

FOR LEASE • FLEX/WAREHOUSE

# WATT80

CUSHMAN &  
WAKEFIELD

**3355 & 3437 MYRTLE AVE**  
NORTH HIGHLANDS, CA 95660

Up to ±3,900 SF Available

## Property Highlights

- ±52,944 SF in 2 flex buildings
- High image glass storefront
- Responsive property management
- Easy access to Interstate 80
- Well maintained property
- Comcast cable to site
- Concrete tilt-up construction

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McClellan  
Airport



FOR LEASE • FLEX/WAREHOUSE  
**WATT80**  
**3355 & 3437 MYRTLE AVE**  
NORTH HIGHLANDS, CA 95660  
±1,150 SF to ±3,900 SF Units Available

For more information, please contact:

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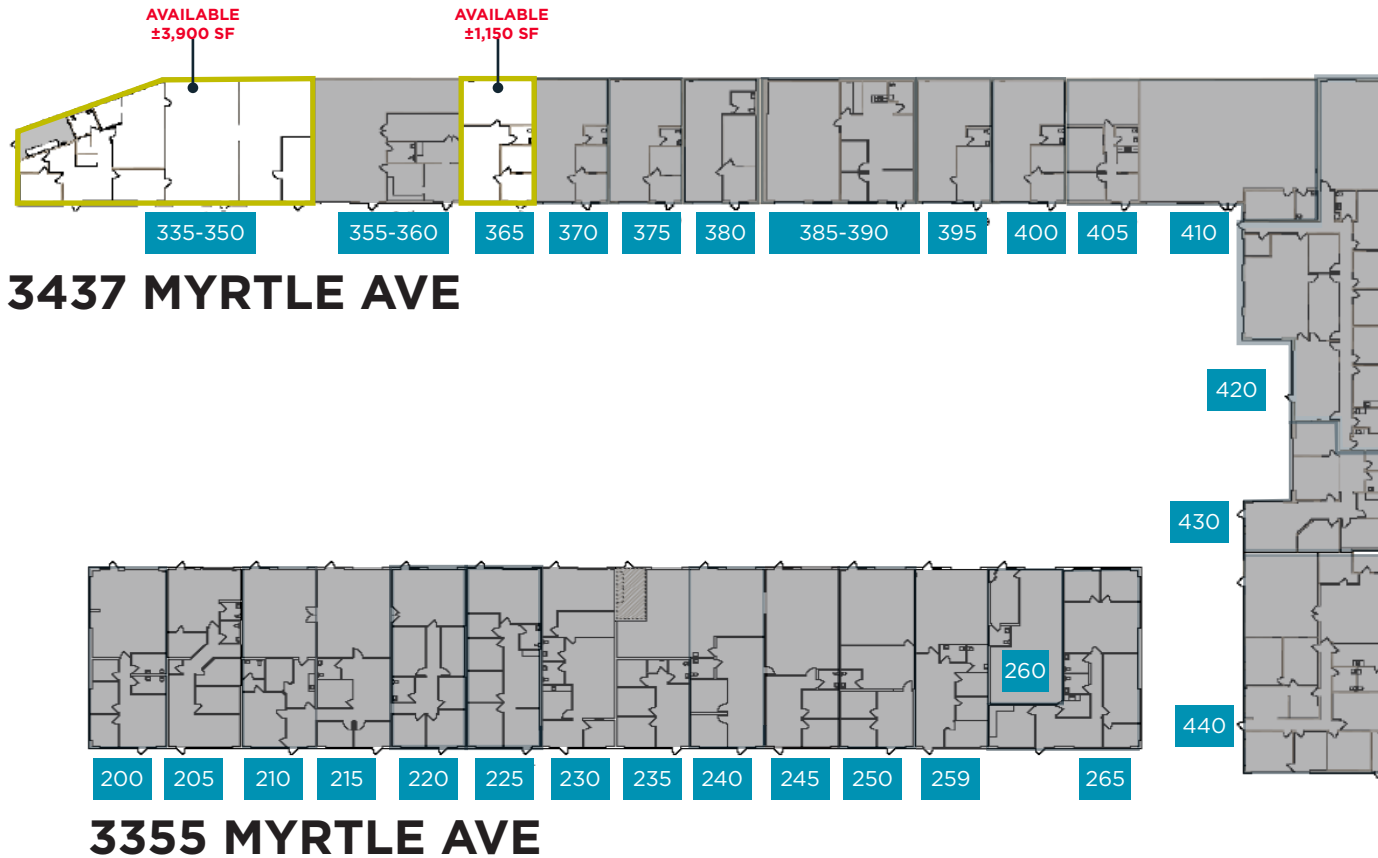
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# Site Plans

NOT TO SCALE



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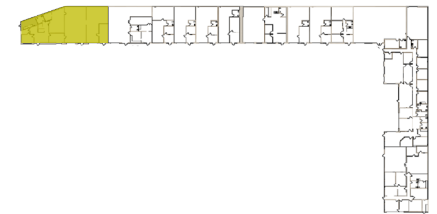
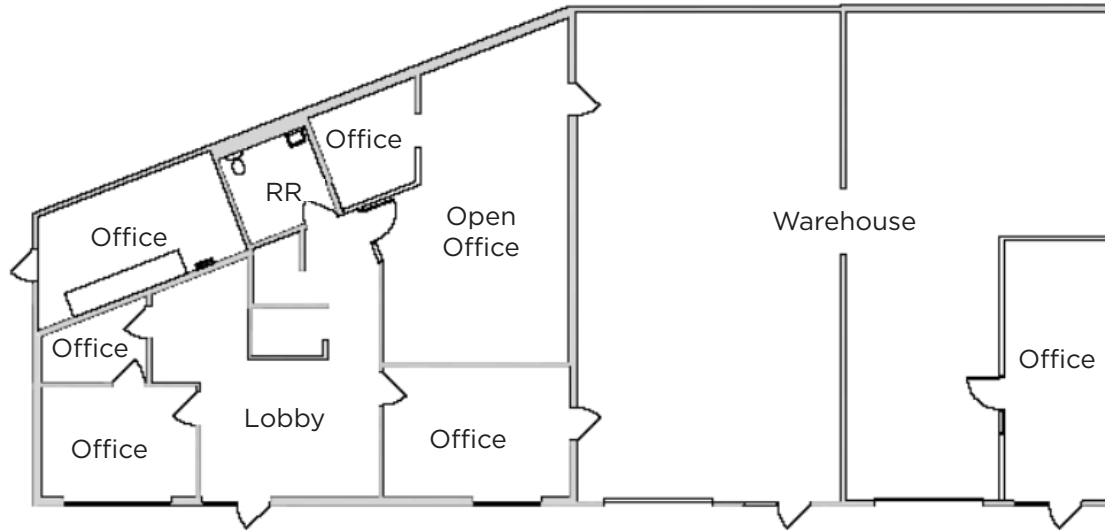
# WATT80

**3437 MYRTLE AVE**

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# Floor Plans

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## Suite 335-350

**Available:** ±3,900 SF

**Current Office:** ±1,900 SF

**Current Warehouse:** ±2,000 SF

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# Floor Plans

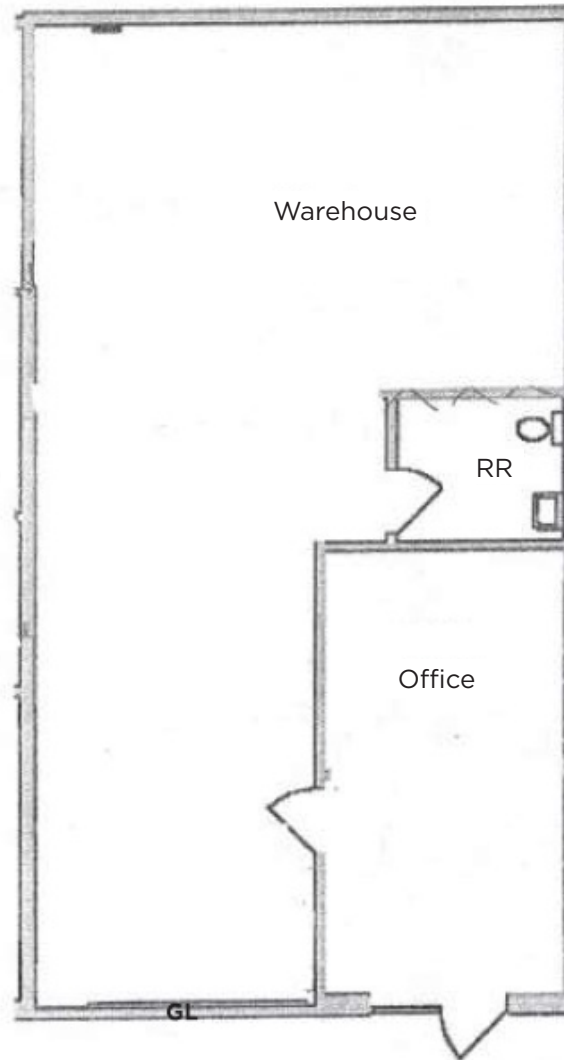
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## Suite 365

**Available:** ±1,150 SF

**Current Office:** ±500 SF

**Current Warehouse:** ±650 SF



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