

MADISON WEST BUSINESS PARK

3600-3628 MADISON AVENUE, SACRAMENTO

LOW RATE!
\$0.59 PSF

±2,400 SF
UNIT AVAILABLE

±18,947 SF
UNIT AVAILABLE

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PROPERTY HIGHLIGHTS



Professional setting with beautiful mature landscaping



Office and warehouse R&D/
Flex Manufacturing/Tech



Centrally located with easy access
to Interstate 80 and Business 80 via
Watt Avenue



Ample parking



Competitive lease rates



Grade level doors



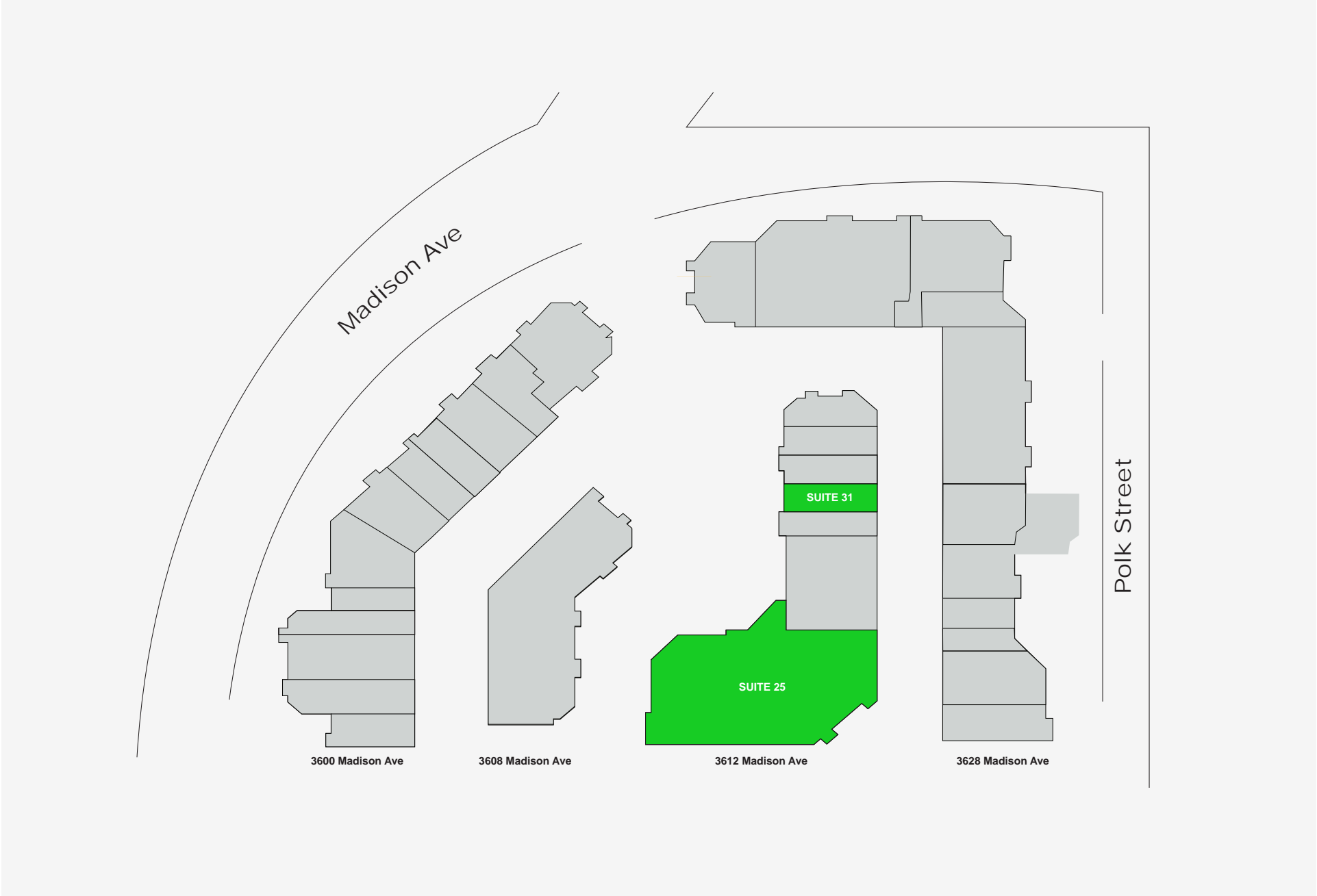
Currently striped
for $\pm 3.6/1000$ SF parking



MP zoning



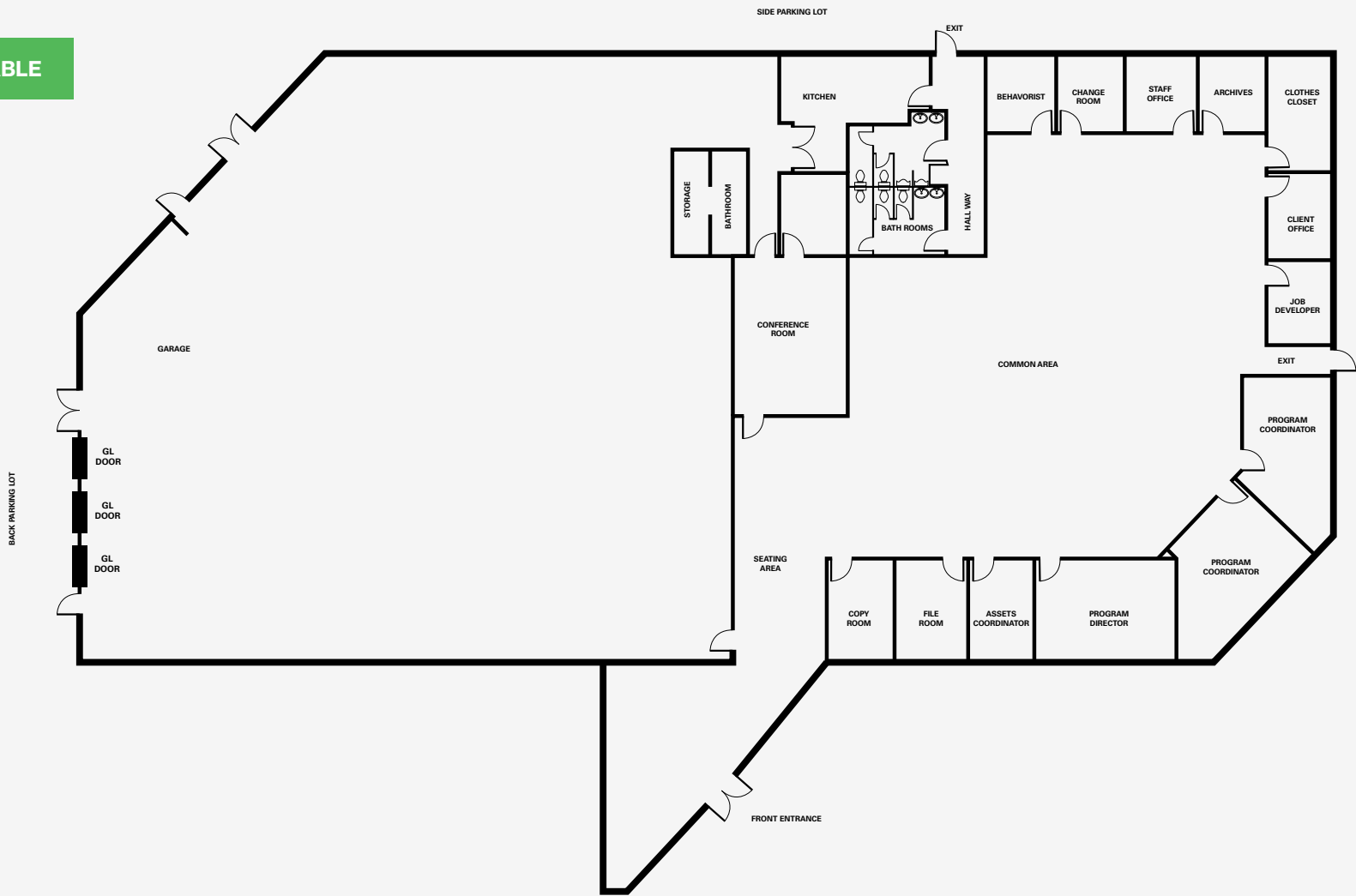
Building	Suite	Total SF	Office SF	Notes	STATUS
3612	25	±18,947 SF	±9,474 SF	Three (3) roll-up doors, 50% office, 50% warehouse space.	AVAILABLE
3612	31	±2,400 SF		One (1) roll-up door, one (1) restroom, two (2) private offices	AVAILABLE





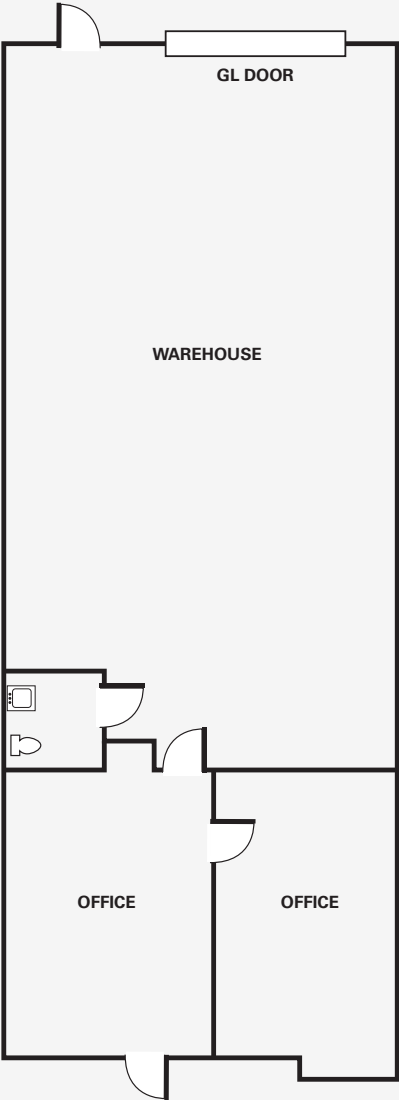
3612 MADISON AVE, SUITE 25

AVAILABLE



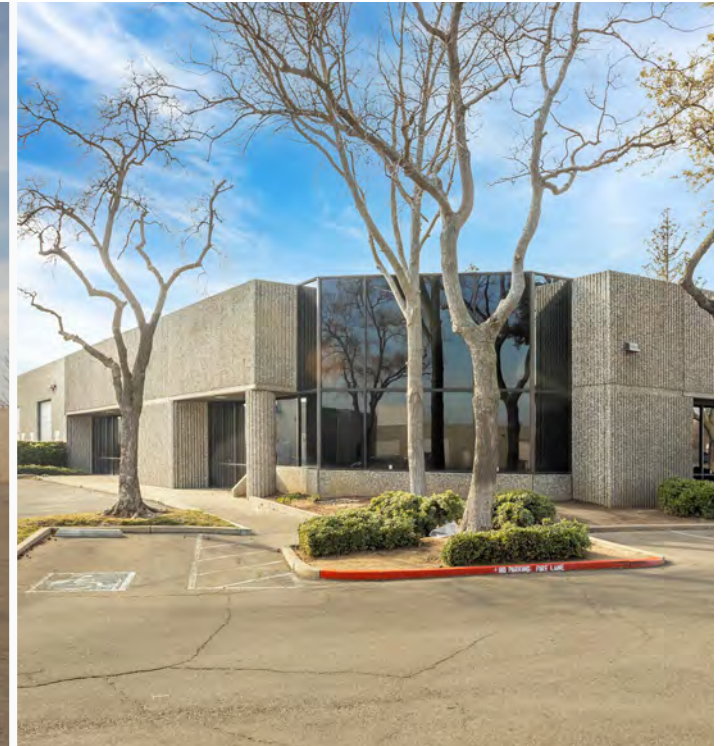
AVAILABLE

3612 MADISON AVE, SUITE 31



PROPERTY PHOTOS

Madison West Business Park



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The distributor of this communication is performing acts for which a real estate license is required. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. 10/25