

For lease or sale

Warehouse with large paved yard

Lease rate: \$1.00 PSF + NNN

Sale price: please contact broker

3850 Happy Lane
Sacramento, CA 95827


JLL Sacramento Industrial Team

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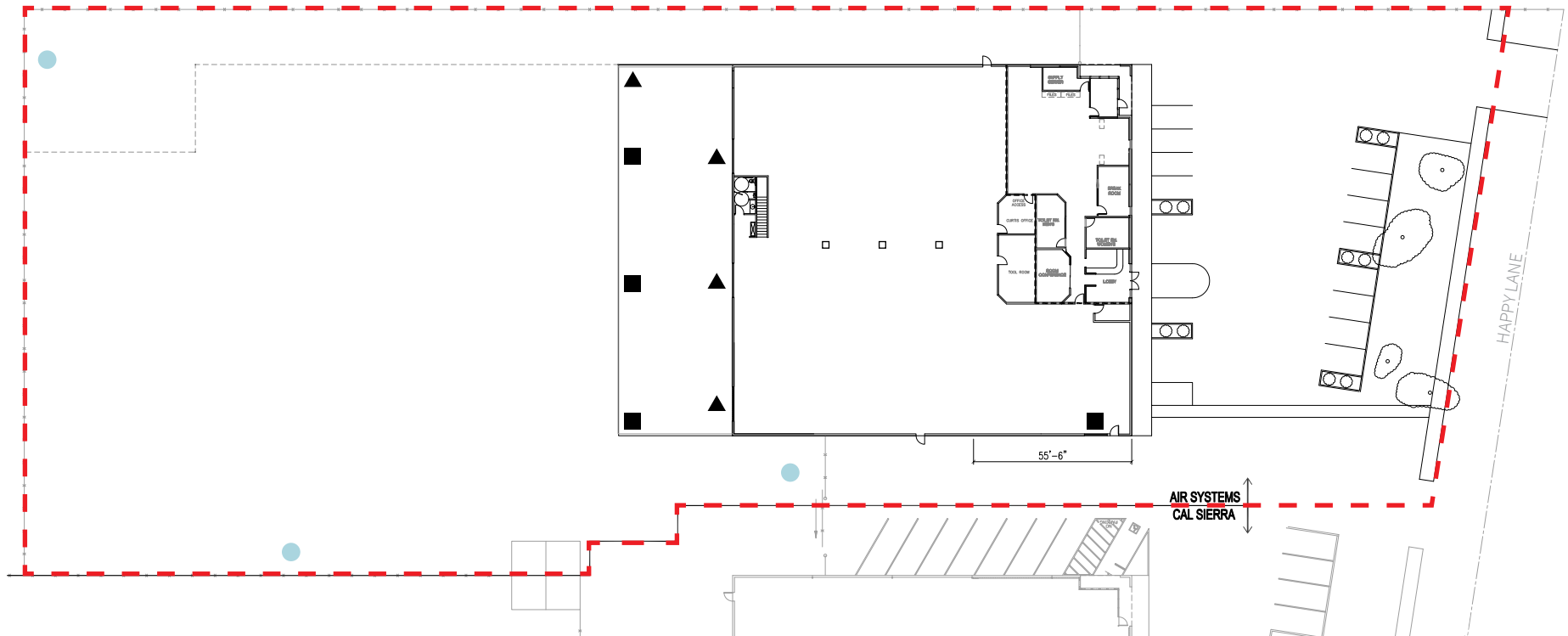


 **JLL** SEE A BRIGHTER WAY

Property features

Located next to the Happy Lane Business Park, less than 2 miles South of Highway 50 at the Bradshaw Rd exit. The building was built in 1991 and offers 3- Phase Power along with a large, fenced and paved yard.

- Building SF: ±23,400 SF
- Total Parcel Size: ±2.02 Acres
- Fenced yard: ± 42,000 SF
- Clear Height: ± 22'
- Office Space: ±3000 SF
- Grade Level Doors: 4 total
(3) 14' x 14' | (1) 10' x 8'
- Column spacing: 28' x 64'
- Electrical: 3-phase power
- Zoning: M-1



- = Grade Level Door
- ▲ = Roll-up Door
- = Drains
- = Approx. parcel line



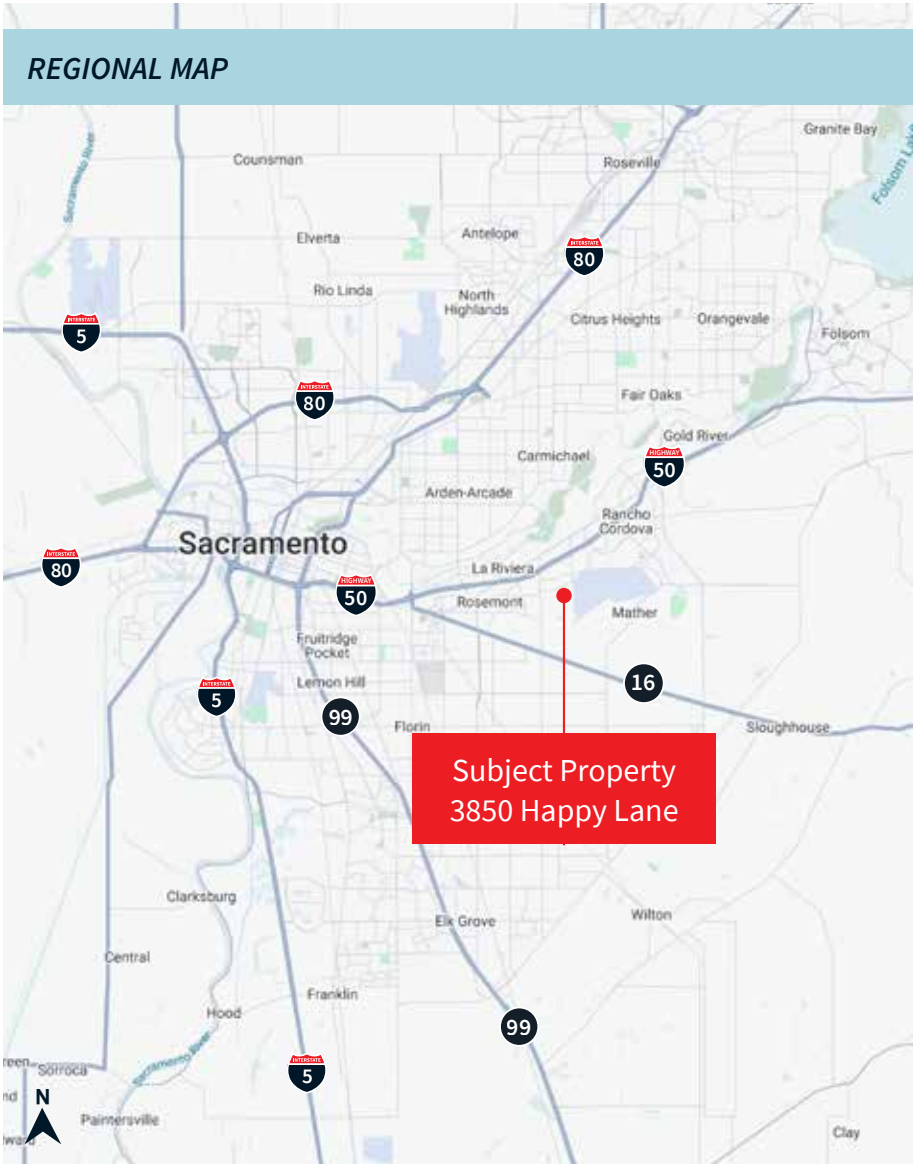
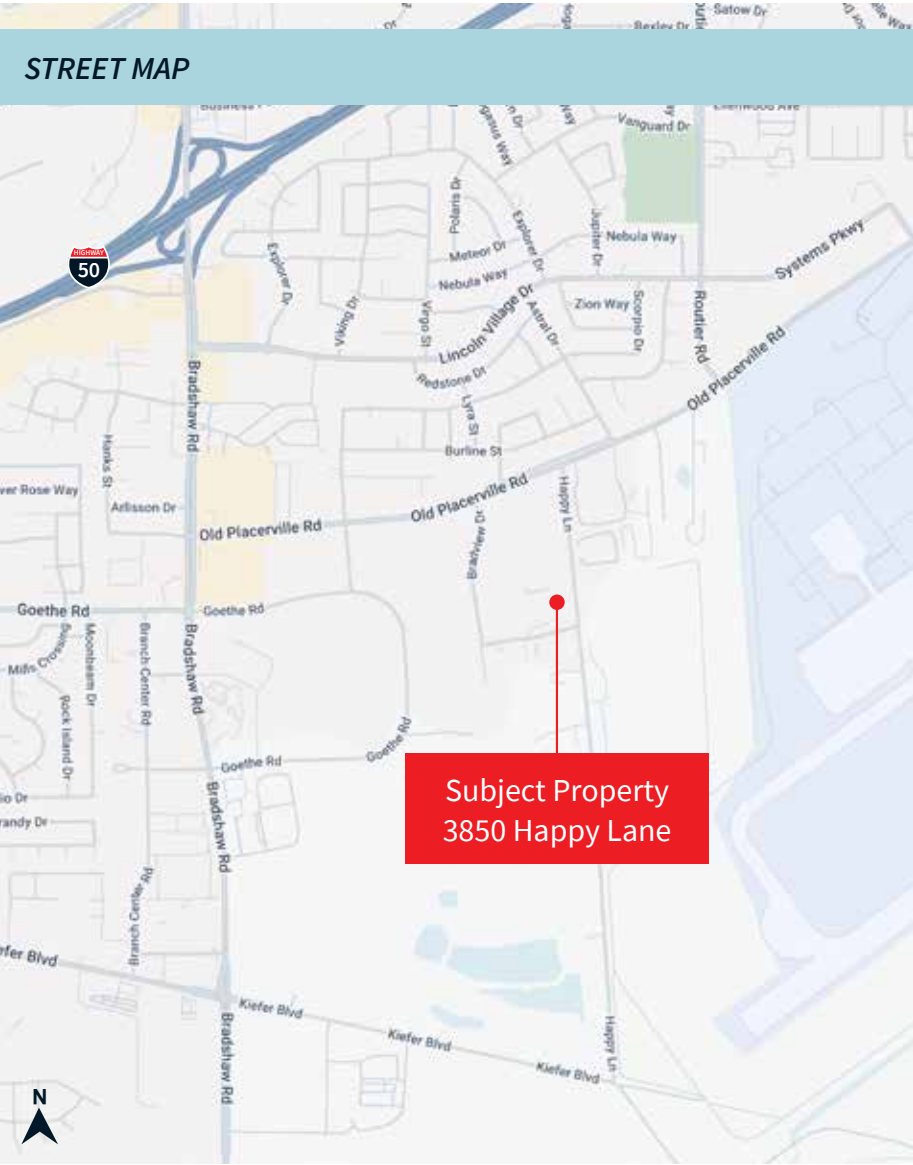
MAP NOT TO SCALE

Vicinity neighbors



MAP NOT TO SCALE

Location maps



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