

FOR LEASE

±7,414 SF up to ±30,216 SF
Industrial Warehouse Available



3620 INDUSTRIAL BOULEVARD, WEST SACRAMENTO, CA

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The Opportunity

3620 Industrial Blvd is a modern industrial/flex warehouse property located in the industrial corridor of West Sacramento. The building contains approximately 30,295 square feet on roughly 2.48 acres and was constructed in 2005. Public records identify the zoning as BP (Business Park), which is a flexible industrial/business zoning district commonly used for warehouse, distribution, light manufacturing, office, and technology-related uses.



**Freeway
Access & Visibility**



**Industrial
Corridor**



**Business Friendly
County**



**Flexible Industrial
Zoning**



Building Specifications

Building SF ±30,216 SF

Available SF ±7,414 SF up to ±30,216 SF

Parcel Size ±2.21 Acres

Construction 2005 Concrete Tilt-Up

Zoning Business Park (Yolo County)

Clear Height ±24'

Column Spacing ±50' x 64'

Roof System Metal Truss

Skylights Yes

Power 277/480V

Parking Ratio 1.12/1,000 SF

Grade Level Doors Seven (7) 12' x 14'

Dock High Doors Seven (7) (6 with pit levelers)

Access Immediate connectivity via I-80,
Highway 50 & Business 80

Visibility I-80 frontage

Generous Glass Line and Office Buildout

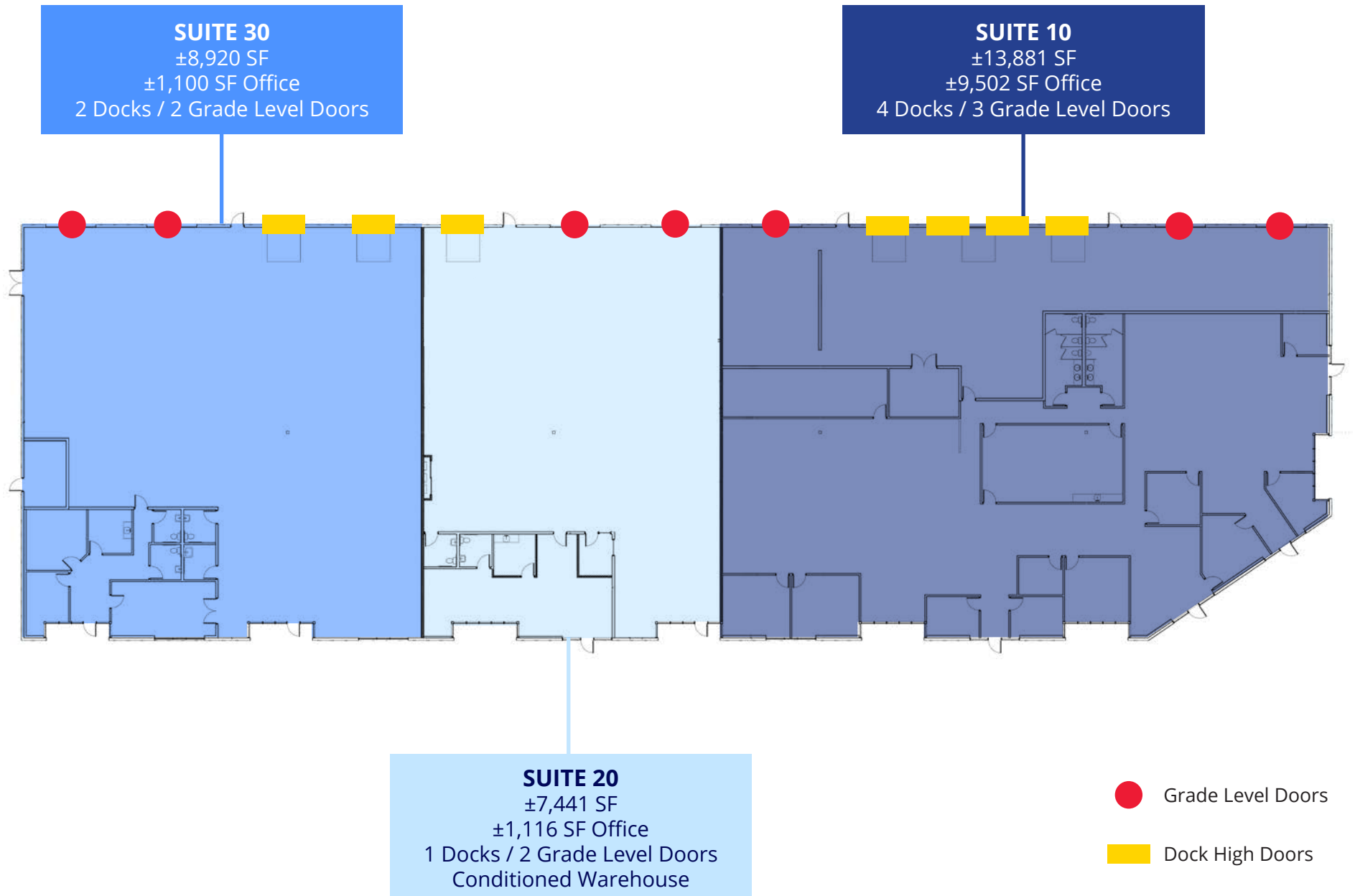
Site Plan



Industrial Boulevard



Floor Plan



Property Photos



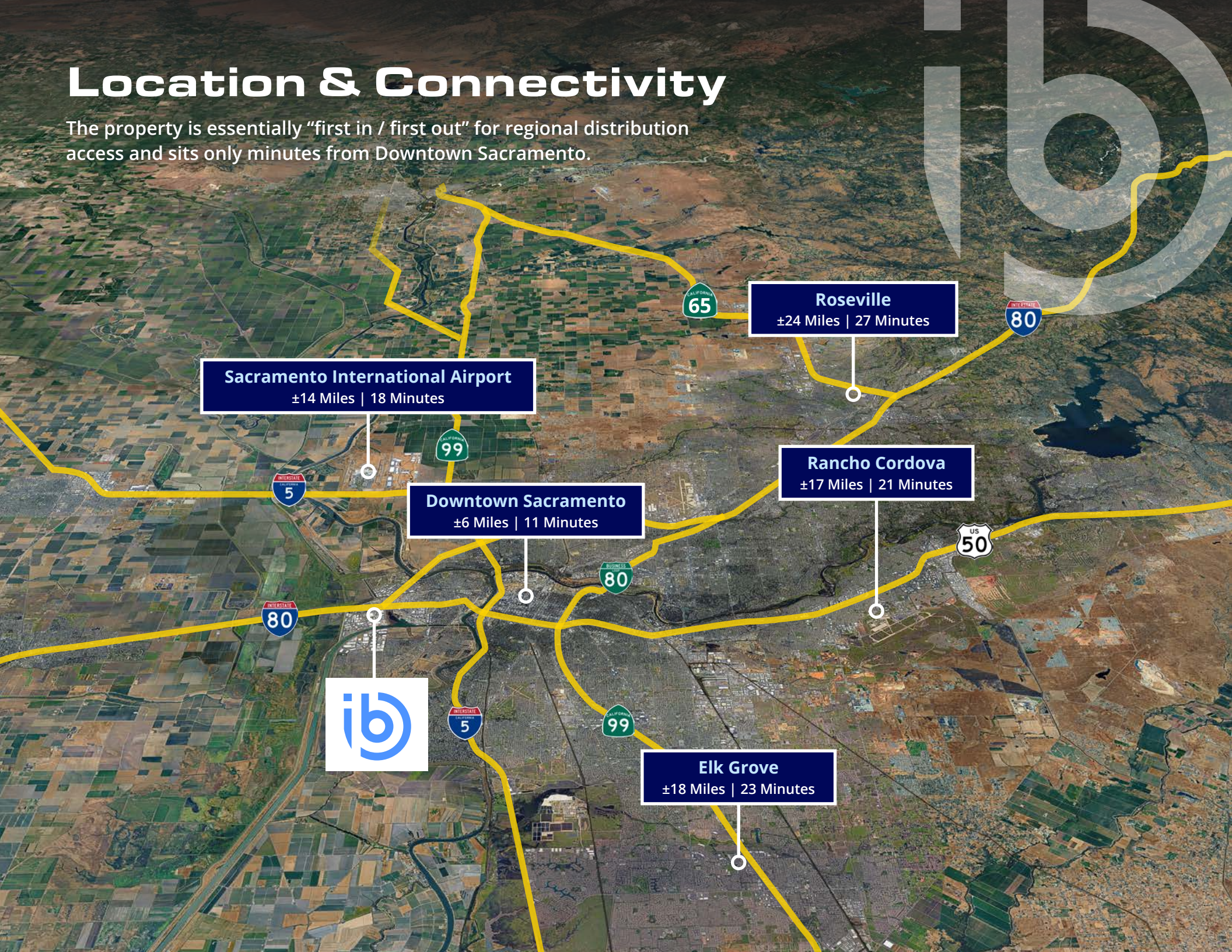
Area Overview

One of the property's strongest attributes is freeway accessibility. The site is positioned immediately adjacent to the interchanges of Interstate 80, Business 80/Capitol City Freeway (I-305) and Highway 50.



Location & Connectivity

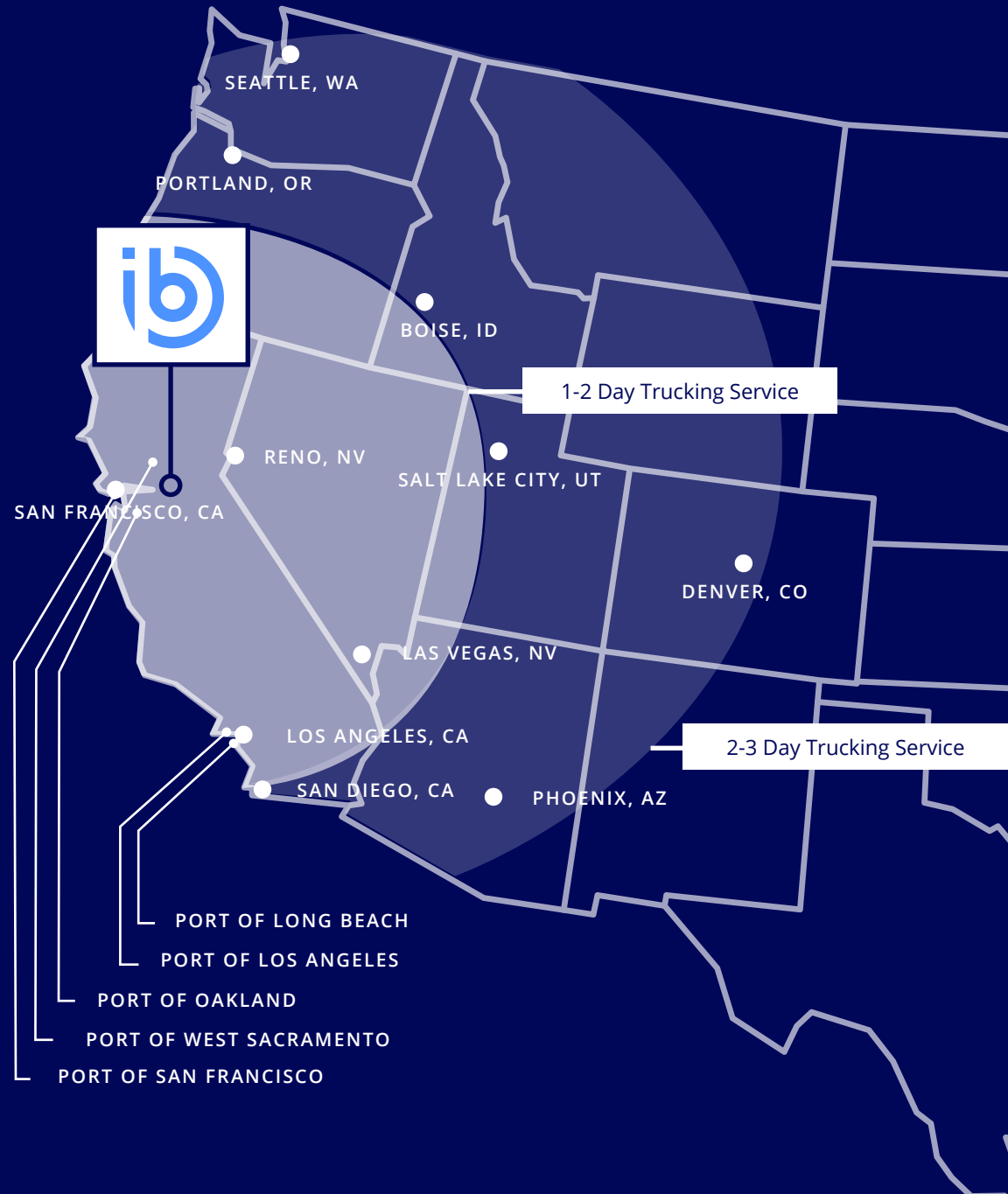
The property is essentially “first in / first out” for regional distribution access and sits only minutes from Downtown Sacramento.



Transportation At-A-Glance

CITY	DISTANCE (MILES)
San Francisco, CA	83
Reno, NV	137
Los Angeles, CA	392
San Diego, CA	507
Boise, ID	559
Portland, OR	582
Las Vegas, NV	566
Salt Lake City, UT	655
Seattle, WA	755
Phoenix, AZ	756
Denver, CO	1,174

PORTS	
Port of West Sacramento	1
Port of Oakland	78
Port of San Francisco	82
Port of Los Angeles	411
Port of Long Beach	412





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