

AVAILABLE

PRIME INDUSTRIAL SITE

*±8.48 AC Industrial Site
High Visibility + Strategic
Freeway Access*

W CAPITOL AVE



4101 W CAPITOL AVE, WEST SACRAMENTO, CA

km Kidder
Mathews

±8.48 AC SITE FREEWAY VISIBLE AT THE INTERSECTION OF I-80 & HWY 50

Kidder Mathews is pleased to present the opportunity to purchase a ±8.48 acre site in a highly-sought after location, visible from I-80 and Hwy 50 in West Sacramento. 4101 W Capitol Ave is currently leased through April, 2027. The strategic location provides opportunity to owner/users with long term expansion plans, industrial outdoor storage investors seeking rental upside, or build to suit developers that may benefit from the lease covering carry costs while obtaining entitlements and approvals.

ADDRESS	4101 W Capitol Ave, West Sacramento, CA
GROSS LAND SIZE	±8.48 Acres
PARCEL NO.	067-060-008
ZONING	Zoned M-L, Limited Industrial, City of West Sacramento



PROPERTY OVERVIEW

SITE

ADDRESS	4101 W Capitol Ave West Sacramento, CA 95691
APN	067-060-008
ACRES	±8.48 AC
BUILDING SF	<ul style="list-style-type: none"> • Office: ±1,800 SF • Shop A: ±3,100 SF • Shop B: ±2,600 SF • Shop C: ±3,740 SF • Shed: ±3,100 SF • Gross Bldg Area: ±14,340 SF
POWER	To be independently verified
WATER	12" water main in street
SEWER	6" lateral in street and to site
YARD	Fully fenced and improved with gravel, paving and compacted dirt

CALL FOR PRICING

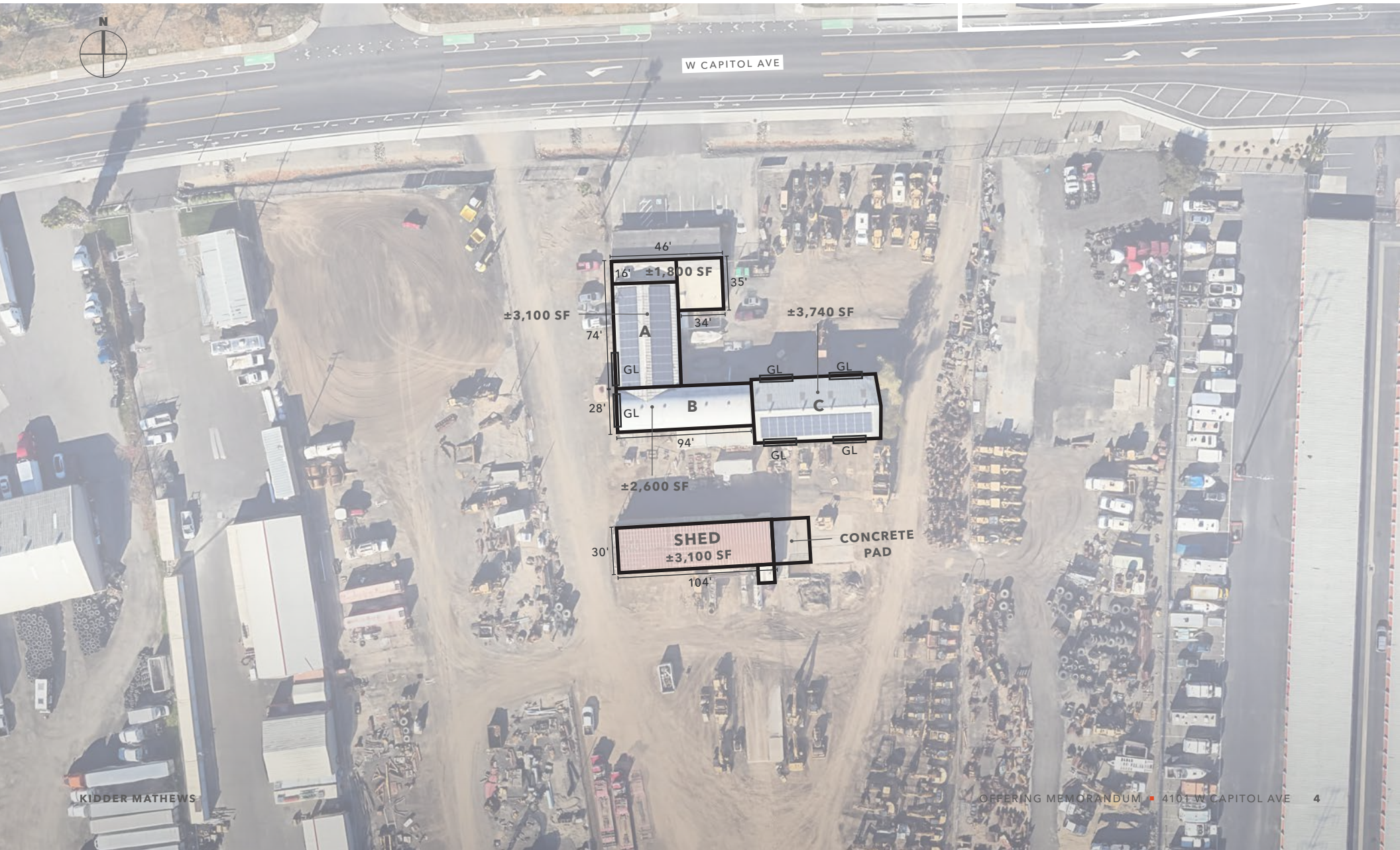
ZONING INFO

M-L, Limited Industrial City of West Sacramento

The following list is provided to show some, but not all examples of permitted uses per the City of West Sacramento Land Use/Zoning Matrix. It is the responsibility of the Buyer to confirm intended use with the City of West Sacramento Planning Department. The existing use is large equipment vehicle sales, service and rental and per the City is a grandfathered use.

- Light Industrial
- Construction and Material Yards
- Research and Development
- Indoor Warehousing, Storage, and Wholesaling and Distribution
- Light Fleet Based Services
- Food and Beverage Manufacturing a (Large and Small Scale)
- Automobile/Vehicle Repair, Minor
- Maintenance and Repair Centers
- Nursery and Gardening

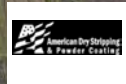
IMPROVEMENT SITE PLAN



LOCATION OVERVIEW



RIVERSIDE COMMERCE CENTER



SUBJECT PROPERTY

Sacramento River



WEST SACRAMENTO

SACRAMENTO

Sacramento River Deep Water Ship Channel

TRAFFIC COUNTS



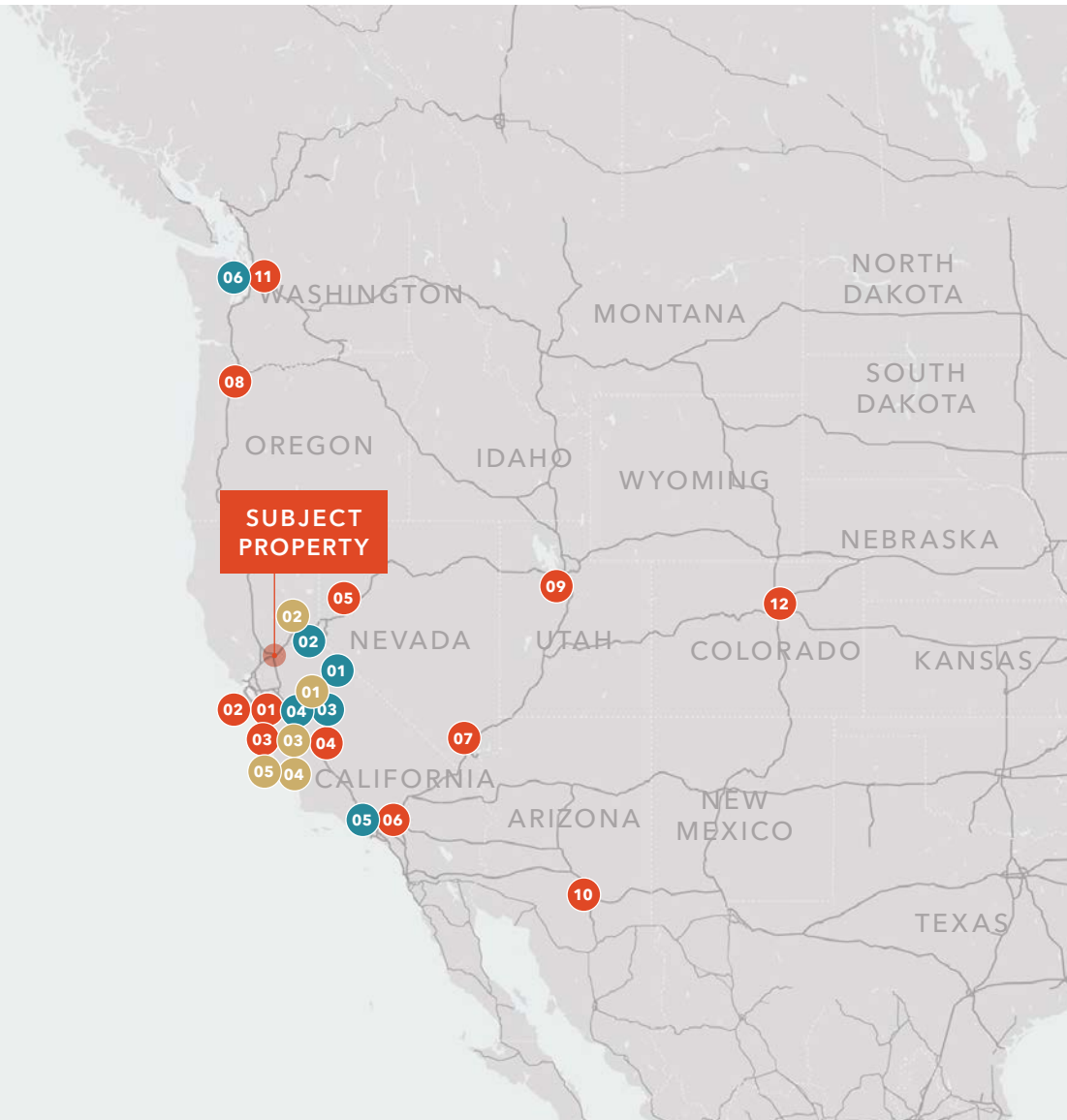
A&A TRUCK SERVICES

 **5,977 VEHICLES**
Average Daily Traffic

 **88,947 VEHICLES**
Average Daily Traffic

 **159,370 VEHICLES**
Average Daily Traffic





City	Miles from Subject
01 Oakland	76 miles
02 San Jose	115 miles
03 San Francisco	82 miles
04 Fresno	177 miles
05 Reno	137 miles
06 Los Angeles	389 miles
07 Las Vegas	571 miles
08 Portland	578 miles
09 Salt Lake City	655 miles
10 Phoenix	756 miles
11 Seattle	751 miles
12 Denver	1,173 miles
Ports	
01 Port of Stockton	52 miles
02 Port of West Sacramento	2 miles
03 Port of Oakland	77 miles
04 Port of San Francisco	81 miles
05 Port of LA & Long Beach	410 miles
06 Port of Seattle	752 miles
Airports	
01 Stockton Metropolitan Apt	56 miles
02 Sacramento Intl Airport	13 miles
03 Oakland Intl Airport	85 miles
04 San Jose Intl Airport	111 miles
05 San Francisco Intl Airport	92 miles

Exclusively listed by

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