

RETAIL / OFFICE SPACES FOR LEASE

2950 BEACON BLVD SUITES 30 & 40

West Sacramento, CA 95691

Zoned BP: Business Park

These two suites can be rented together *or* separately

Suite 30: \$1,585 per month modified gross

Suite 40: \$2,106 per month modified gross

Suite 40 includes private restroom

Available now!

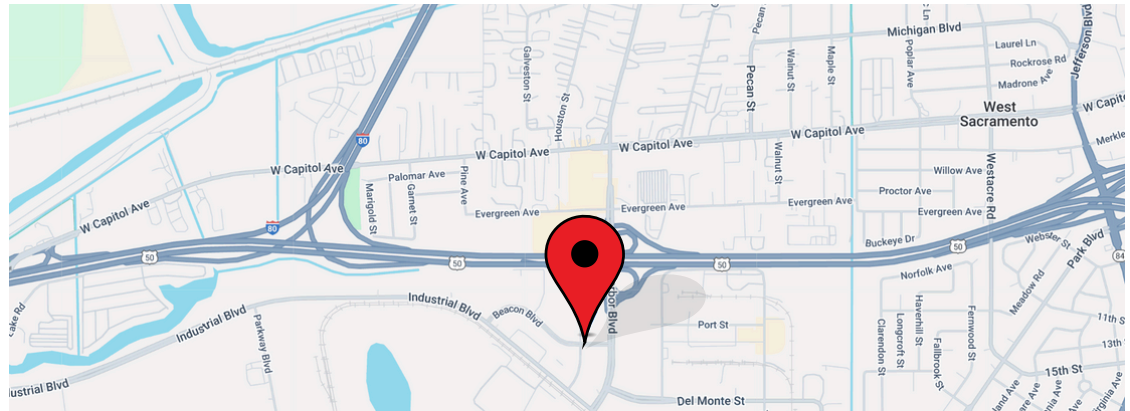
ANTONIA GIAOURIS

Executive Director of Leasing

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Information herein deemed reliable but not guaranteed. References to any values are approximate. Floor Plans and Site Plans are not to scale. Lessee should conduct independent verification of all matters deemed to be material. Listed rate may not include certain utilities, building services and property expenses. All approvals, permits, and compliance with applicable codes are the responsibility of the lessee.



± 991 - 2,307 SF



FOR LEASE

2950 BEACON BLVD - STE. 30 & 40

West Sacramento, CA 95691



Located in the thriving community of West Sacramento, CA, Harbor Business Park stands as a testament to the region's commitment to economic growth and business-friendly initiatives. Nestled strategically near major transportation routes, the park offers unparalleled access to the Sacramento metropolitan area. This property is perfect for any growing business!

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PROPERTY HIGHLIGHTS

- Lot Size: 2.12 Acres
- Strong Street Visibility
- Desirable Location
- Common Area Restrooms
- Lots of parking
- Easy access to FWY 5, 50, 80 & 99

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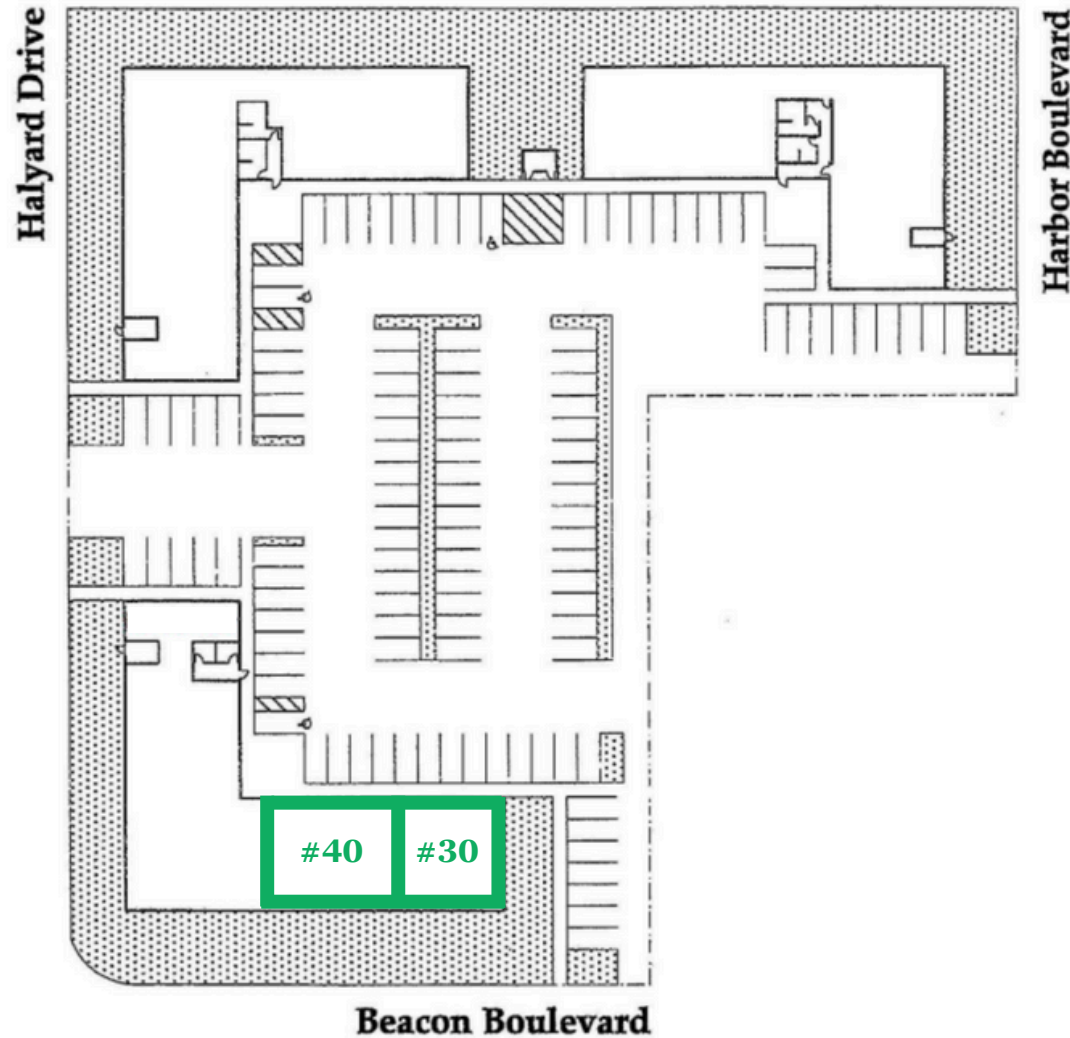


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SITE PLAN



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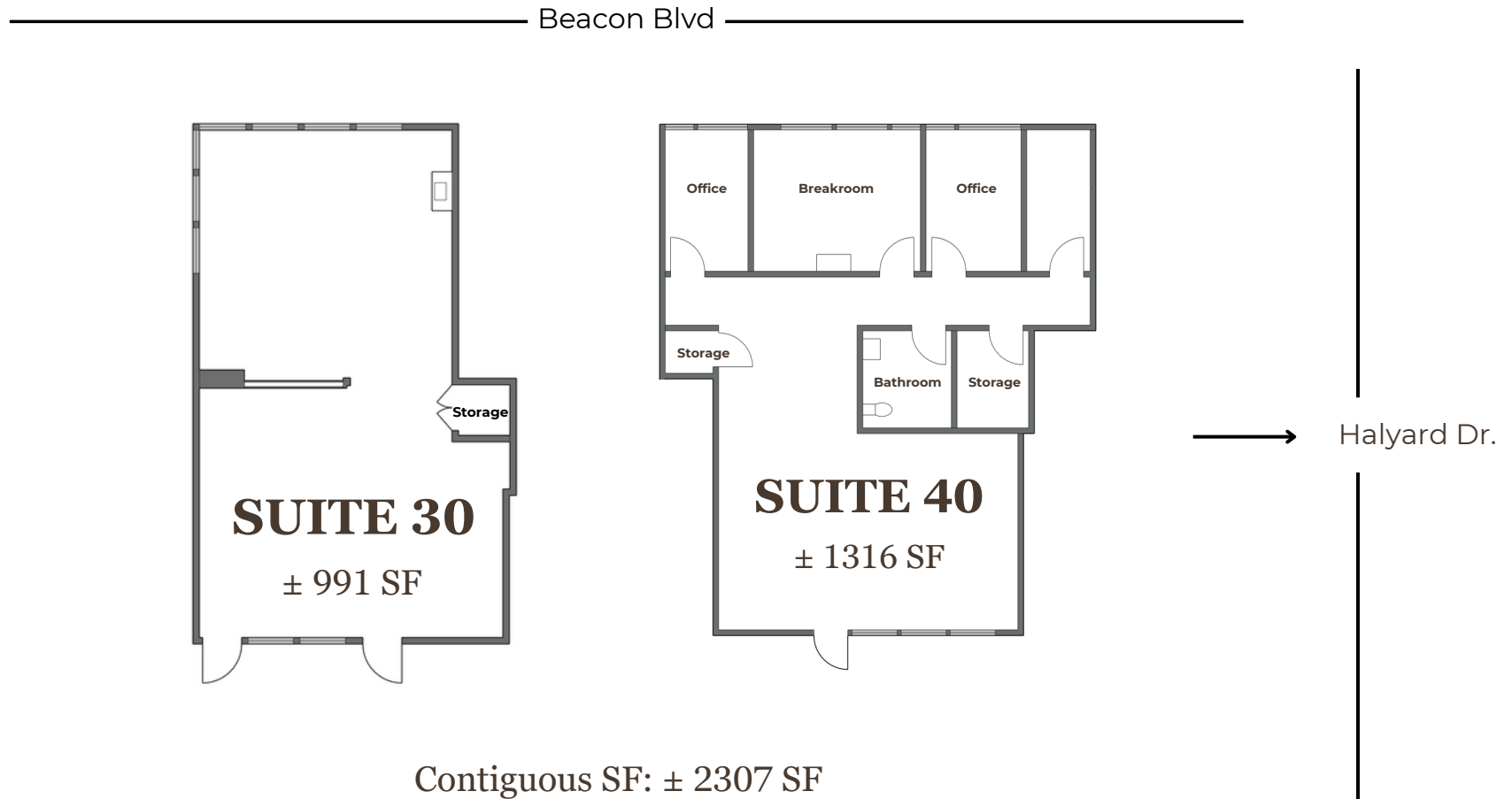


FOR LEASE

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FLOOR PLANS



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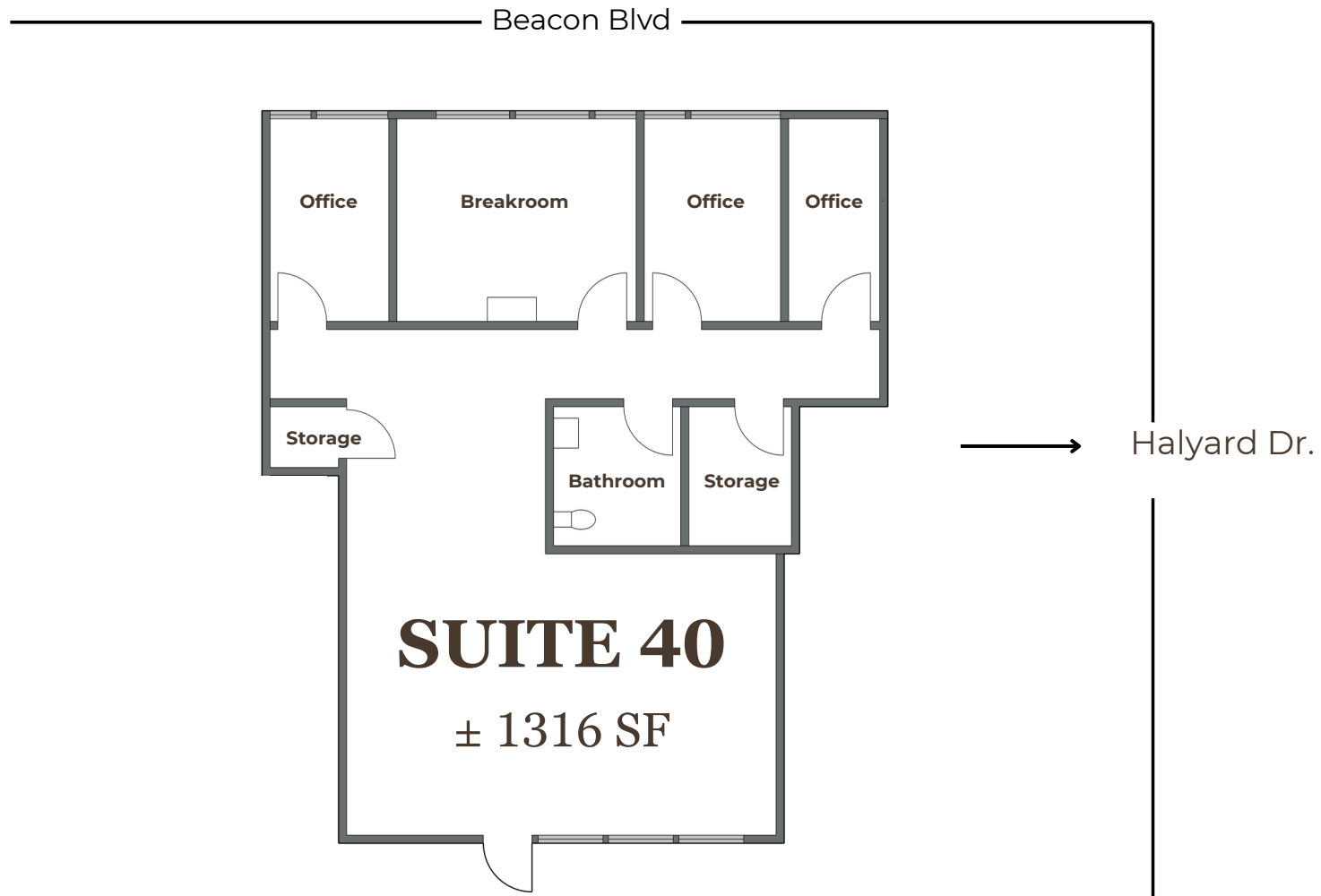


FOR LEASE

2950 BEACON BLVD - SUITE 40

West Sacramento, CA 95691

FLOOR PLAN



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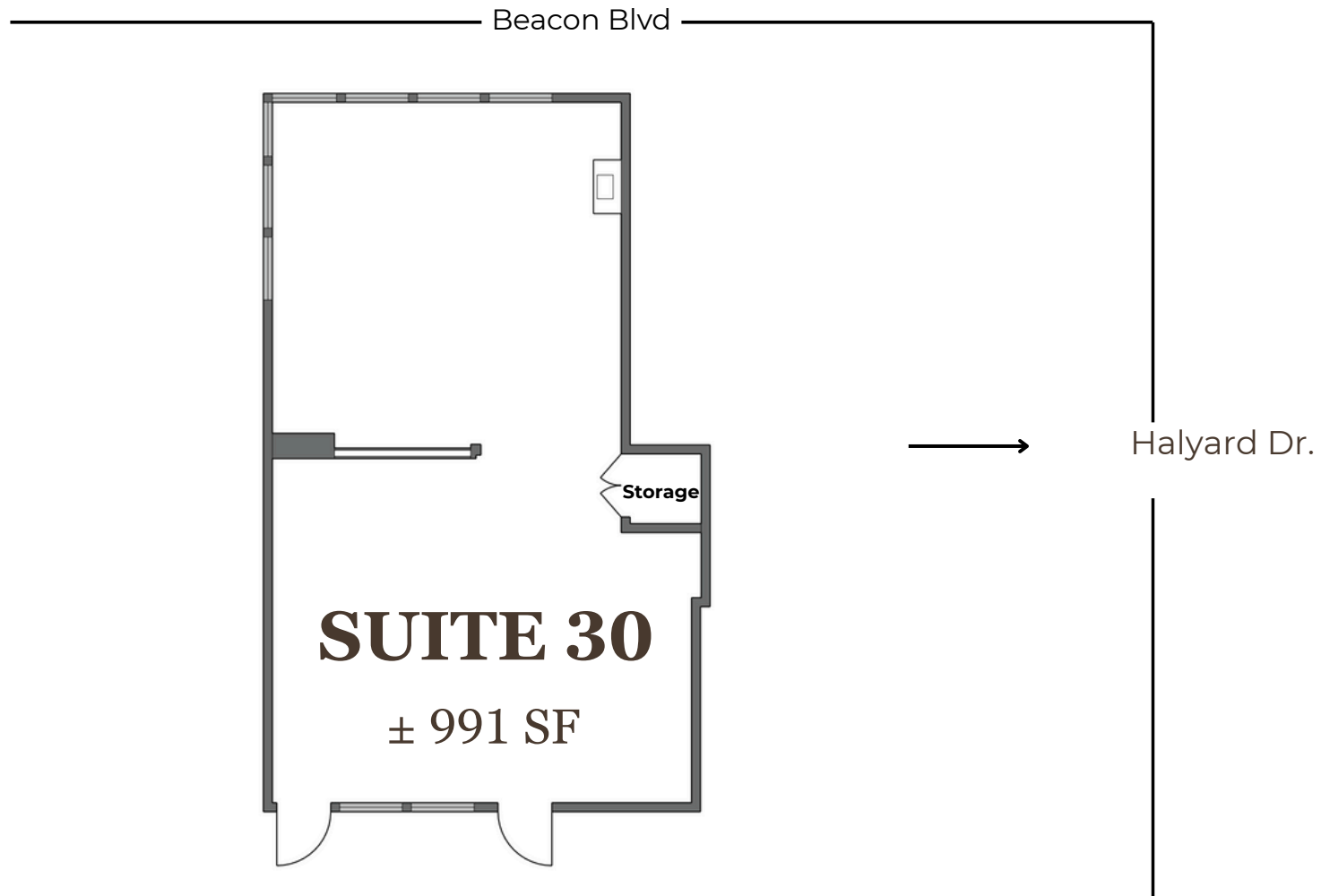


FOR LEASE

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West Sacramento, CA 95691

FLOOR PLAN



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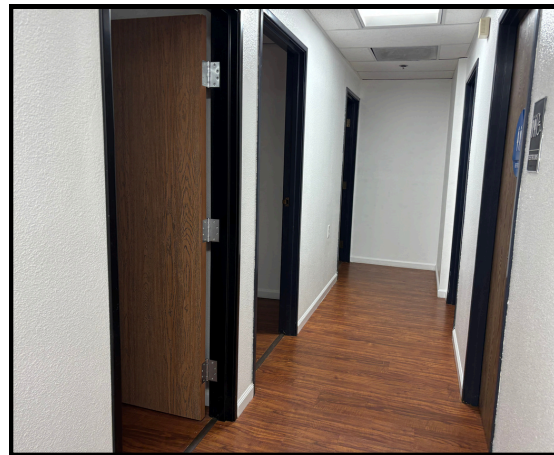
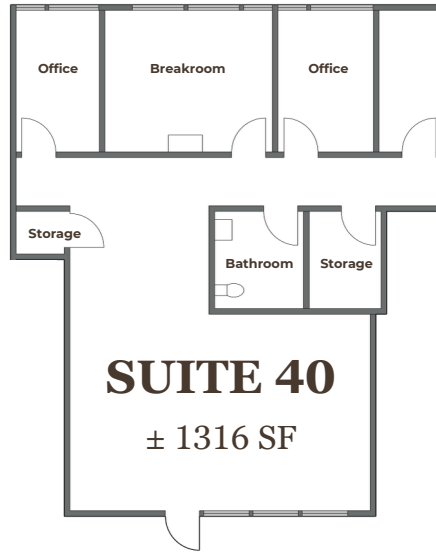
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SUITE 40 HIGHLIGHTS

- ± 1316 rentable SF
- Fully built-out as standard office
- Break room with sink
- Private restroom
- Storage area
- 3 offices
- Heating and cooling system
- Lots of natural light

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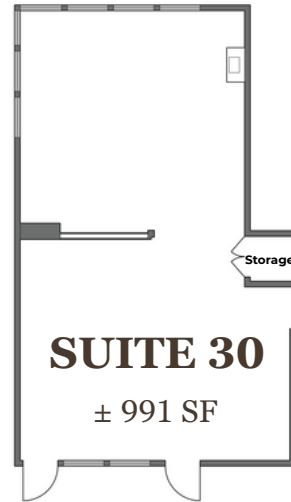
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FOR LEASE

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SUITE 30 HIGHLIGHTS

- ± 991 rentable SF
- Fully built-out office space
- Mostly open floor plan layout
- Heating and cooling system
- Lots of natural light
- Corner unit - good street visibility
- Secured storage closet

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2950 BEACON BLVD
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The map displays the Sacramento, CA area, centered on the Sacramento Regional Transit Center, which is marked with a red pin. The map includes major highways such as Interstate 80 and US Highway 50. Key streets shown include W Capitol Ave, Industrial Blvd, Harbor Blvd, and Jefferson Blvd. Numerous commercial establishments are labeled, including Walmart Supercenter, IKEA, DOLLAR TREE, Holiday Inn, Sutter Health, and the Sacramento Regional Transit Center. A scale bar indicates a distance of 1.5 miles. The map also shows the Sacramento River and the Sacramento International Airport.

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2950 BEACON BLVD

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RETAIL/OFFICE SPACES

AVAILABLE FOR LEASE!

Suite 30: ± 991 SF + Suite 40: ± 1,316 SF

Contiguous: ± 2307 SF

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