

For lease

Warehouses with large yards

Building C: $\pm 20,400$ SF with $\pm 18,131$ SF yard

Building D: $\pm 9,600$ SF with $\pm 14,365$ SF yard

3730 & 3750 Happy Lane
Sacramento, CA 95827

Located in the Happy Lane Business Park, less than 2 miles south of Highway 50 at the Bradshaw Road exit. The original Business Park was completed in 2009, these two buildings are the final phase.

- Zoning: M-1, Light Industrial (County of Sacramento)
- Grade-level loading
 - Building C: 12'x14' (1) and 16'x14' (3)
 - Building D: 12'x14' (2)
- Spec office:
 - Building C: $\pm 1,339$ SF
 - Building D: $\pm 1,043$ SF
- Electrical service:
 - 800 amps, 120/208v, 3-phase for each building
 - (to be independently verified by tenant prior to entering into a binding agreement)*
- Clear height: $\pm 22'$
- Asking lease rate:
 - contact Broker for more information



Roof On! | May 2026 estimated delivery date

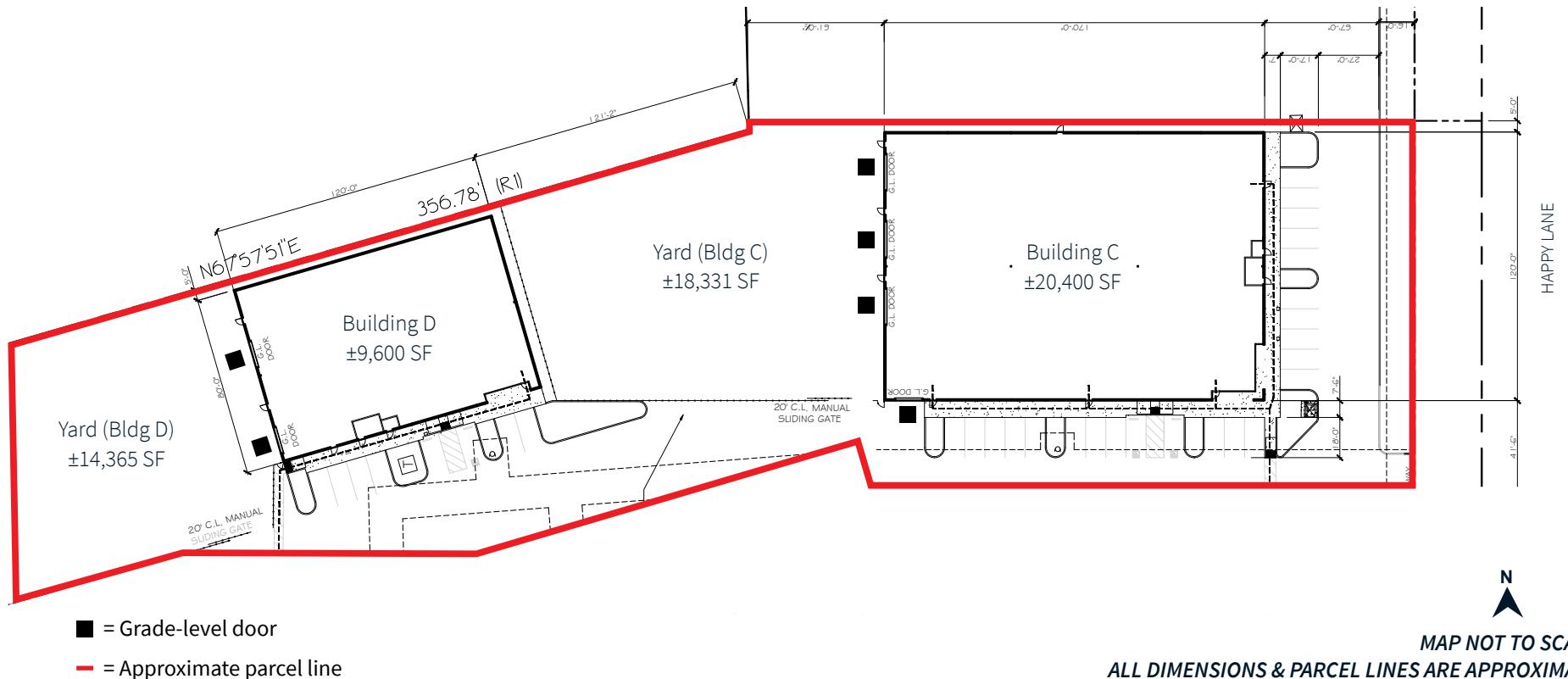
Site plan

Building C: 3730 Happy Lane

Total SF	$\pm 20,400$
Office SF	$\pm 1,339$
Parking	28 spaces
Yard area	$\pm 18,331$ SF
Grade-level loading	4 grade-level doors

Building D: 3750 Happy Lane

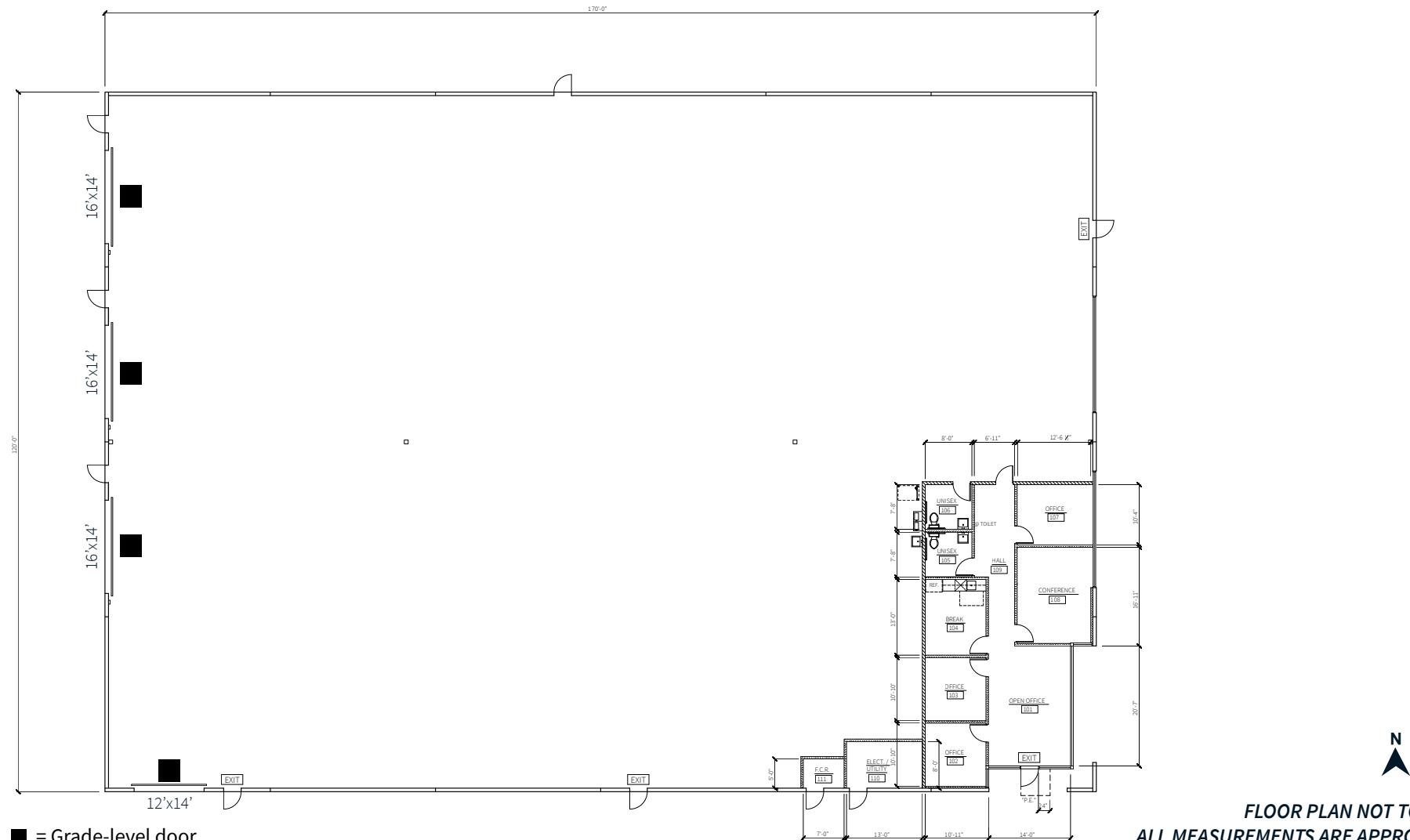
Total SF	$\pm 9,600$
Office SF	$\pm 1,043$
Parking	8 spaces
Yard area	$\pm 14,365$ SF
Grade-level loading	2 grade-level doors



Building C floor plan

Total SF: ±20,400

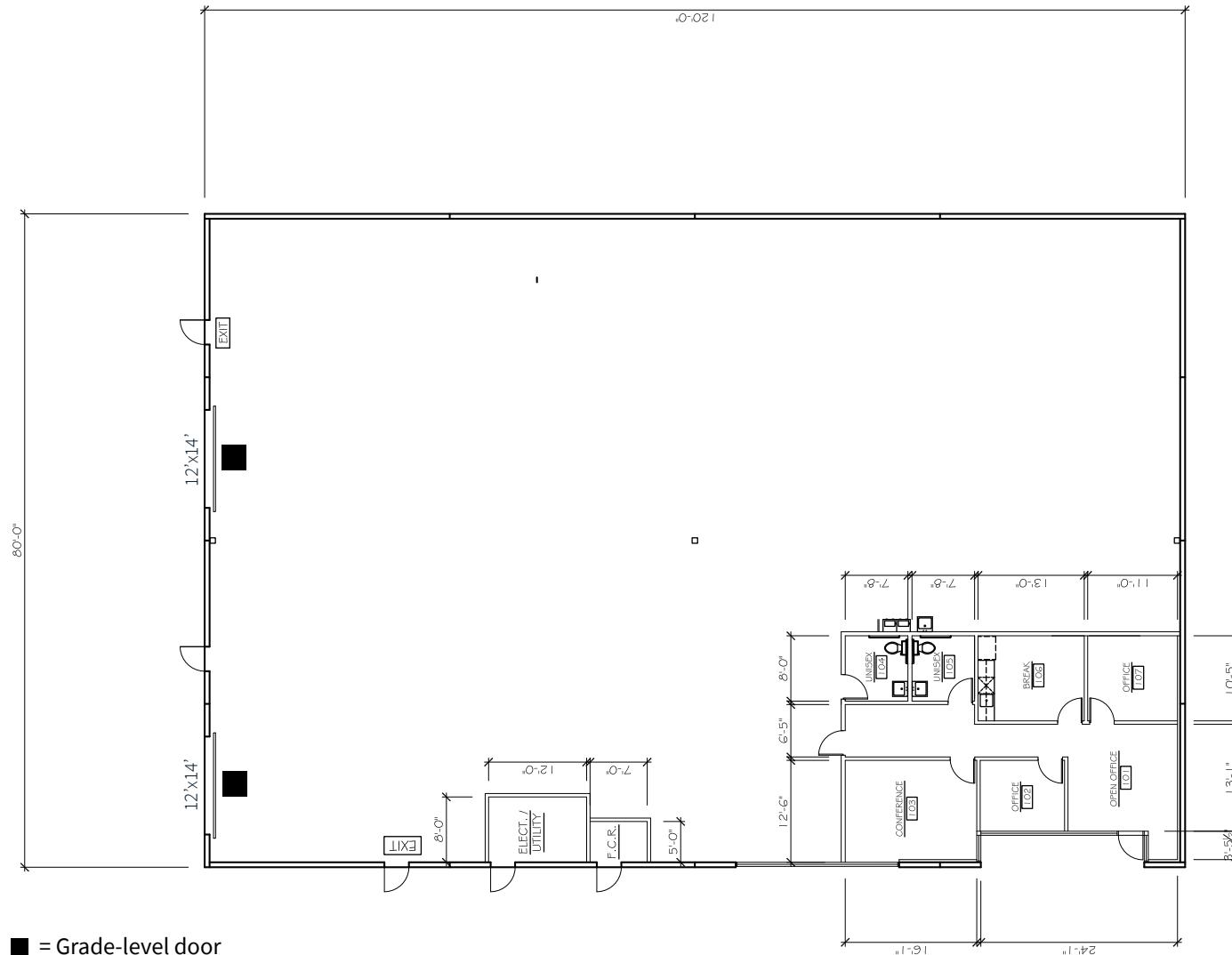
Includes: ±1,339 SF office | ±19,061 SF warehouse



Building D floor plan

Total SF: ±9,600

Includes: ±1,043 SF office | ±8,557 SF warehouse



■ = Grade-level door

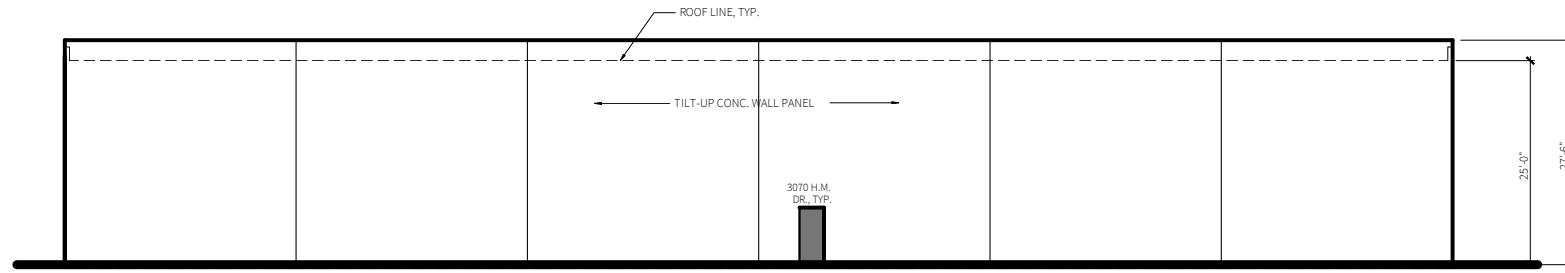


**FLOOR PLAN NOT TO SCALE.
ALL MEASUREMENTS ARE APPROXIMATE.**

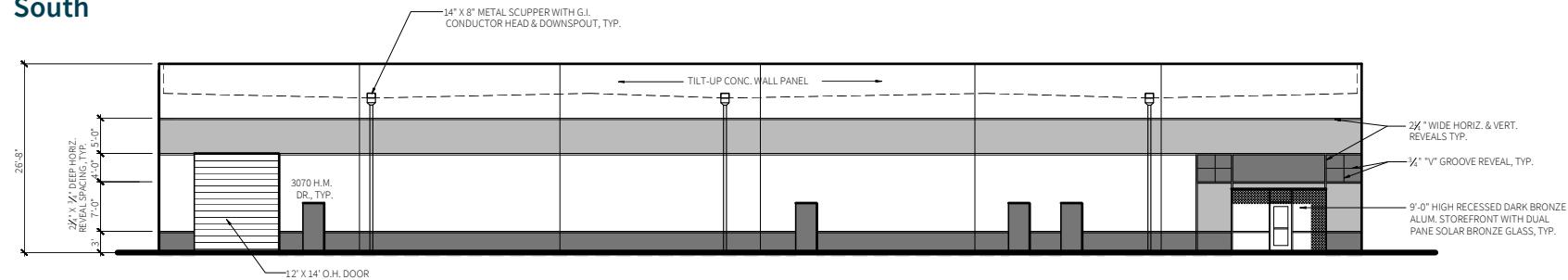
Elevations

Building C

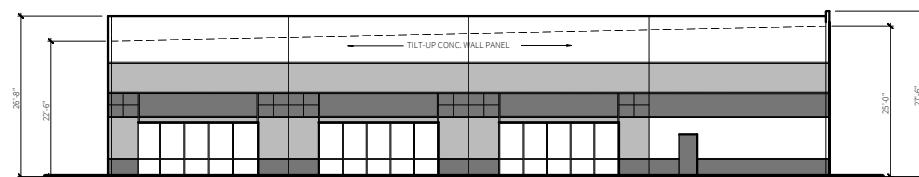
North



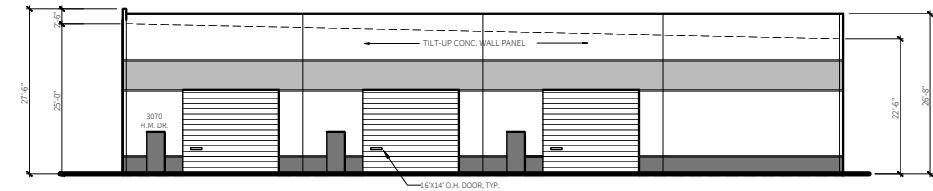
South



East



West

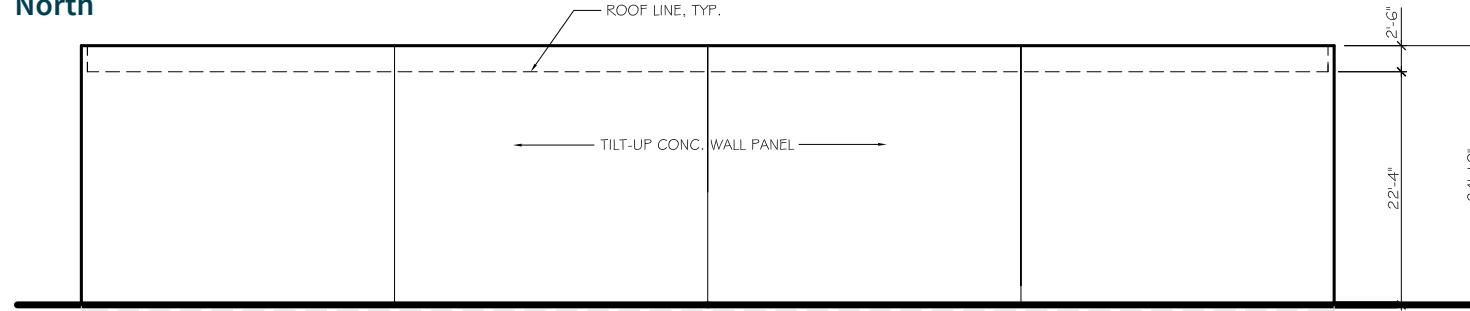


**ELEVATIONS NOT TO SCALE.
ALL MEASUREMENTS ARE APPROXIMATE.**

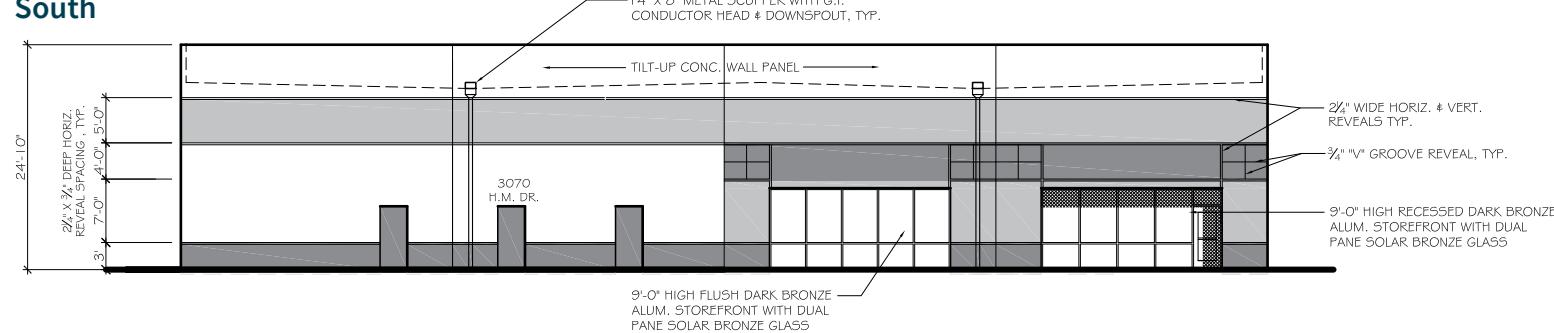
Elevations

Building D

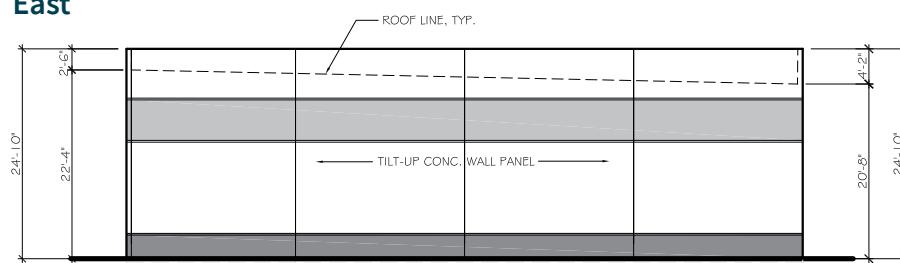
North



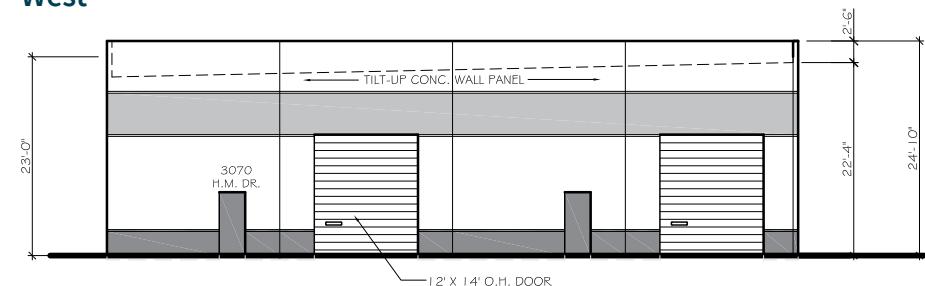
South



East

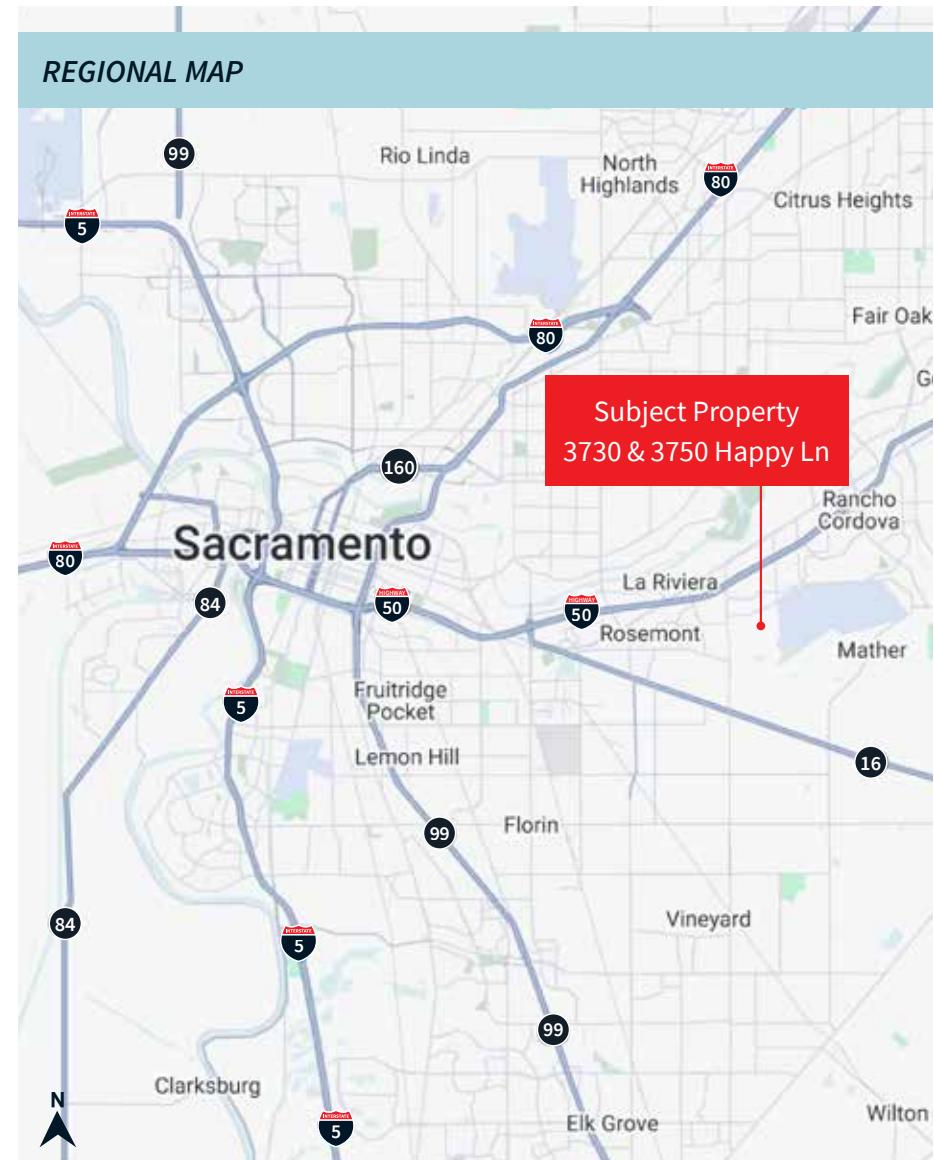
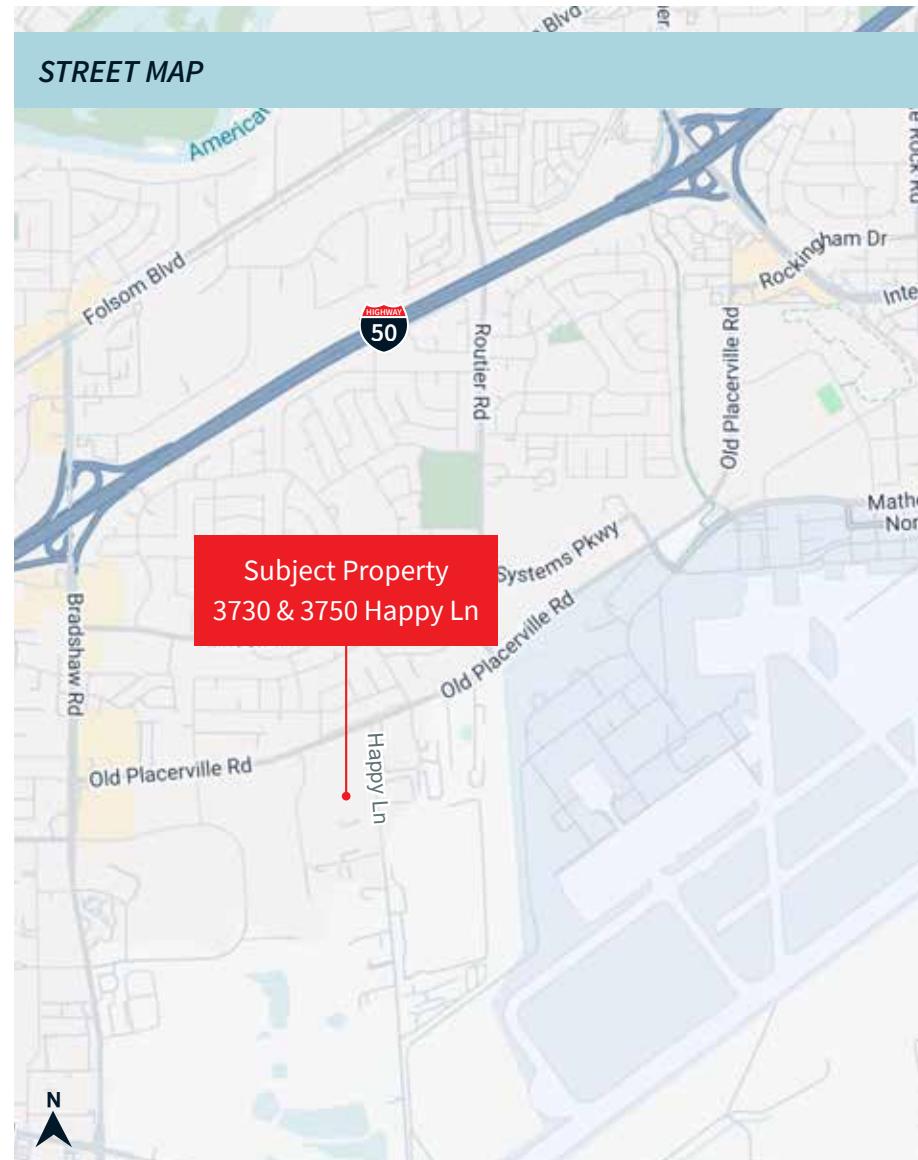


West



**ELEVATIONS NOT TO SCALE.
ALL MEASUREMENTS ARE APPROXIMATE.**

Location Maps



For lease

Warehouses with large yards

Building C: ±20,400 SF with ±18,131 SF yard

Building D: ±9,600 SF with ±14,365 SF yard

3730 & 3750 Happy Lane
Sacramento, CA 95827

JLL Sacramento Industrial Team

RJ Jimenez

Associate

RJ.Jimenez@jll.com

+1 916 440 1837

Lic. 02248675

Dominic Smith

Senior Associate

Dominic.Smith@jll.com

+1 916 995 9396

Lic. 02106714

Mike Luca, SIOR

Senior Managing Director

Mike.Luca@jll.com

+1 916 214 0466

Lic. 01447904

Jones Lang LaSalle Brokerage, Inc.

CA Real Estate License #01856260