

±7.70 ACRES FOR LEASE
3440-3480 W CAPITOL AVE
West Sacramento, CA 95691



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PROPERTY FEATURES



±3,900 SF

TOTAL BUILDING SIZE
(IN 2 BUILDINGS)

±7.7 ACRES

TOTAL SITE SIZE

008-030-005 & -067

APN'S

TRUCK TERMINAL

CURRENT USE

M-2 WEST SACRAMENTO

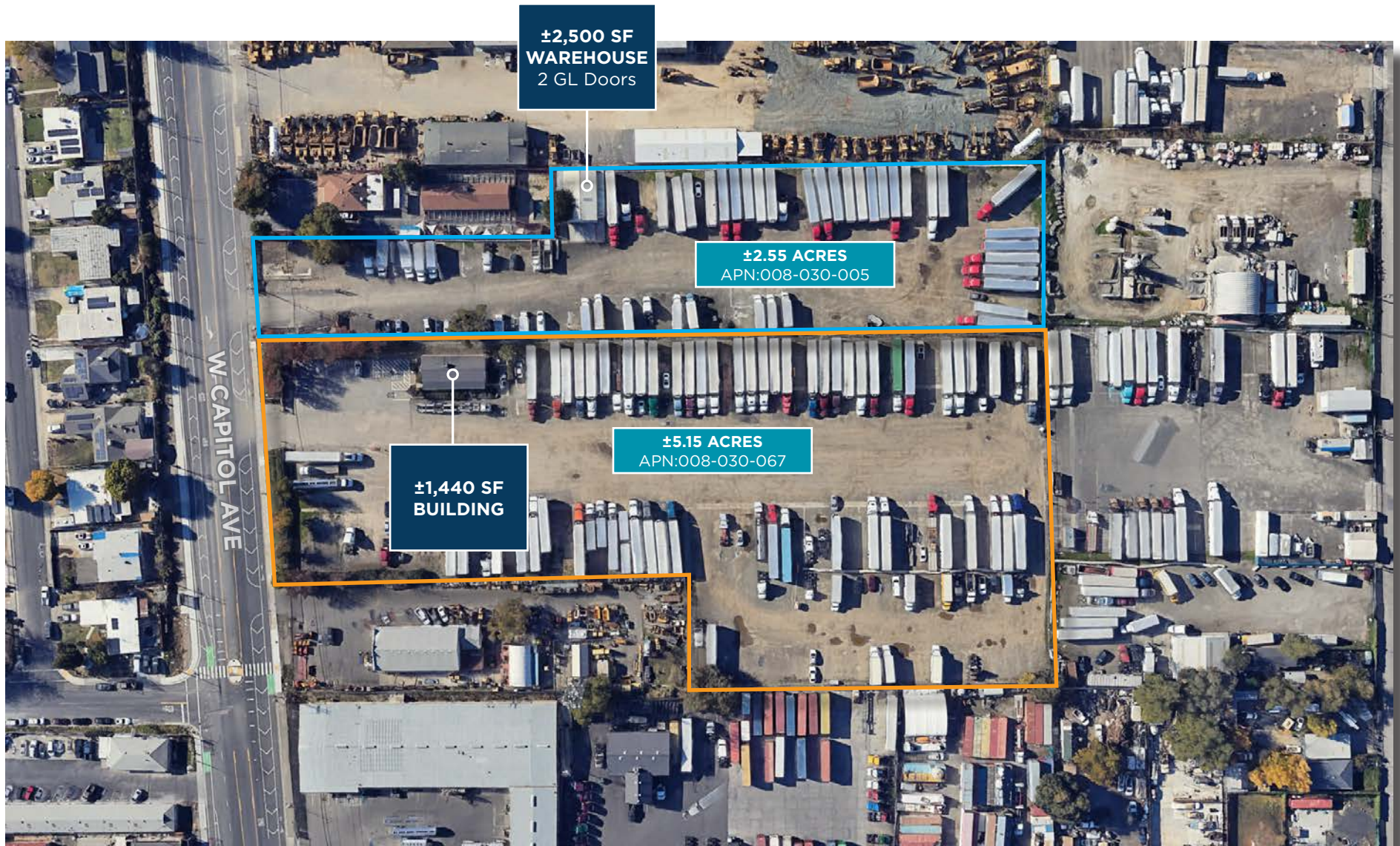
ZONING

CONTACT BROKER

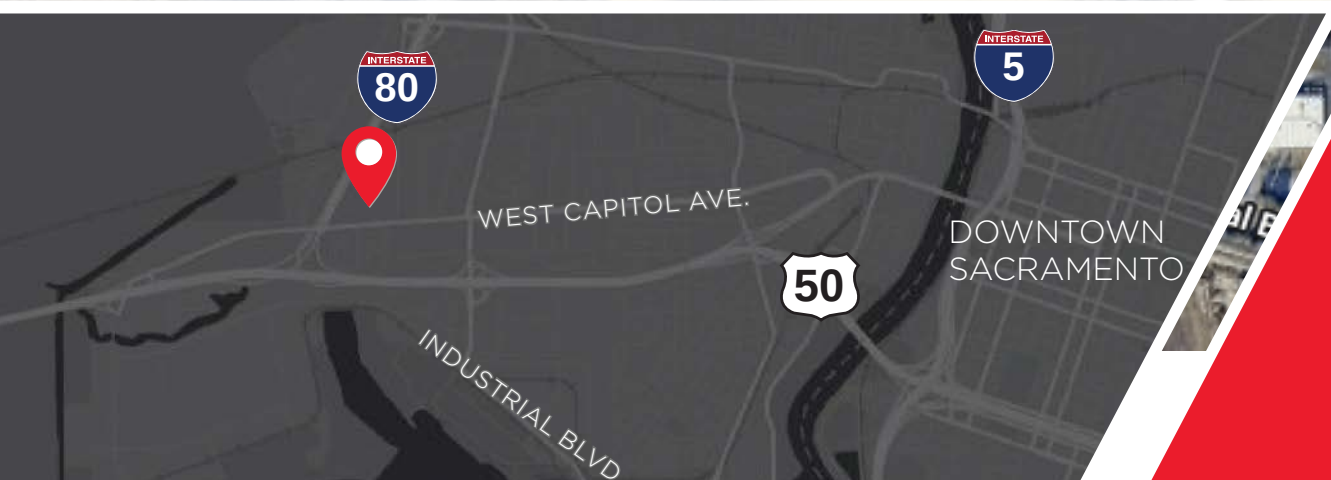
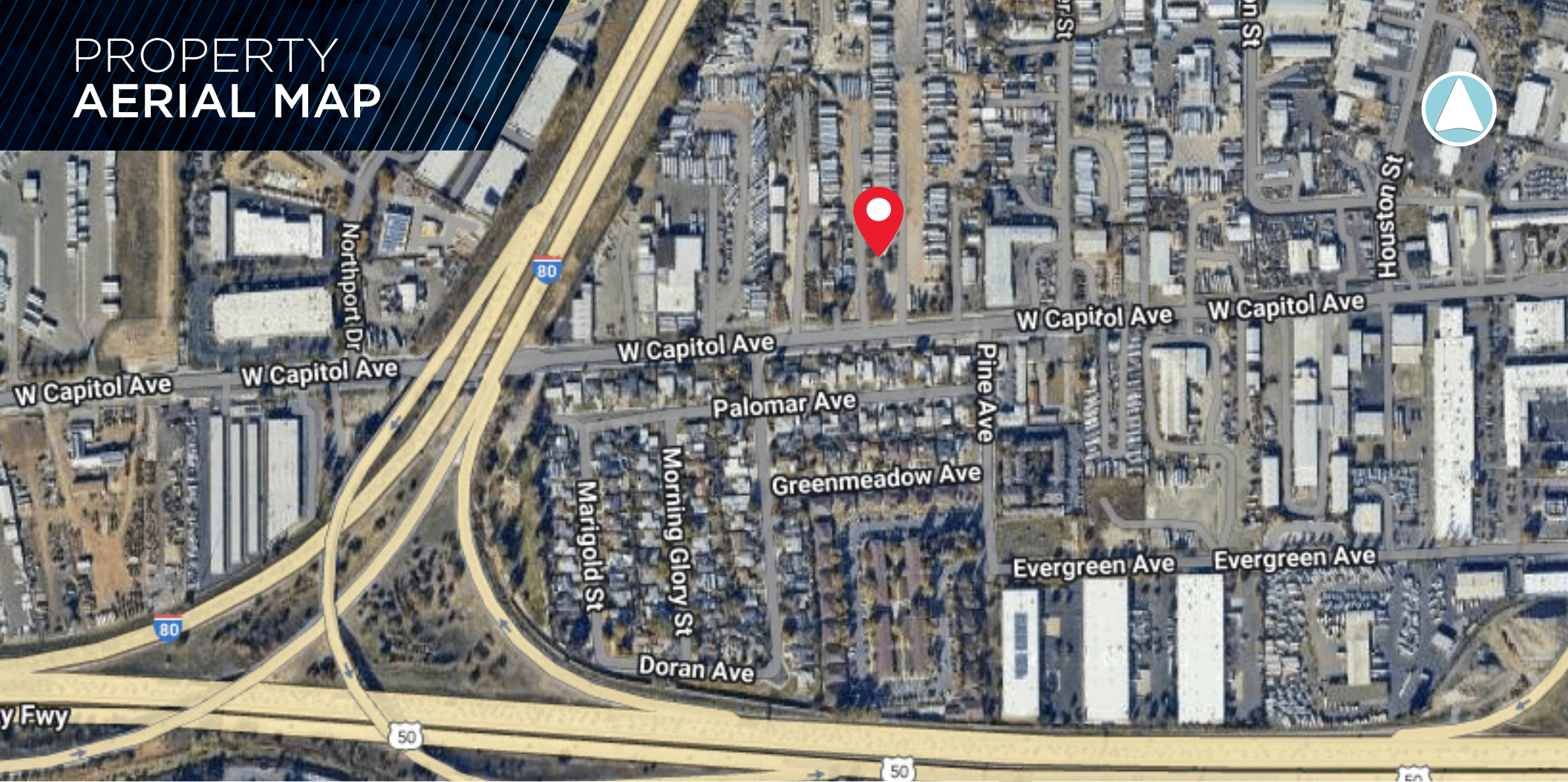
LEASE RATE

3440-3480 WEST CAPITOL AVE. WEST SACRAMENTO, CA

PROPERTY SITE PLAN



PROPERTY AERIAL MAP



Drive Times:

3 minutes to **Interstate 80**
6 minutes to **Interstate 5**
4 minutes to **Highway 50**

REGIONAL MAP

DRIVING DISTANCE

- | | |
|------------------|--------|
| 1. Stockton | 50 mi |
| 2. San Francisco | 87 mi |
| 3. Lake Tahoe | 109 mi |
| 4. Reno | 135 mi |
| 5. Los Angeles | 386 mi |
| 6. Portland | 578 mi |



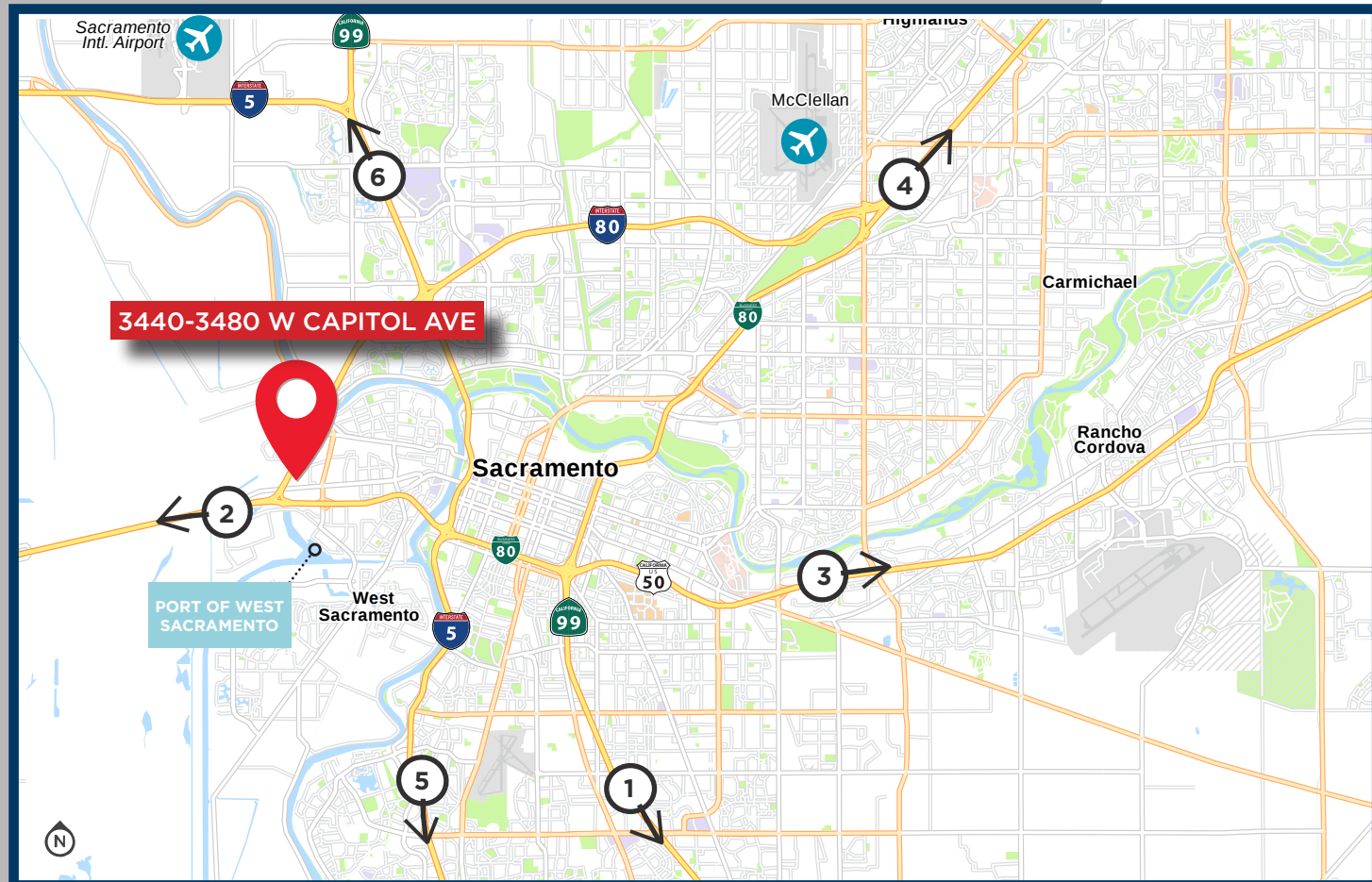
AIRPORTS

SMF: 21 min / 14 mi
Mather: 20 min / 16 mi
McLellan: 22 min / 16 mi



PORTS

West Sac: 5 min / 2 mi
Oakland: 90 min / 83 mi
Stockton: 60 min / 53 mi



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