

3685 MASSIE

**UP TO ± 422,059 SF CLASS A
WAREHOUSE SPACE FOR LEASE**





Big Space. Big Capability.

3685 Massie Court delivers one of West Sacramento's largest Class A warehouse opportunities—built for users who need real operational horsepower. High clear heights, strong power, flexible demising options, and unbeatable freeway access make this a distribution-ready solution unlike anything else on the market.

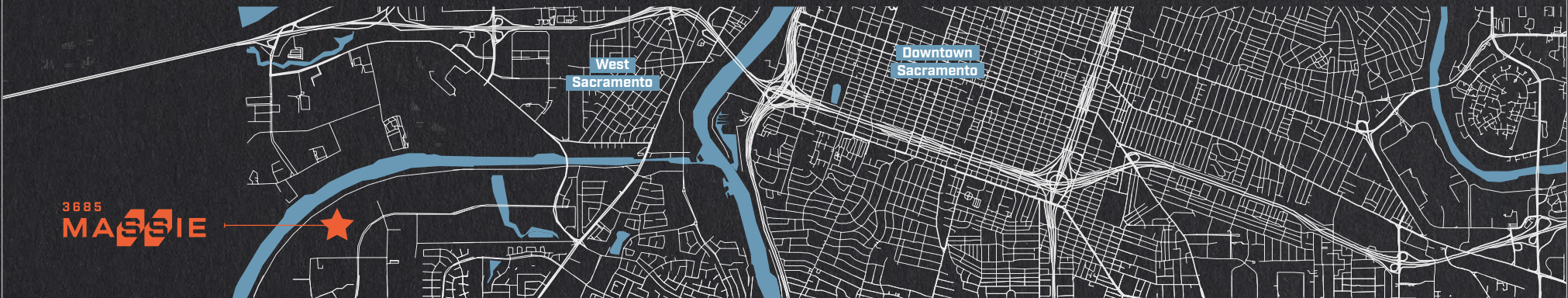
99 DH / 4 GL LOADING DOORS

HEAVY POWER

40' CLEAR HEIGHT

422,059 TOTAL SF

3685
MASSIE





**±422,059 SF TOTAL
BUILDING SIZE**



**±22.63 AC
TOTAL SITE SIZE**



CLASS A WAREHOUSE



40' CLEAR HEIGHT



**4,000A/277-480
HEAVY POWER**



**99 DH / 4 GL
LOADING DOORS**



INSULATED



ESFR SPRINKLERS



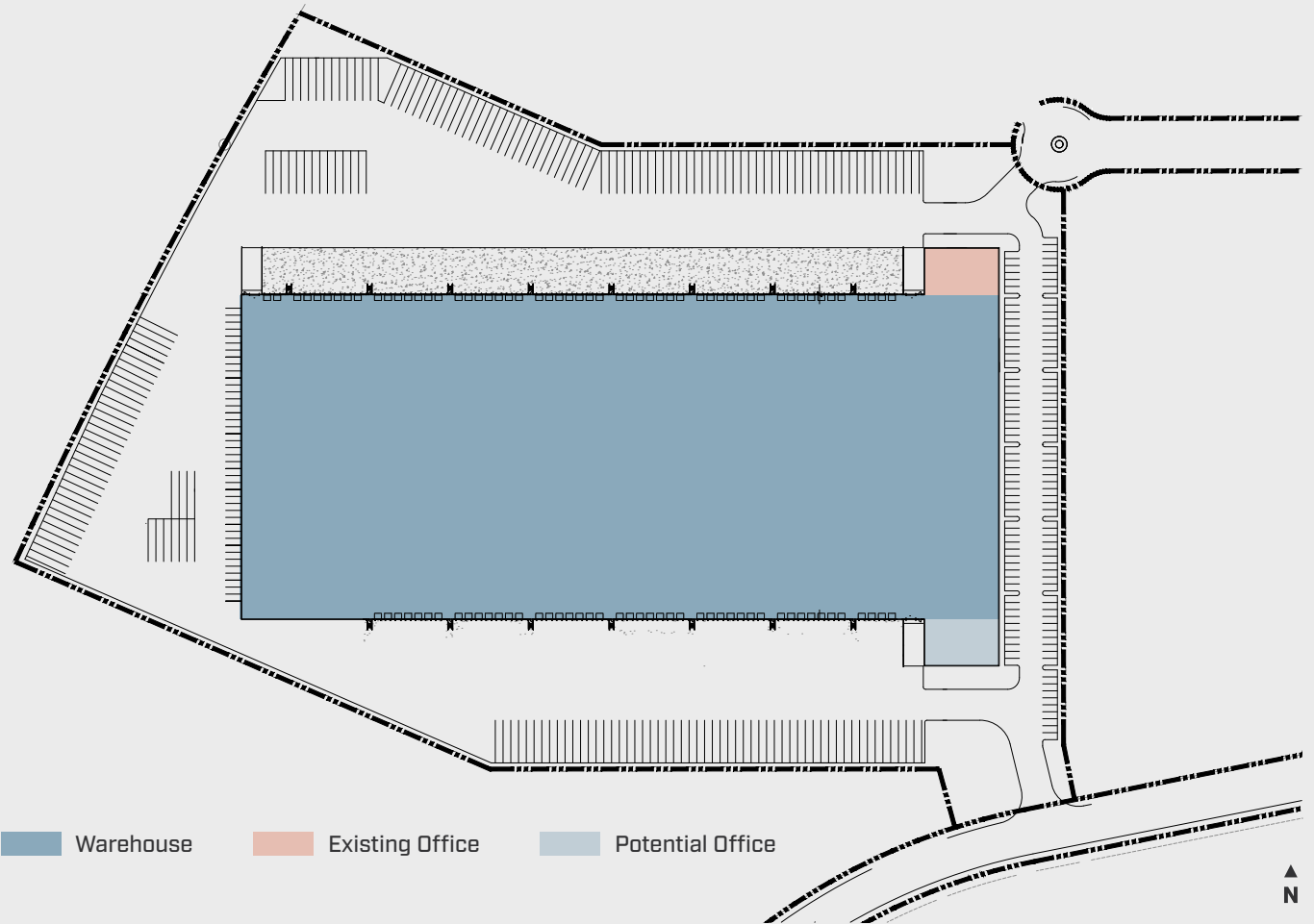
**BELOW MARKET
NNN EXPENSES**



**CONTACT BROKER
FOR LEASE RATE**



Top of Market Features





Proximity With Purpose

3685 Massie Court provides fast access to major highways, enabling seamless regional and West Coast connectivity. Nearby retail, food, and service amenities support daily operations and keep teams close to what they need, while a strong lineup of corporate neighbors reinforces West Sacramento as the region's leading logistics hub. This is a location built for speed, convenience, and operational impact.

1

CORPORATE NEIGHBORS



PEPSICO

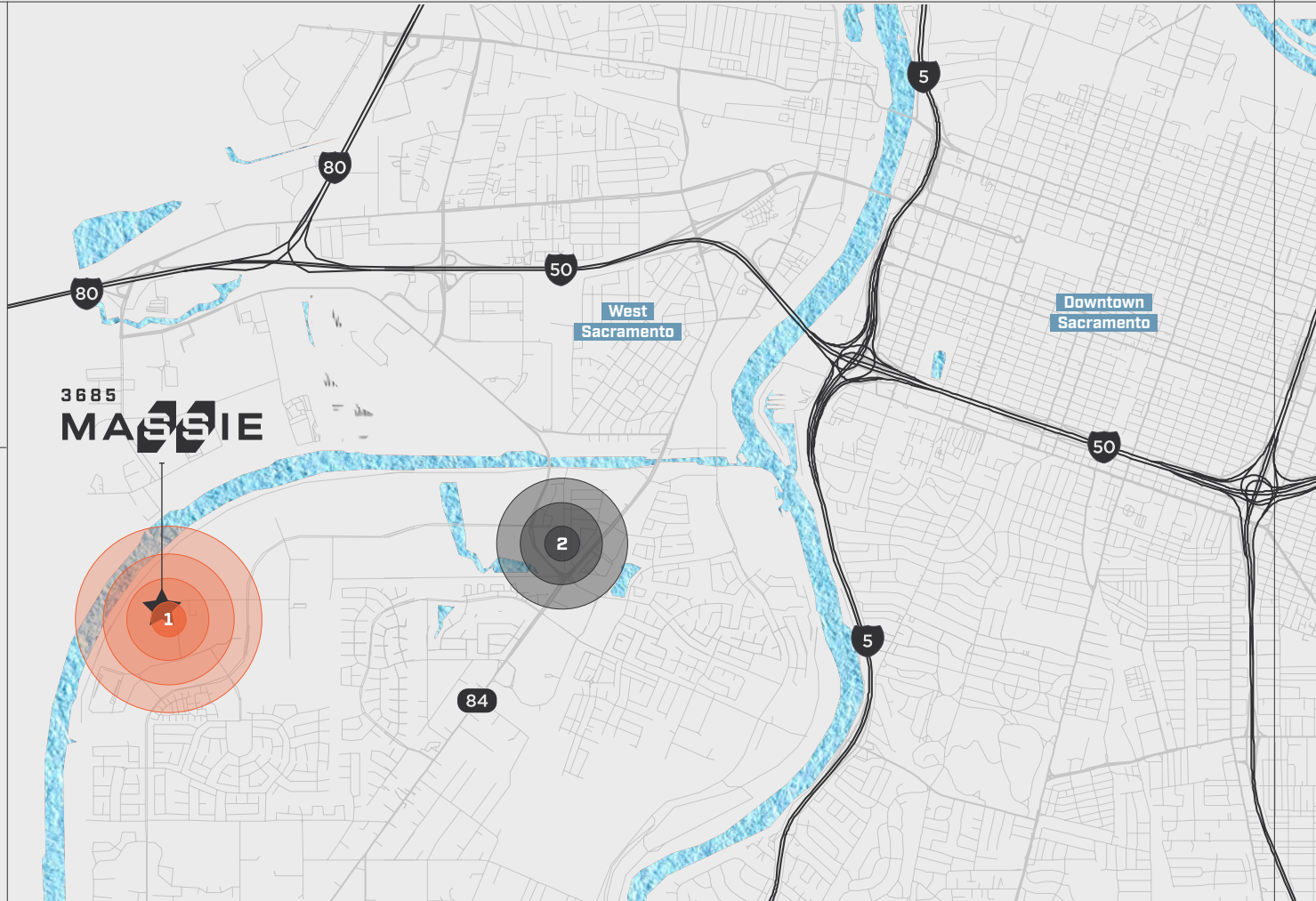


- The Home Depot
- Ply Gem
- LKQ
- Flash Global
- Lineage
- Veritiv
- Pitney Bowes
- Unfi
- TireHub

2

AMENITIES

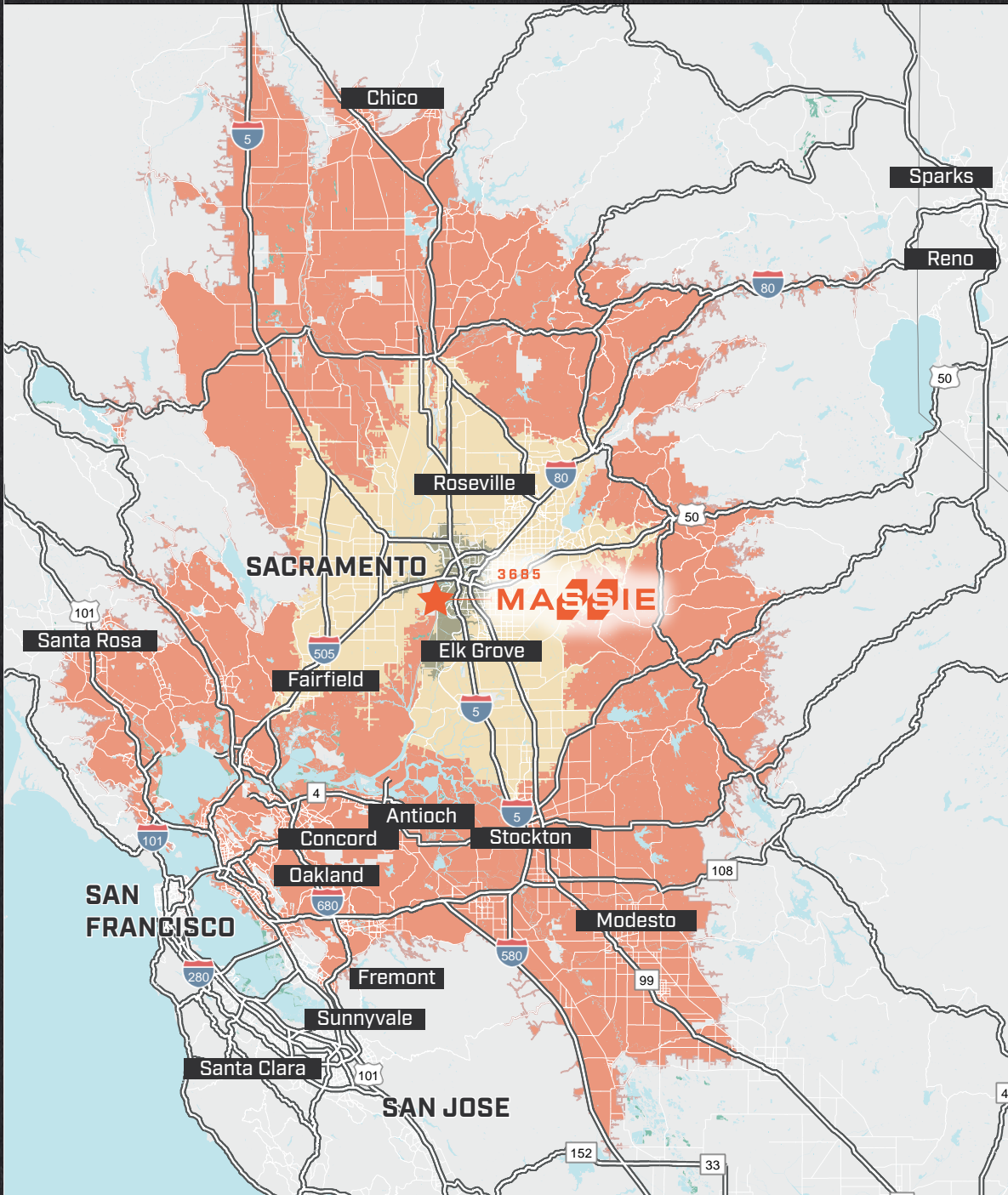
- Taco Bell
- McDonald's
- Arco
- Marco's Pizza
- Savoury
- Lowe's
- Panda Express
- Tsuki Sushi
- Streets of London Pub
- Nugget Markets
- Target
- Starbucks
- Crumbl
- Subway
- Jamba
- Chipotle
- Round Table Pizza
- East Side Chef Restaurant
- Cold Stone
- Aloha Poke and Ramen





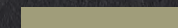
Drive Time Advantage

3600 Massie Court sits at the center of Northern California's most critical distribution corridors, with fast drive-time access to Sacramento, the Bay Area, and the I-80 corridor to Reno. From last-mile delivery to regional coverage, the site connects operators to major population centers and logistics hubs within a highly efficient radius.

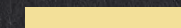


FAIRFIELD	40 MILES
STOCKTON	55 MILES
OAKLAND	80 MILES
MODESTO	80 MILES
RENO	140 MILES

30 MINS



1 HOUR



2 HOURS





A Workforce-Rich Location

3685 MASSIE COURT SITS WITHIN REACH OF SEVERAL OF GREATER SACRAMENTO'S STRONGEST BLUE-COLLAR LABOR HUBS,

offering direct access to the region's most concentrated workforce pockets. While West Sacramento provides a robust local hiring base, surrounding communities—including South Sacramento, Natomas, and Citrus Heights—deliver some of the highest concentrations of industrial talent in the region. Supported by a 1.2 million-person labor force, competitive wages, and steady regional population growth, this location provides the hiring depth and long-term labor stability industrial users depend on.

1.2 MILLION TOTAL LABOR FORCE

BLUE COLLAR LABOR DENSITY



↑ **2.6%**
Regional Population
5-Year Growth

283,810
Blue-Collar Workers
Region-wide

32,888
Warehouse Labor
Force [Local]

44.1% AGE 25+
With High School to
Associate Degree

3685 MASSIE

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COMBINE 3685 & 3600 MASSIE COURT FOR A FULL ±896,000 SF LEASE



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