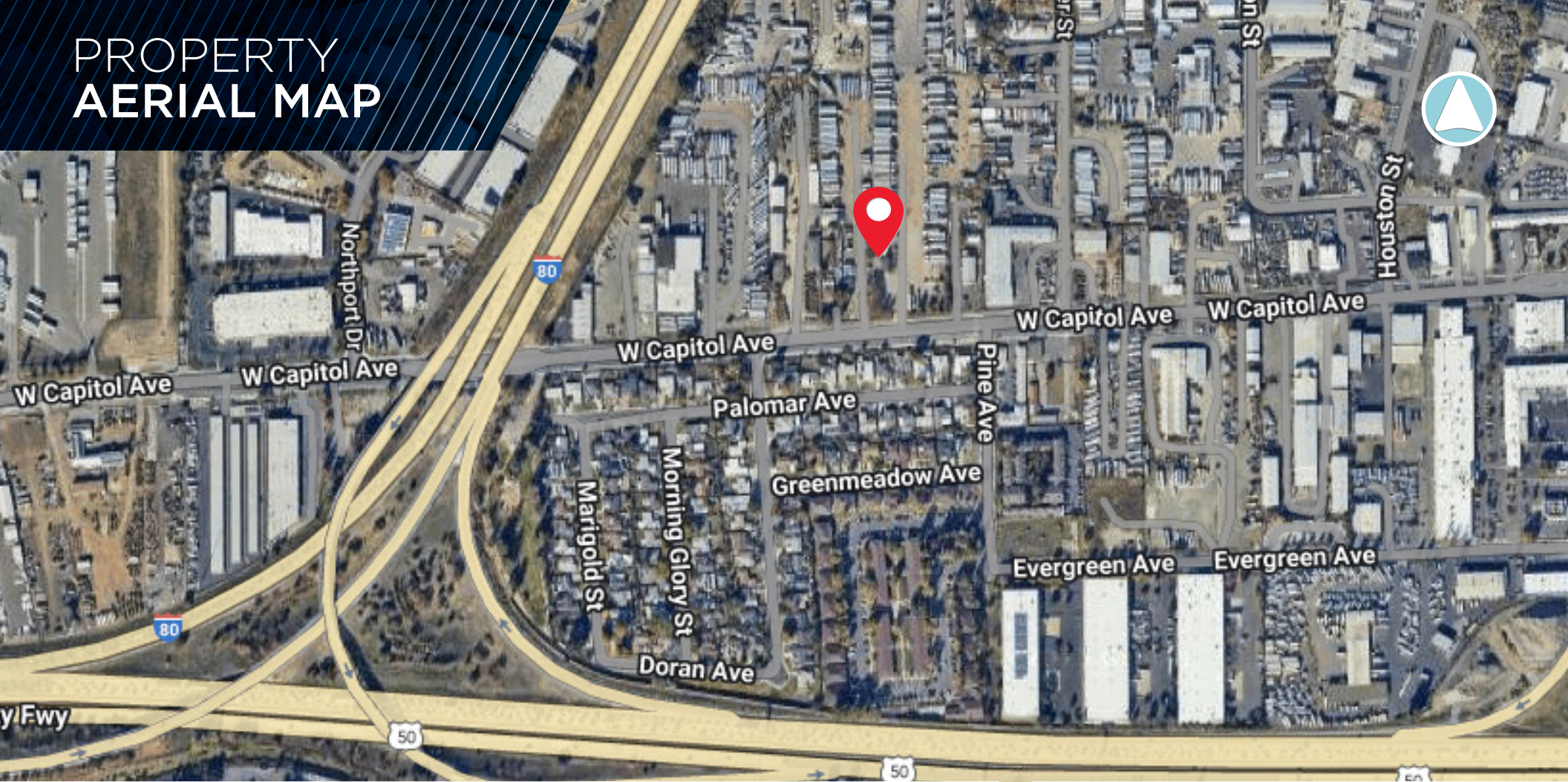
LEASE RATE

3440-3480 WEST CAPITOL AVE. WEST SACRAMENTO, CA

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 |



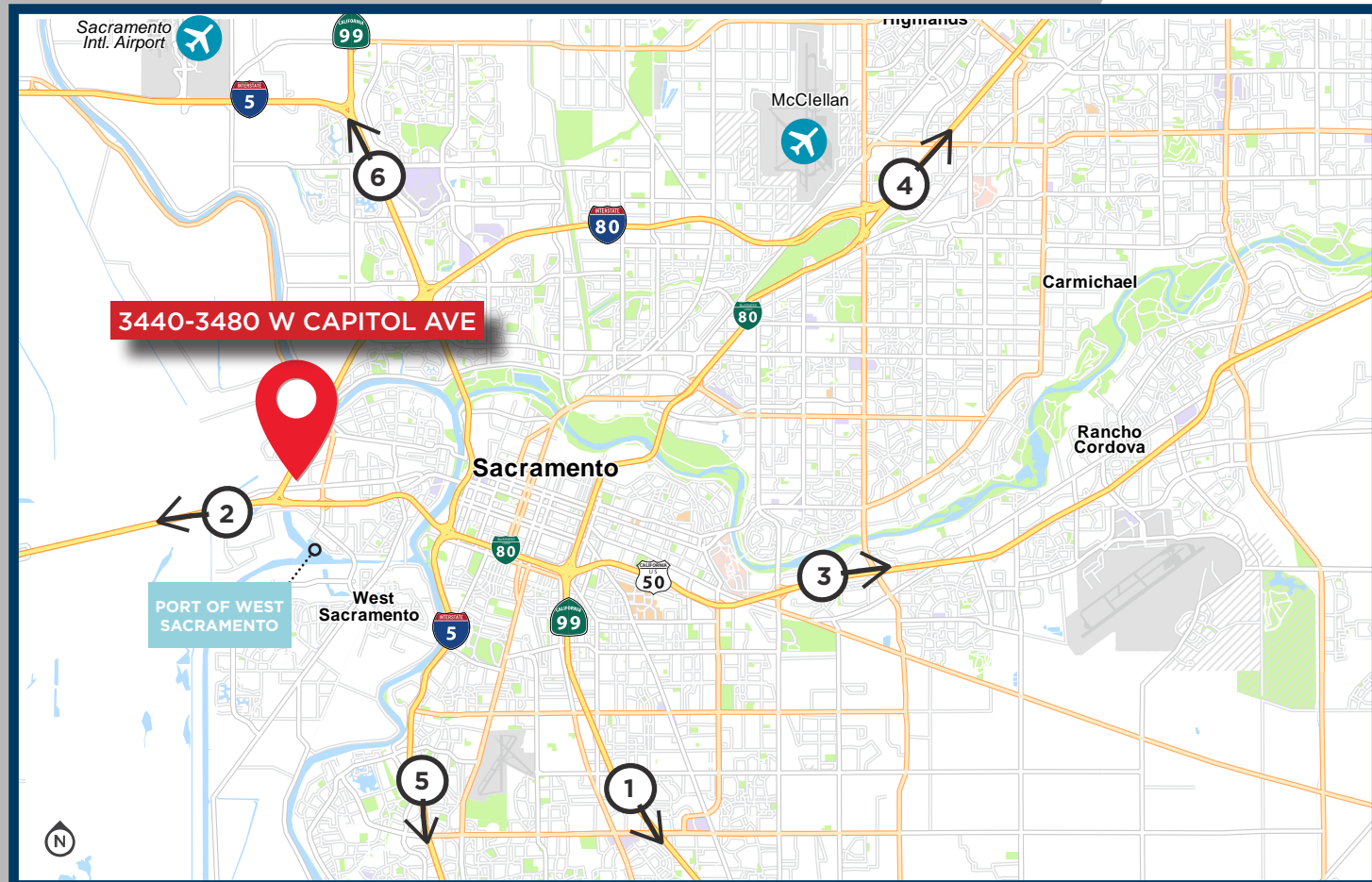
AIRPORTS

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

CA LIC# 01422174

LENNY GOLD

Senior Director

+1 916 288 4443

lenny.gold@cushwake.com

CA LIC# 02055534

JAY HAMER

Director

+1 916 329 1556

jay.hamer@cushwake.com

CA LIC# 00991961