

*for lease*

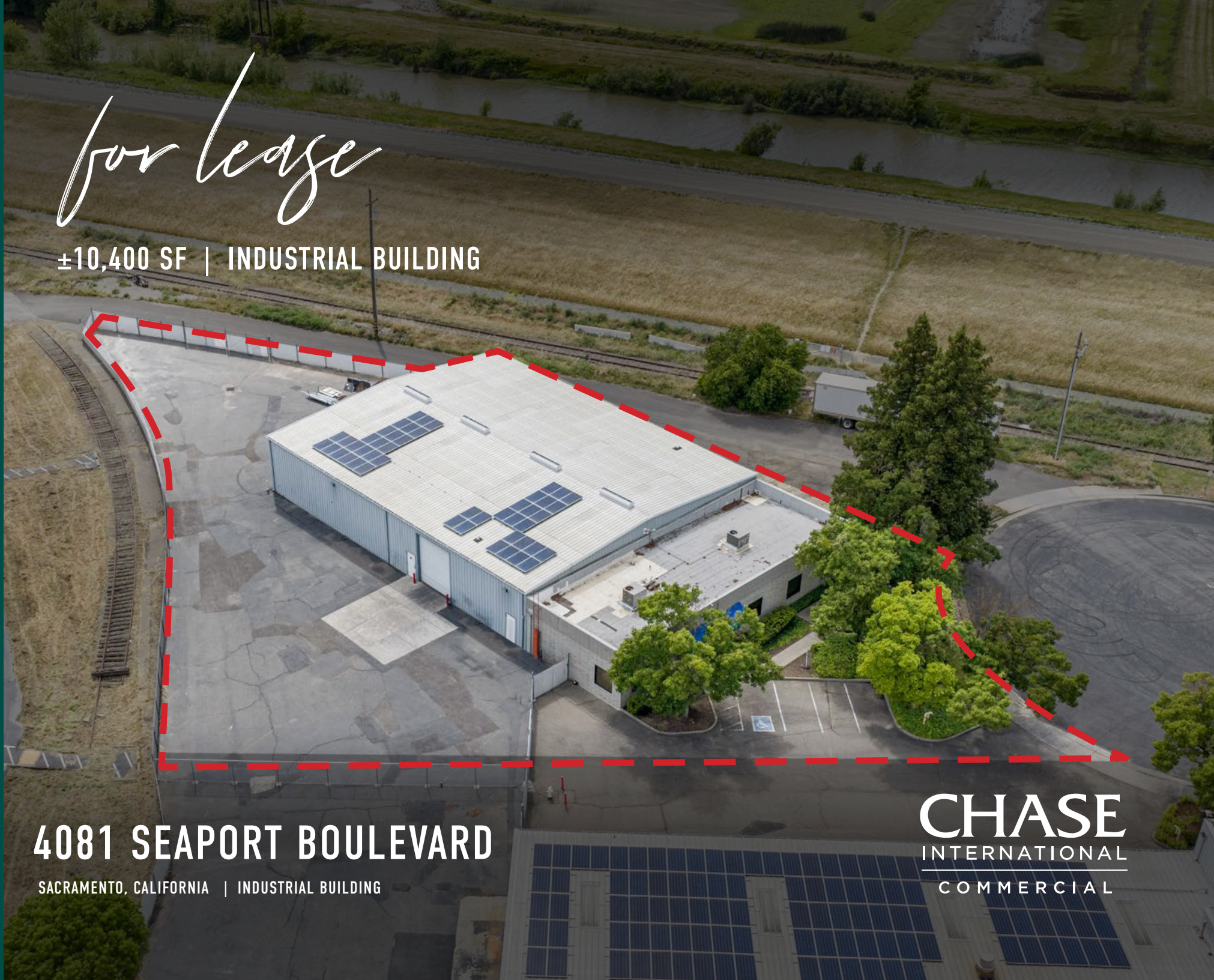
±10,400 SF | INDUSTRIAL BUILDING

FOR LEASE | INDUSTRIAL BUILDING

**4081 SEAPORT BOULEVARD**

SACRAMENTO, CALIFORNIA | INDUSTRIAL BUILDING

**CHASE**  
INTERNATIONAL  
COMMERCIAL





# Offering Summary

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## LEASE INFORMATION

**Address:** 4081 Seaport Boulevard  
West Sacramento, CA 95691

**County:** Yolo County

**APN:** 067-030-039-000

**Lease Rate:** \$0.96/SF/MO NNN

**NNN Expenses:** ~\$1.75/SF ann or .15 cents per month

**Minimum Term:** 5 Years Preferred

**Building Size:** ±10,400 SF

±2,400 SF Office

±8,000 SF Warehouse

±800 SF Mezzanine

21,000 SF Secured and Fenced Yard

**Lot Size:** ±0.99 Acres (±43,298 SF)

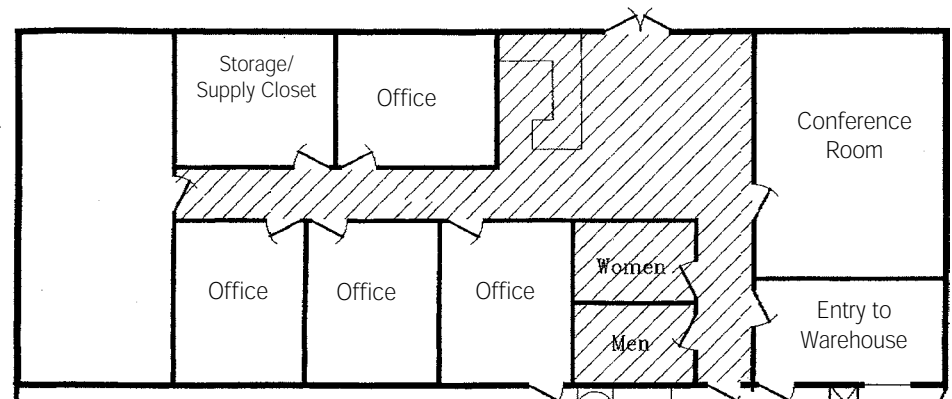
**Year Built:** 1991

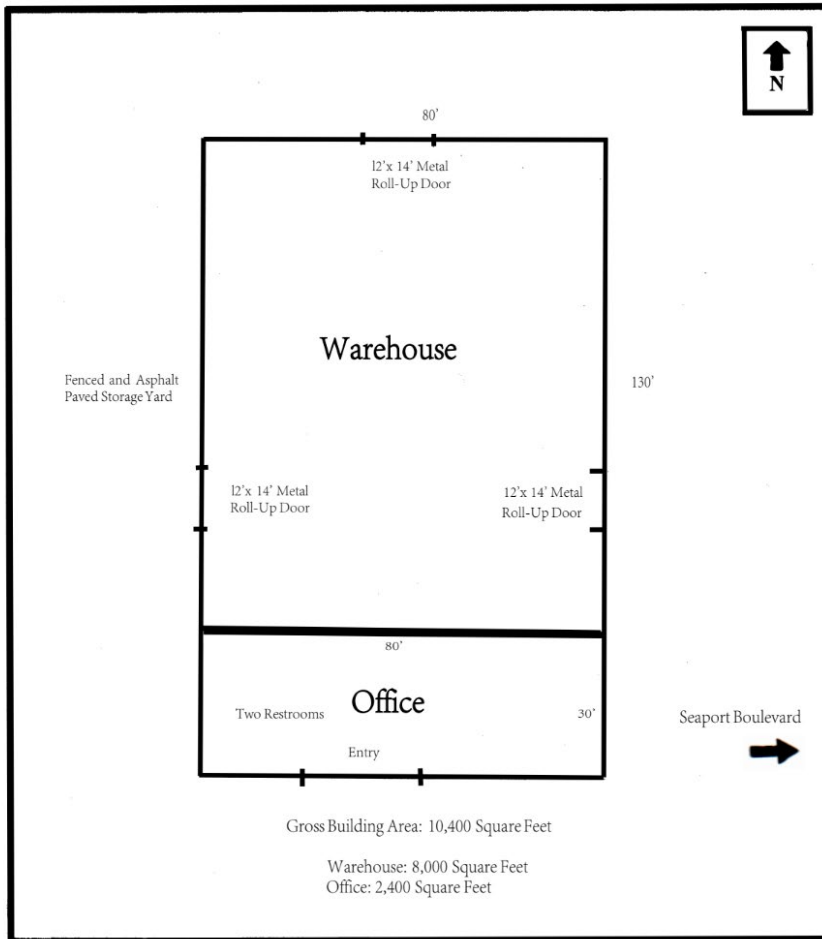
**Zoning:** M-2 (Industrial)

# Building & Location Overview

- Rare combination of building + secured yard
- Ideal for service contractors and fleet-based users
- Efficient warehouse layout supports operations
- Low-traffic location enhances usability and safety
- Flexible configuration for multiple use types
- ±10,400 SF Industrial Facility
- ±2,400 SF Office | ±8,000 SF Warehouse
- ±800 SF Mezzanine
- 16' Clear Height
- Three (3) Grade-Level Roll-Up Doors Measuring 12"x14"
- Three (3) Phase 200 Amps/208 Volts 4-Wire
- Free-Span Warehouse Configuration
- 21,000 SF Secured, Fenced & Paved Yard
- Wet Sprinkler System
- 12 Parking Spaces
- Natural Light Throughout Office
- Private Offices + Reception Area
- Solar Power

- Prime West Sacramento industrial corridor
- Located Within Minutes of I-80 And US-50
- Strong connectivity to regional distribution routes
- Access to Sacramento labor pool
- End-of-cul-de-sac setting (reduced traffic)





## Property Description

Positioned in the highly desirable West Sacramento industrial corridor, 4081 Seaport Boulevard offers a versatile and functional warehouse opportunity ideal for service, distribution, or light industrial users.

The ±10,400 SF building features a balanced mix of office and warehouse space, including ±2,400 SF of office and ±8,000 SF of warehouse, along with an additional 800 SF mezzanine area. The office buildout includes multiple private offices, a reception area, and abundant natural light, creating a professional and comfortable working environment.

The warehouse is designed for efficient operations with 16' clear height, three (3) Grade-Level Roll-Up Doors Measuring 12" x 14" and a free-span layout that allows for flexible use and workflow efficiency.

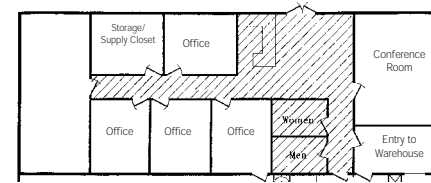
A standout feature of the property is the 21,000 SF secured, paved, and fenced yard area—an increasingly rare amenity—ideal for equipment storage, fleet parking, or outdoor operations.

Located at the end of a cul-de-sac, the property offers a quieter, low-traffic setting while maintaining immediate access to I-80 and major regional transportation routes.



## Office Features

- ±2,400 SF dedicated office space
- Professional, functional layout
- Multiple private offices
- Lobby
- Abundant natural light
- Men's & Women's Restrooms



## Warehouse Features

- ±8,000 SF warehouse
- Three (3) Phase 200 Amps/208 Volts 4-Wire
- ±800 SF mezzanine
- Free-span layout
- 16' clear height
- Fully sprinklered (Wet sprinklers) Mezzanine has fire suppression in place
- Three (3) Grade-Level Roll-Up Doors Measuring 12"x14"





## Zoning: M-2 (Industrial)

Potential uses include:

### INDUSTRIAL / LOGISTICS

- Warehousing
- Distribution
- Logistics

### SERVICE / CONTRACTOR

- HVAC
- Plumbing
- Electrical
- Construction

### LIGHT MANUFACTURING

- Assembly
- Fabrication

### FLEX USERS

- Office + Warehouse combinations

*All uses subject to Yolo County verification.*

# Demographic Summary

## 5-Mile Radius

- Dense Sacramento metro labor pool
- Strong access to regional workforce and transportation infrastructure
- Immediate proximity to industrial, logistics, and port-related users
- Located within the greater Sacramento MSA, one of California's fastest-growing distribution markets



## Distances & Drive Times

Destination	Approx. Drive Time	Approx. Distance
Downtown Sacramento	10 minutes	±5 miles
Interstate 80	3-5 minutes	±2 miles
US Highway 50	5 minutes	±3 miles
Interstate 5	8 minutes	±5 miles
Sacramento International Airport (SMF)	18-20 minutes	±13 miles
Port of West Sacramento	5 minutes	±2 miles
Oakland / Port of Oakland	±1 hour 20 minutes	±82 miles
San Francisco	±1 hour 35 minutes	±92 miles
Reno, Nevada	±2 hours	±132 miles

# AREA MAP





# 4081 SEAPORT BOULEVARD, SACRAMENTO, CALIFORNIA 95691

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Corry Castaneda, CPM

DIRECTOR OF COMMERCIAL REAL ESTATE

[ccastaneda@chaseinternational.com](mailto:ccastaneda@chaseinternational.com)

775.745.2194

NV BS.1001732 PM.165987

Kimberly Flanagan

REALTOR®, COMMERCIAL REAL ESTATE ASSOCIATE

[kflanagan@chaseinternational.com](mailto:kflanagan@chaseinternational.com)

775.225.4490

NV S.203626

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