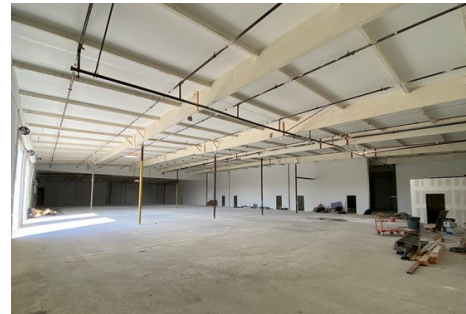


3970-3982 Commerce Drive

West Sacramento 95691

Industrial for Lease
10,000-30,800 Sq. Ft.



PROPERTY HIGHLIGHTS

- 10,000 – 30,800 SF Available
- 3.59 Acres, M1 Industrial
- APN #008030068
- 1.55 Acres fenced and paved yard
- Five Grade Level Doors/Three Dock Level
- Wash Rack With Oil and Water Separator
- 3 separate 800amp services, additional 1,600amp available, 3 Phase
- Two New Restrooms
- Fully Sprinklered
- New Roof 2020
- Unique 6,000 SF Overhang
- 18'-20' Clear Height
- \$.85 NNN
- Yard: \$.15/sf

Travis Monson

DRE# 02057489

916-873-5039

tmonson@thevollmancompany.com

The Vollman Company

Commercial Real Estate Brokerage
11500 Sunrise Gold Circle, Suite E
Rancho Cordova, CA 95742



License #02091276

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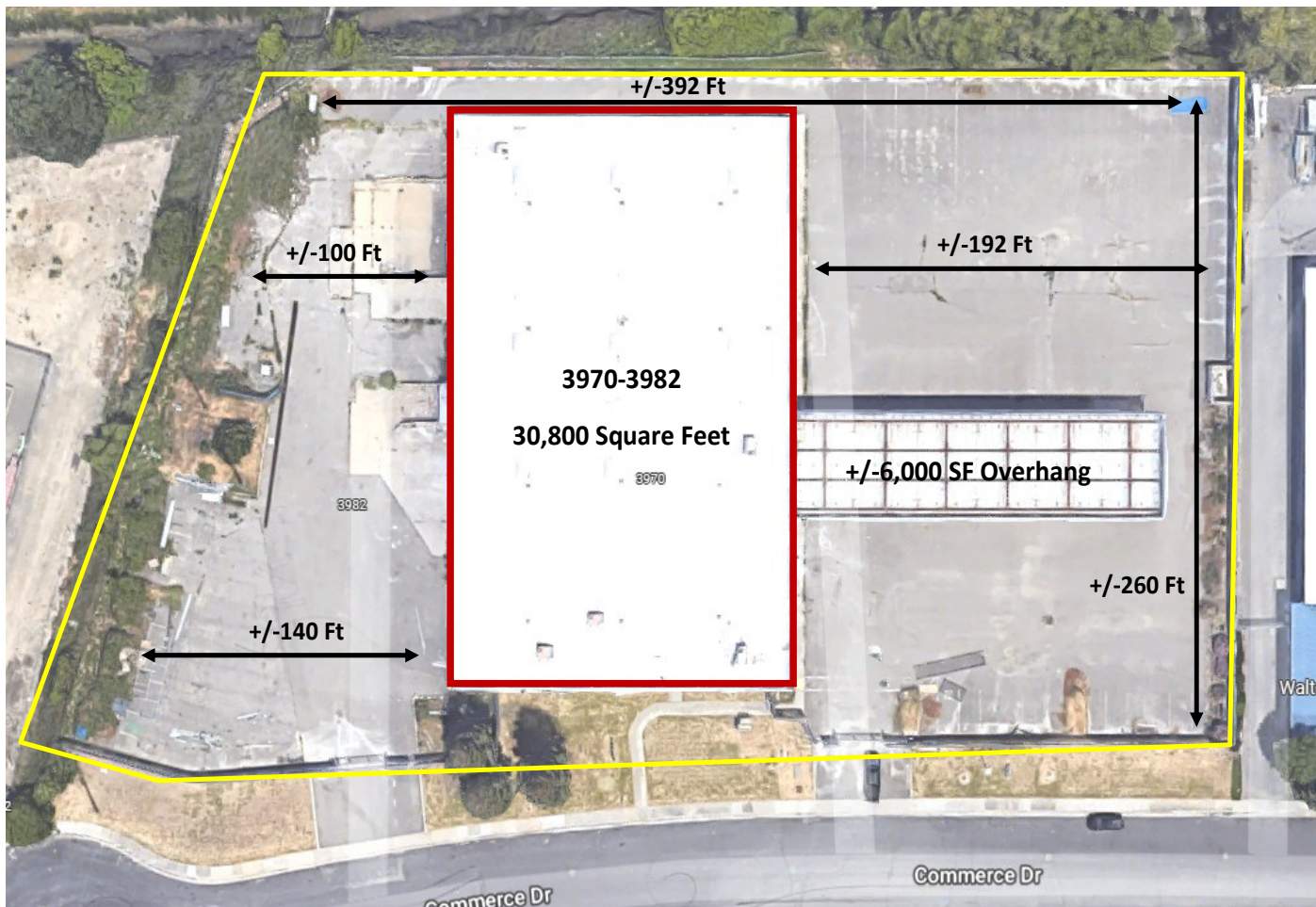


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