

FOR LEASE • FLEX/WAREHOUSE

WATT80



3355 & 3437 MYRTLE AVE

NORTH HIGHLANDS, CA 95660

Up to ±1,650 SF Units 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

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)



McClellan
Airport



FOR LEASE • FLEX/WAREHOUSE
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3355 & 3437 MYRTLE AVE
NORTH HIGHLANDS, CA 95660
±1,150 SF to ±1,650 SF Units Available

For more information, please contact:

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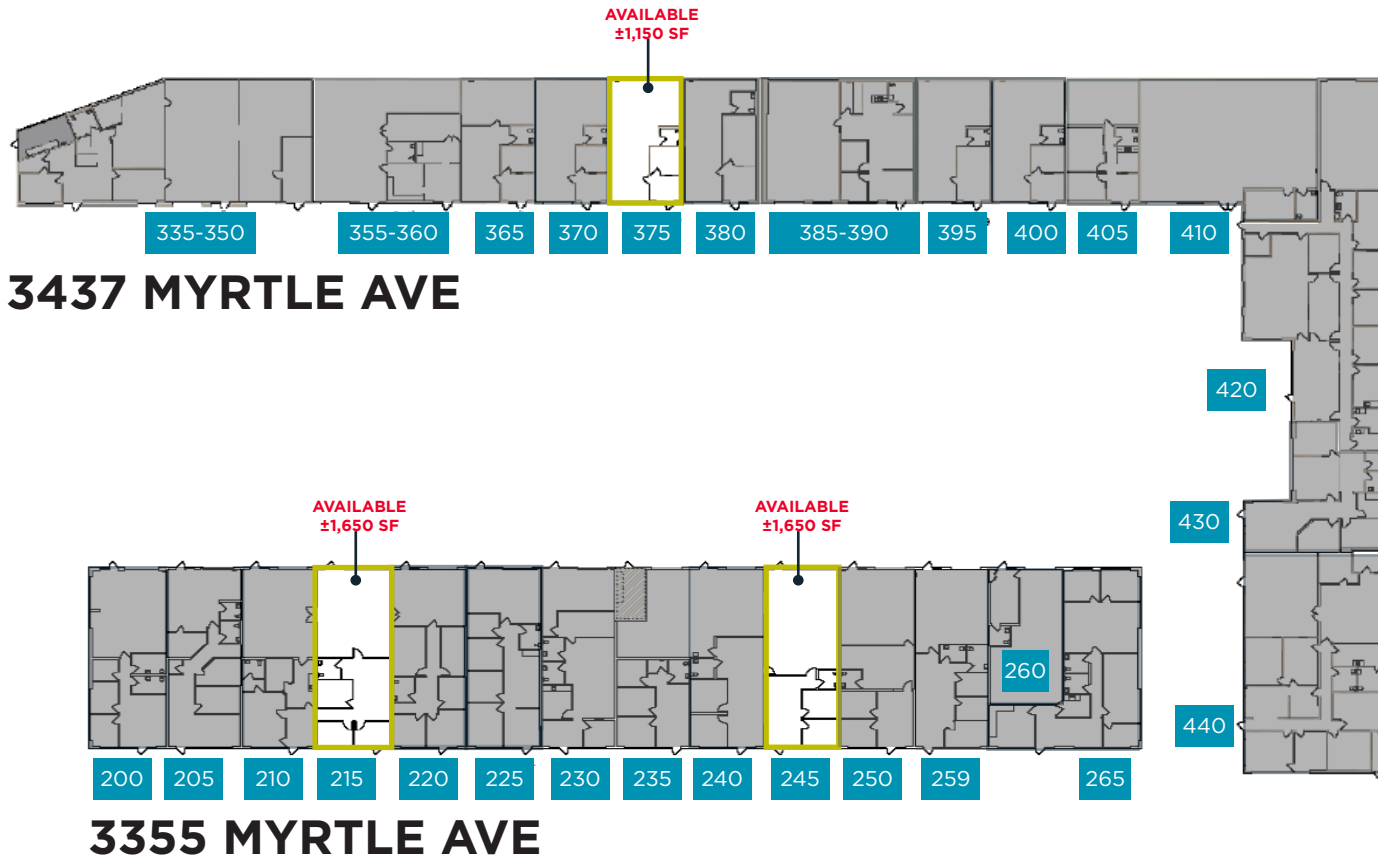
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Site Plans

NOT TO SCALE



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CUSHMAN & WAKEFIELD

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Floor Plans

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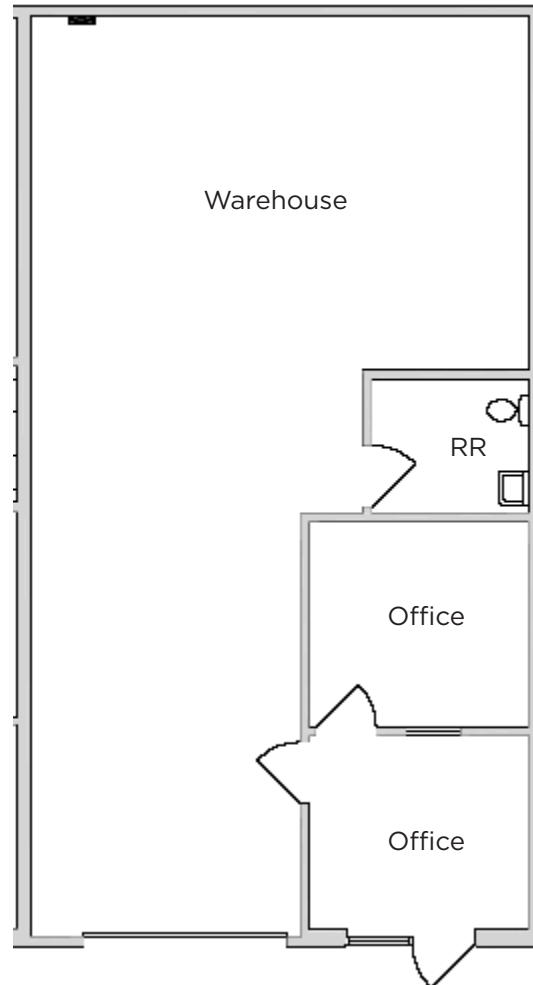
Suite 375

Available: ±1,150 SF

Current Office: ±300 SF

Current Warehouse: ±850 SF

*Available January 1, 2027



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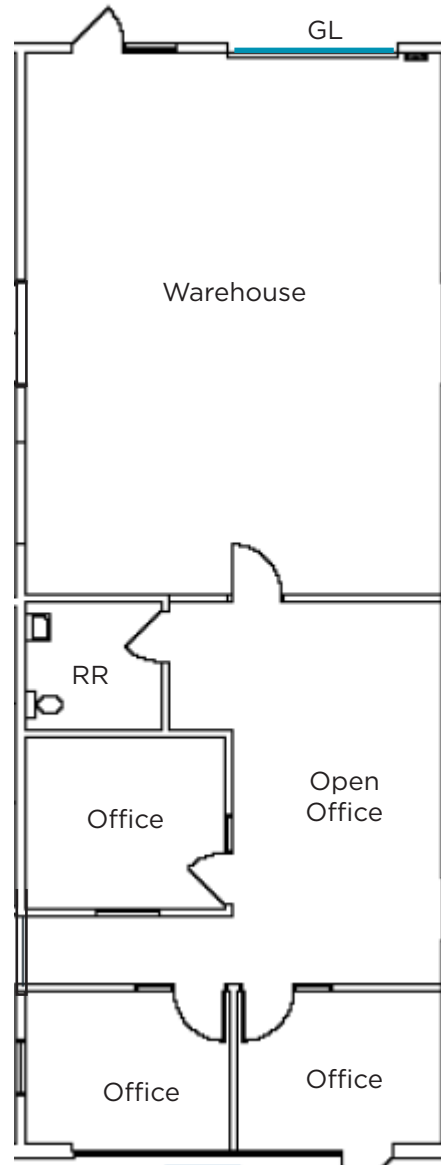
Floor Plans

NOT TO SCALE

Suite 215

Available:	±1,650 SF
Current Office:	±850 SF
Current Warehouse:	±800 SF

*Available October 1, 2026



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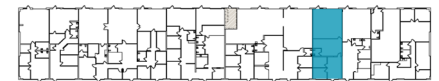
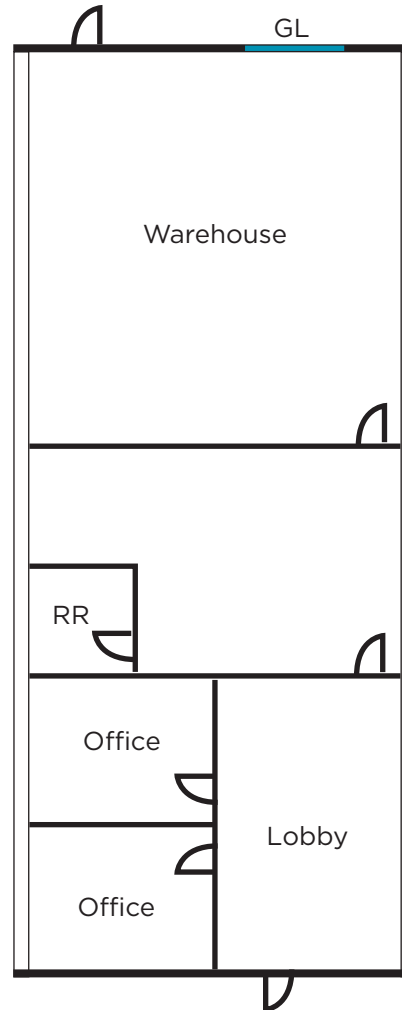
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Floor Plans

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Suite 245

Available:	±1,650 SF
Current Office:	±850 SF
Current Warehouse:	±800 SF

*Available Now