

FOR LEASE • FLEX/WAREHOUSE

WATT80

CUSHMAN &
WAKEFIELD

3355 & 3437 MYRTLE AVE
NORTH HIGHLANDS, CA 95660

±1,650 SF Unit 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.)



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For more information, please contact:

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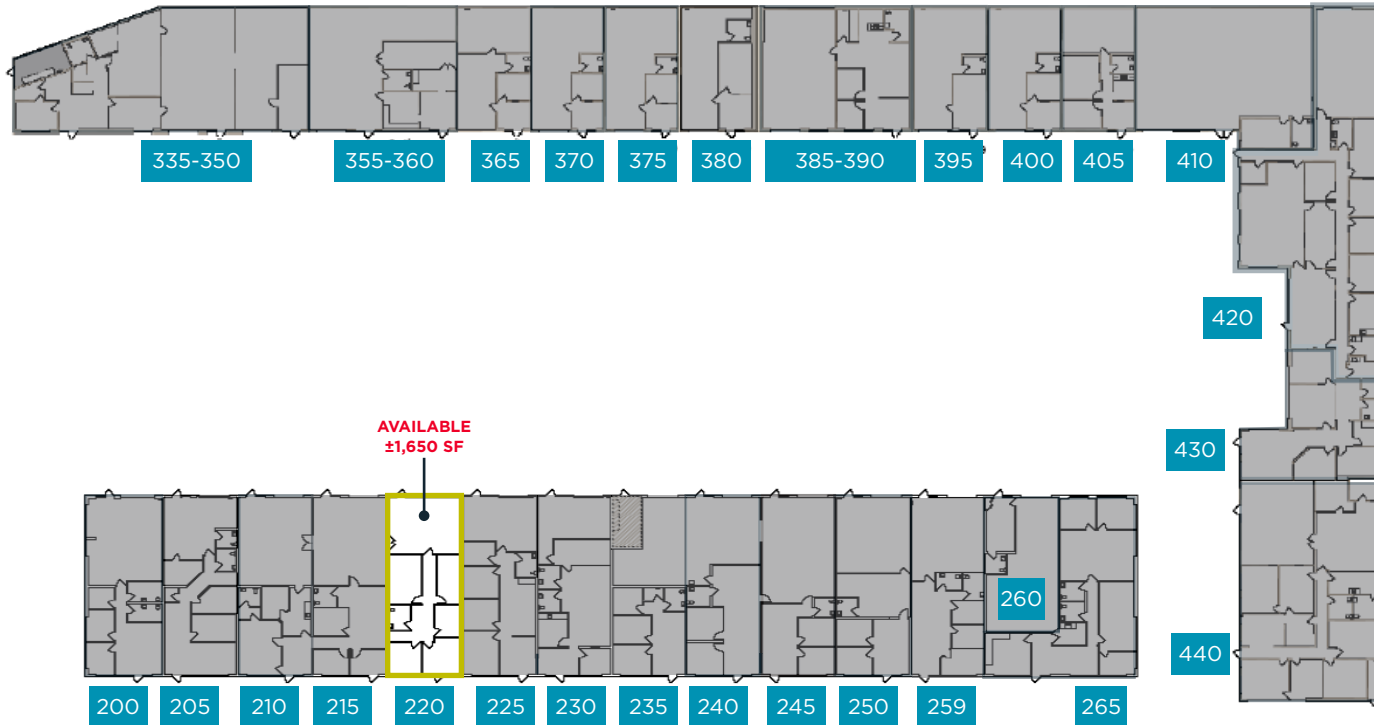
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Site Plans

NOT TO SCALE

3437 MYRTLE AVE



3355 MYRTLE AVE



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Floor Plans

NOT TO SCALE

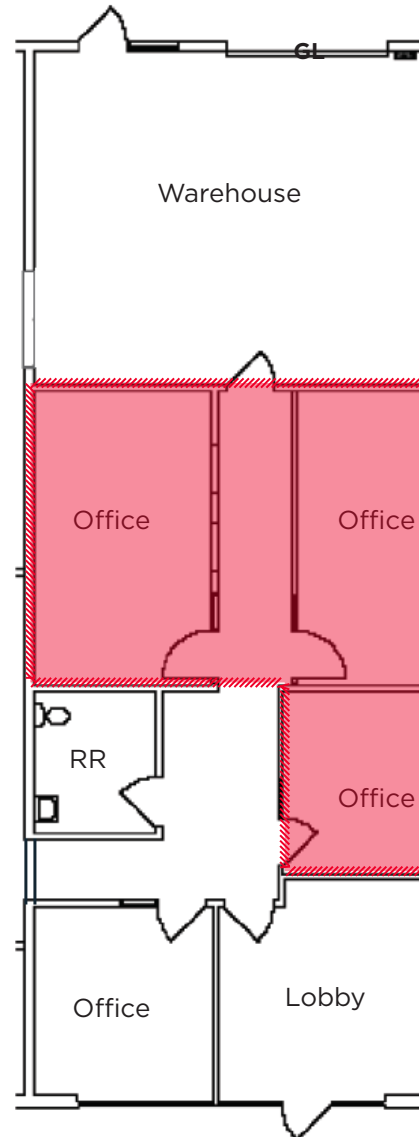
 = Ability to demo office for additional warehouse space

Suite 220

Available: ±1,650 SF

Current Office: ±1,150 SF

Current Warehouse: ±500 SF



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