

# 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

**RJ Jimenez**  
Senior Associate  
RE Lic. 02248675

**Dominic Smith**  
Vice President  
RE Lic. 02106714

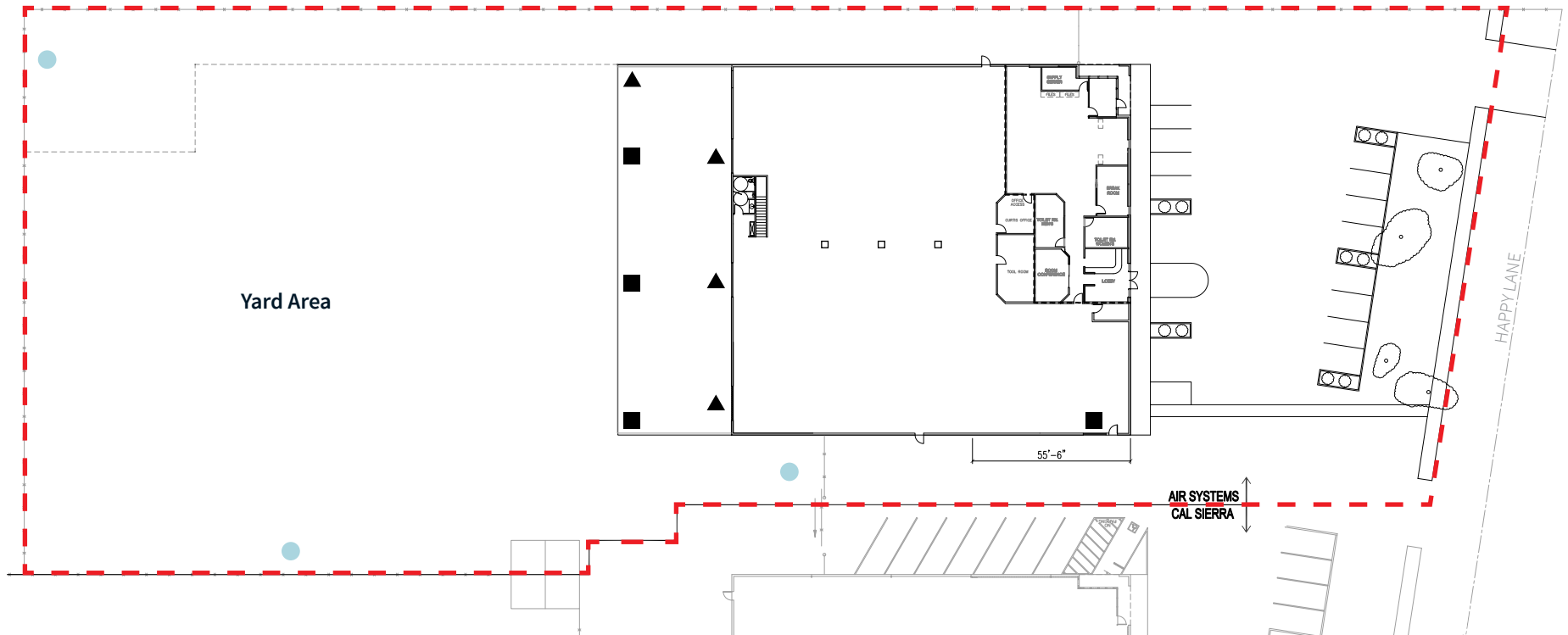
**Mike Luca, SIOR**  
Senior Managing Director  
RE Lic. 01447904



# 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

N  
MAP NOT TO SCALE

# Property aerials



3850 Happy Lane / Sacramento, CA

# Warehouse photos

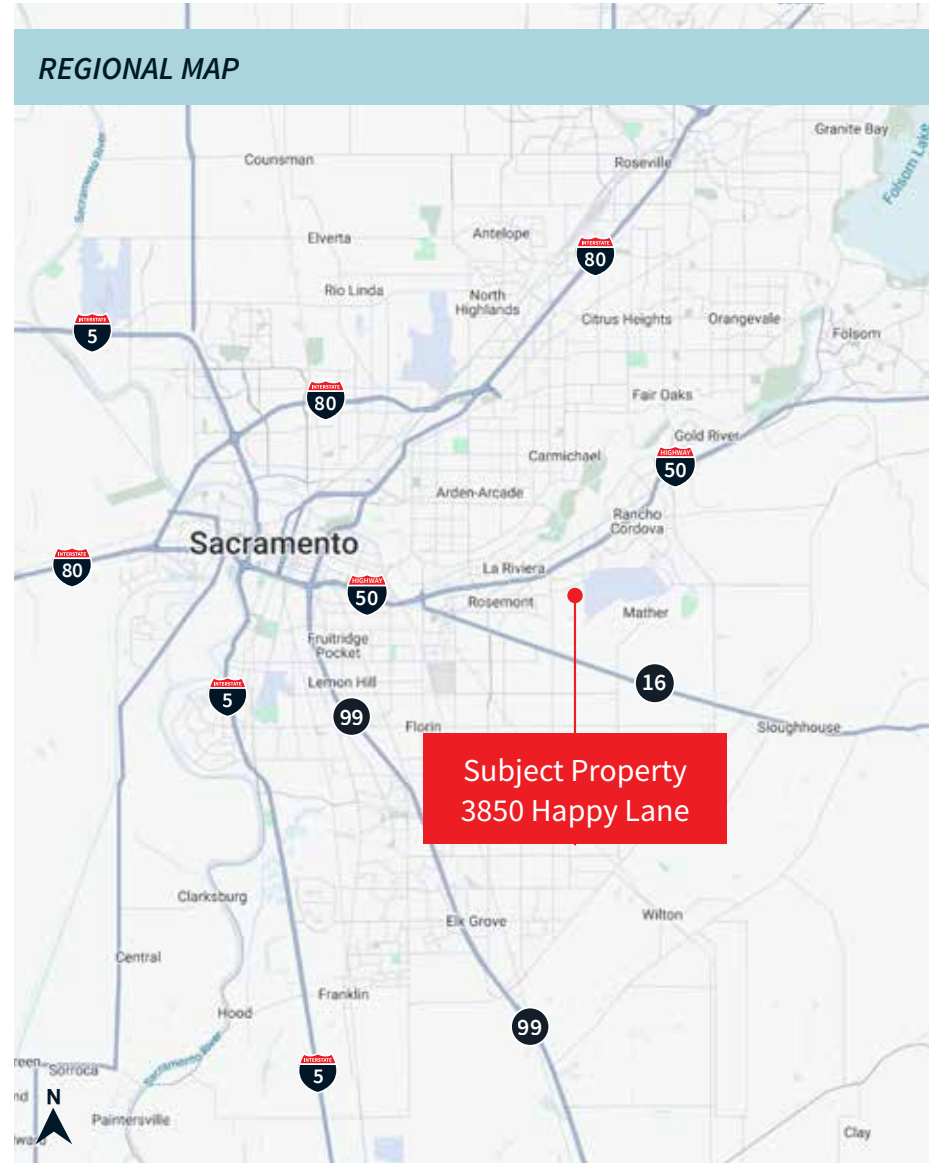
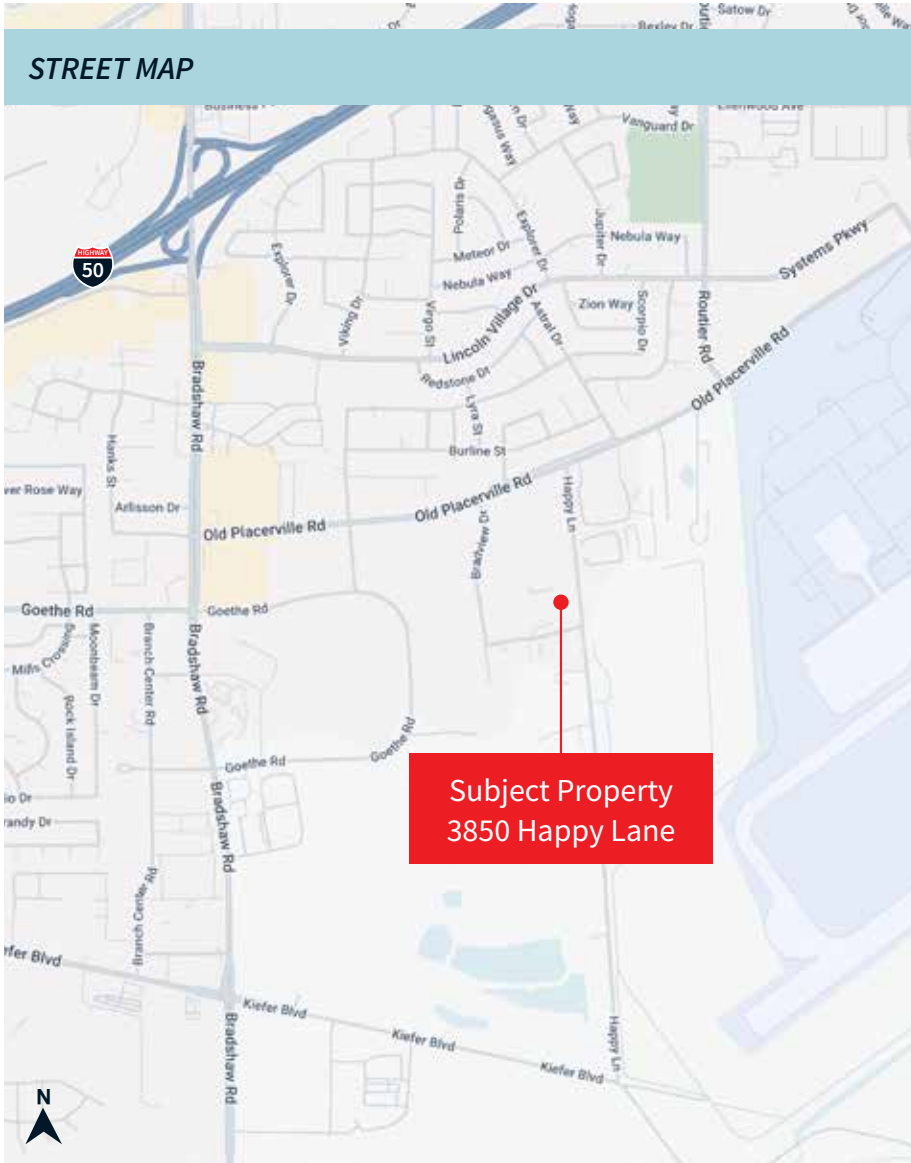


# Vicinity neighbors



MAP NOT TO SCALE

# Location maps



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