



3995 N FREEWAY BOULEVARD, SACRAMENTO

# ±5,000 SF Industrial Building

For Lease or Sale

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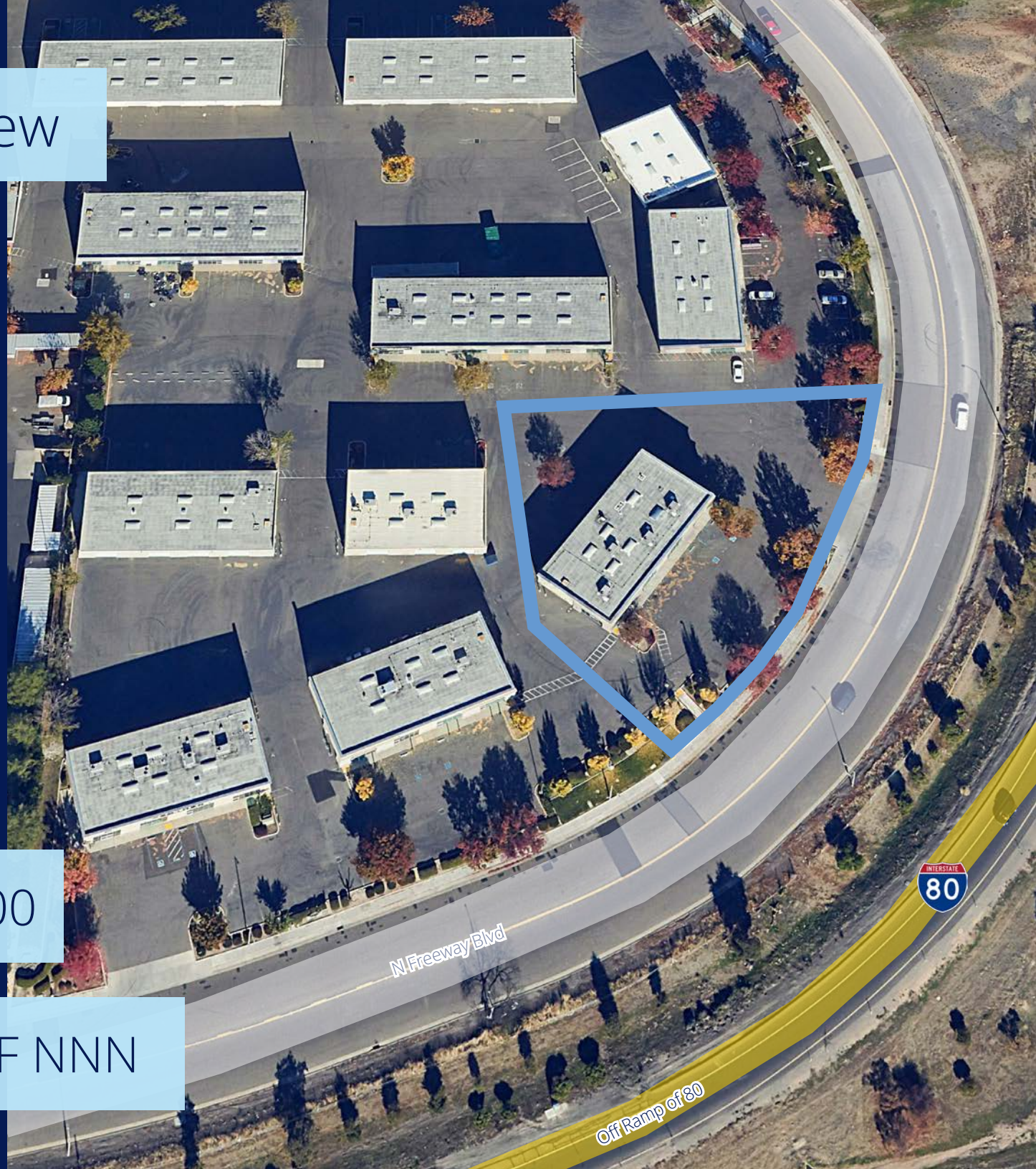
# Property Overview

## Highlights

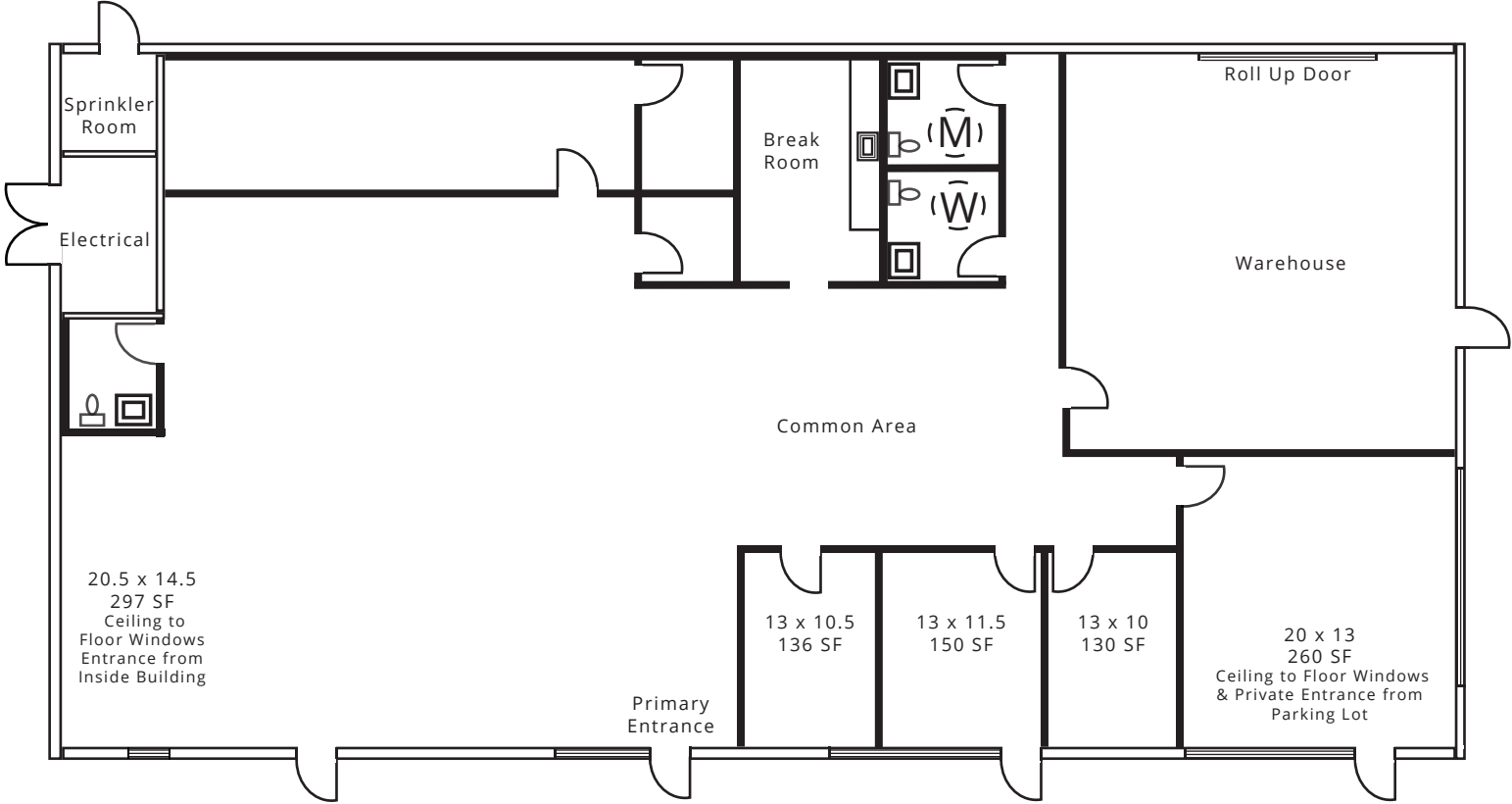
- ±5,000 SF total Available
- ±800 SF of Warehouse Space
- ±4,200 SF of Office Space
- 22' Clear Height
- 1 GL Door (3 Additional GL Doors Possible)
- 600 Amps of 120/208v
- Wet Sprinklers: 0.20 GPM/SF

For Sale: \$1,250,000

For Lease: \$1.10/SF NNN



# Site Plan



# Location



## 1

- Dutch Bros
- Wendy's
- Cilantro's Mexican
- Himalaya Vegan Organic

## 2 | The Promenade at Sacramento Gateway

- Target
- Nordstrom Rack
- Old Navy
- Uta Beauty
- TJ Maxx
- Michaels
- Big 5
- Best Buy
- Five Below
- BevMo!
- Ashley Furniture
- Burlington
- Verizon
- Bank of America
- Wingstop
- Tokyo
- Steakhouse
- Olive Garden
- Panera Bread
- BJ's Restaurant
- Crumbl Cookie
- Daikon Korean BBQ
- Panda Express
- Buffalo Wild Wings
- Falafel Corner
- Halal Fried Chicken
- Shalimar
- Logan's Roadhouse

## 3 | Natomas Marketplace

- In-N-Out Burger
- Starbucks
- Del Taco
- Applebee's Grill + Bar
- Koshi Ramen
- Mr. Crab
- Regal Natomas
- Rubio
- Tsukiji AYCE Sushi & Habachi
- Walmart
- PetSmart
- The Home Depot
- Staples
- HomeGoods
- Famous Footwear
- Ross