

For lease

Warehouses with concrete yards

Building C: $\pm 20,400$ SF with $\pm 18,131$ SF yard

Building D: $\pm 9,600$ SF with $\pm 14,365$ SF yard

3730 & 3740 Happy Lane
Sacramento, CA 95827

Located in the Happy Lane Business Park, less than 2 miles south of Highway 50 at the Bradshaw Road exit. The original Business Park was completed in 2009, these two buildings are the final phase.

- Zoning: M-1, Light Industrial (County of Sacramento)
- Grade-level loading
 - Building C: 12'x14' (1) and 16'x14' (3)
 - Building D: 12'x14' (2)
- Spec office:
 - Building C: $\pm 1,339$ SF
 - Building D: $\pm 1,043$ SF
- Electrical service: 120/208v, 3-phase
 - Building C: 600 amps
 - Building D: 800 amps

(to be independently verified by tenant prior to entering into a binding agreement)
- Clear height: $\pm 22'$
- Asking lease rate:
 - contact Broker for more information



Ready for occupancy!

Site overview

Building C: 3730 Happy Lane

Total SF	±20,400	Concrete yard area	±18,131 SF
Office SF	±1,339	Grade-level loading	4 grade-level doors
Parking	28 spaces	Electrical service	600 amps

Building D: 3740 Happy Lane

Total SF	±9,600	Concrete yard area	±14,365 SF
Office SF	±1,043	Grade-level loading	2 grade-level doors
Parking	8 spaces	Electrical service	800 amps



Includes: ±1,339 SF office | ±19,061 SF warehouse



3730 & 3740 Happy Lane / Sacramento, CA

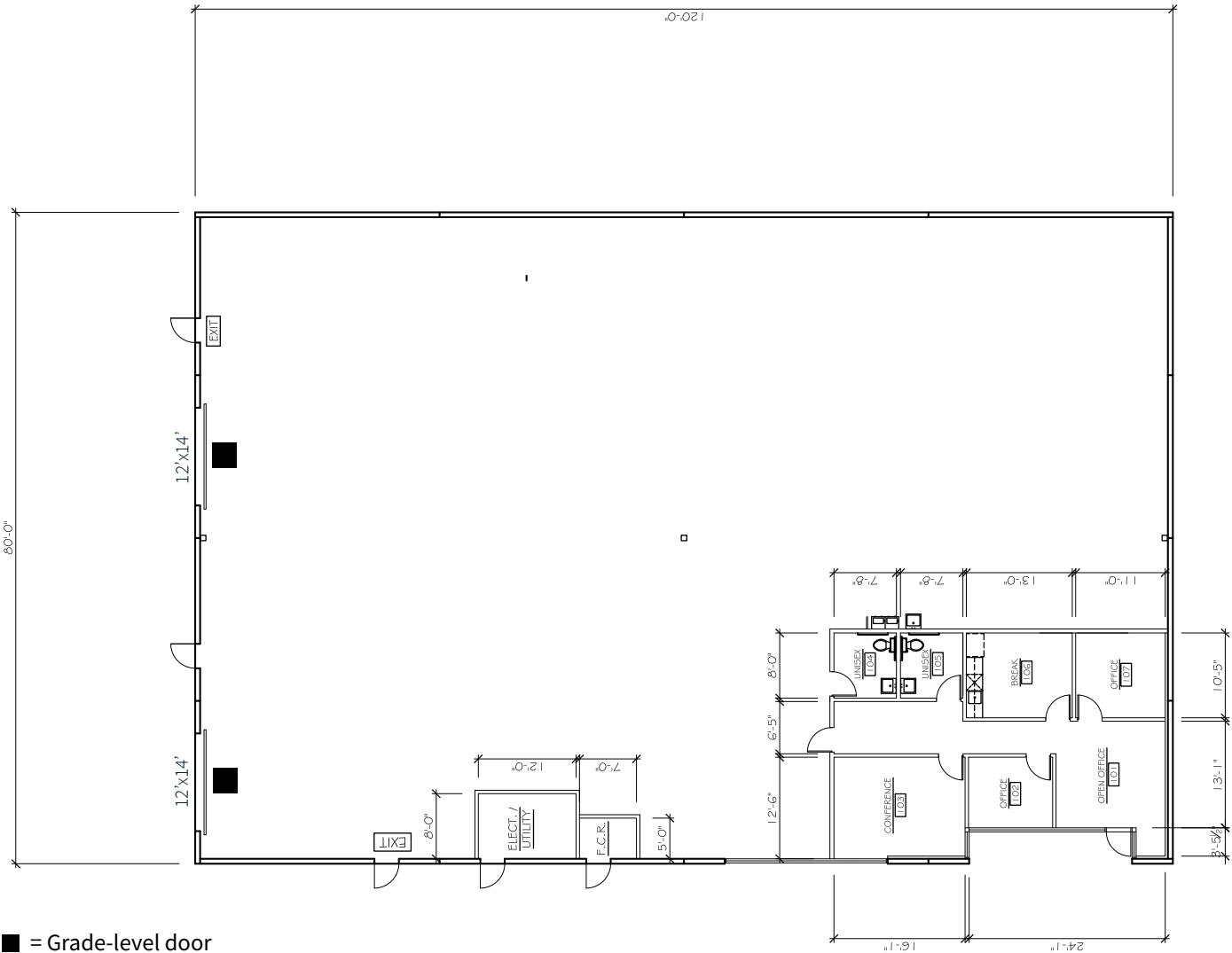
Building C photos

3730 Happy Lane | Total SF: ±20,400



Building D floor plan

3740 Happy Lane | Total SF: ±9,600
Includes: ±1,043 SF office | ±8,557 SF warehouse



FLOOR PLAN NOT TO SCALE.
ALL MEASUREMENTS ARE APPROXIMATE.

3730 & 3740 Happy Lane / Sacramento, CA

Building D photos

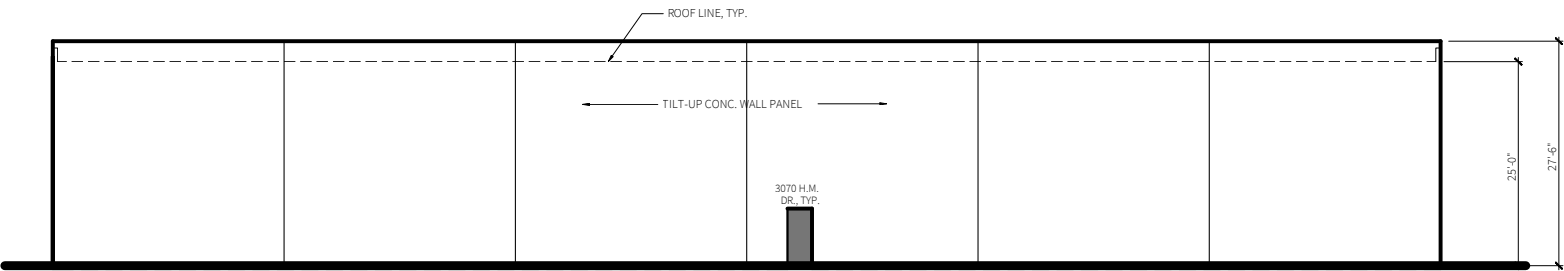
3740 Happy Lane | Total SF: ±9,600



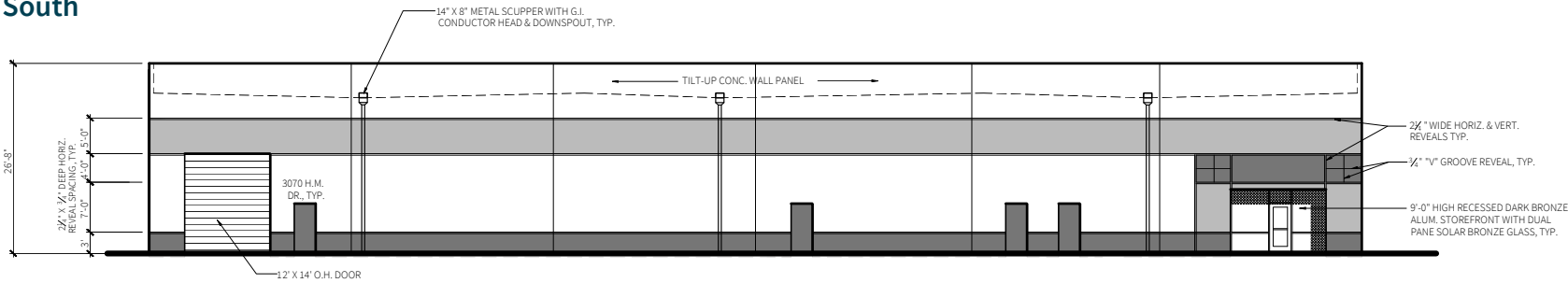
Elevations

Building C

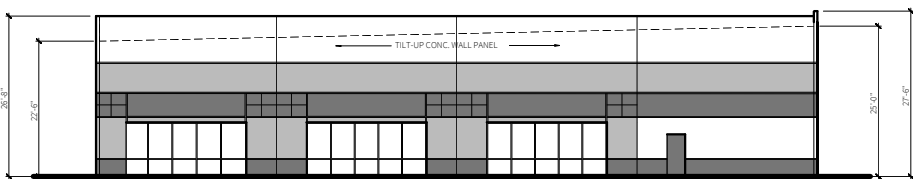
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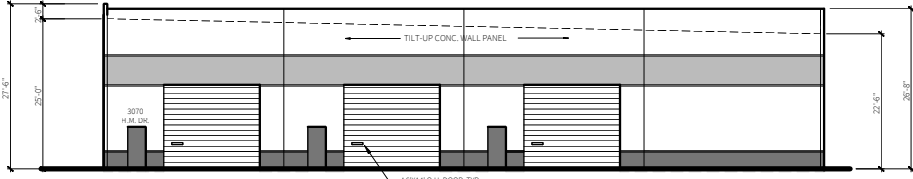
South



East



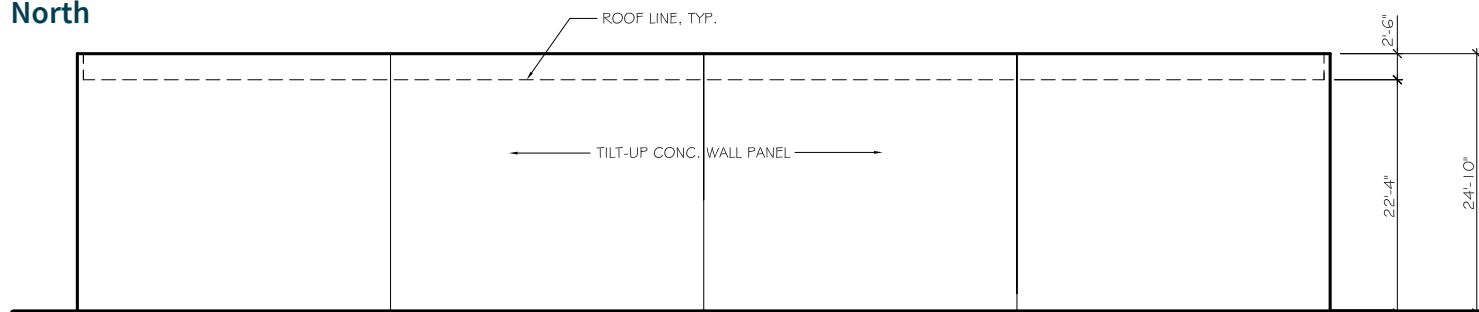
West



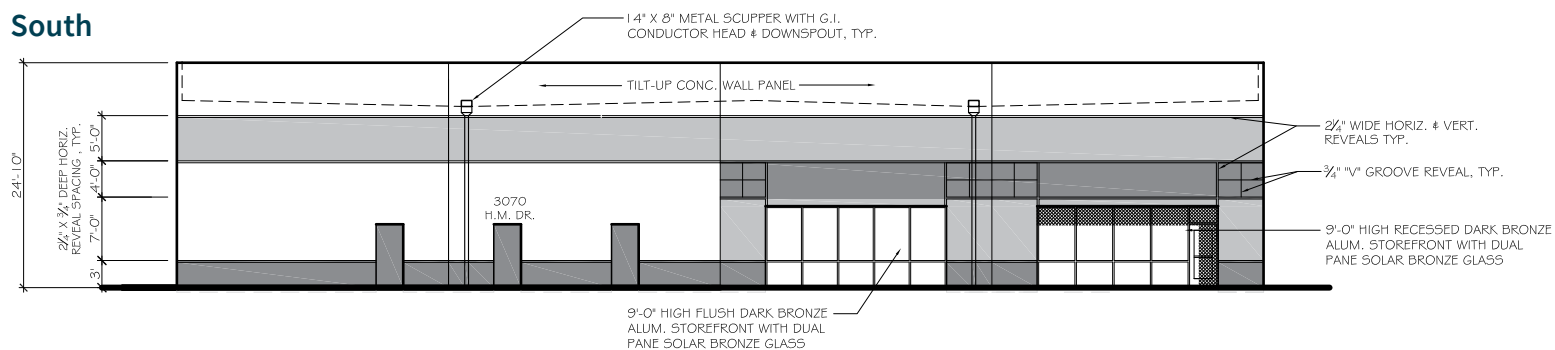
ELEVATIONS NOT TO SCALE.
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Building D

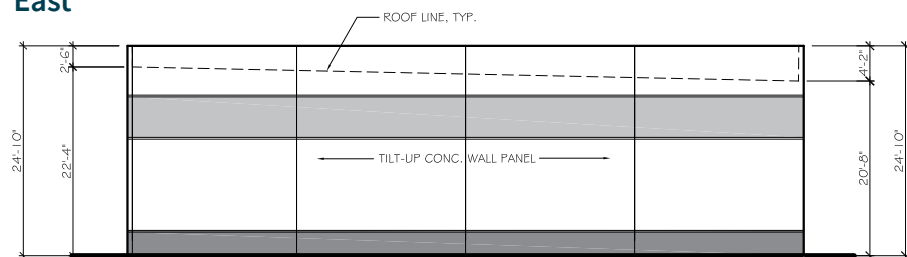
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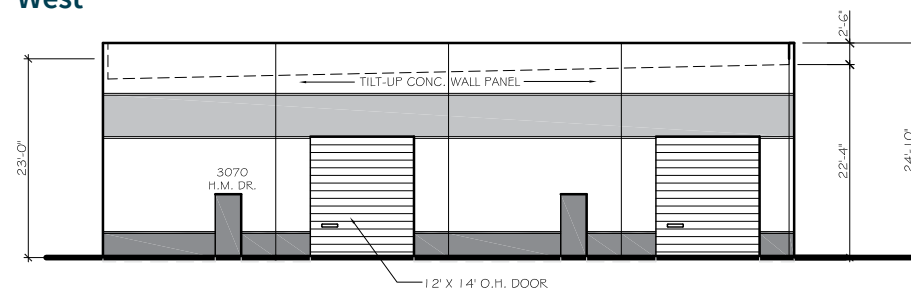
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East

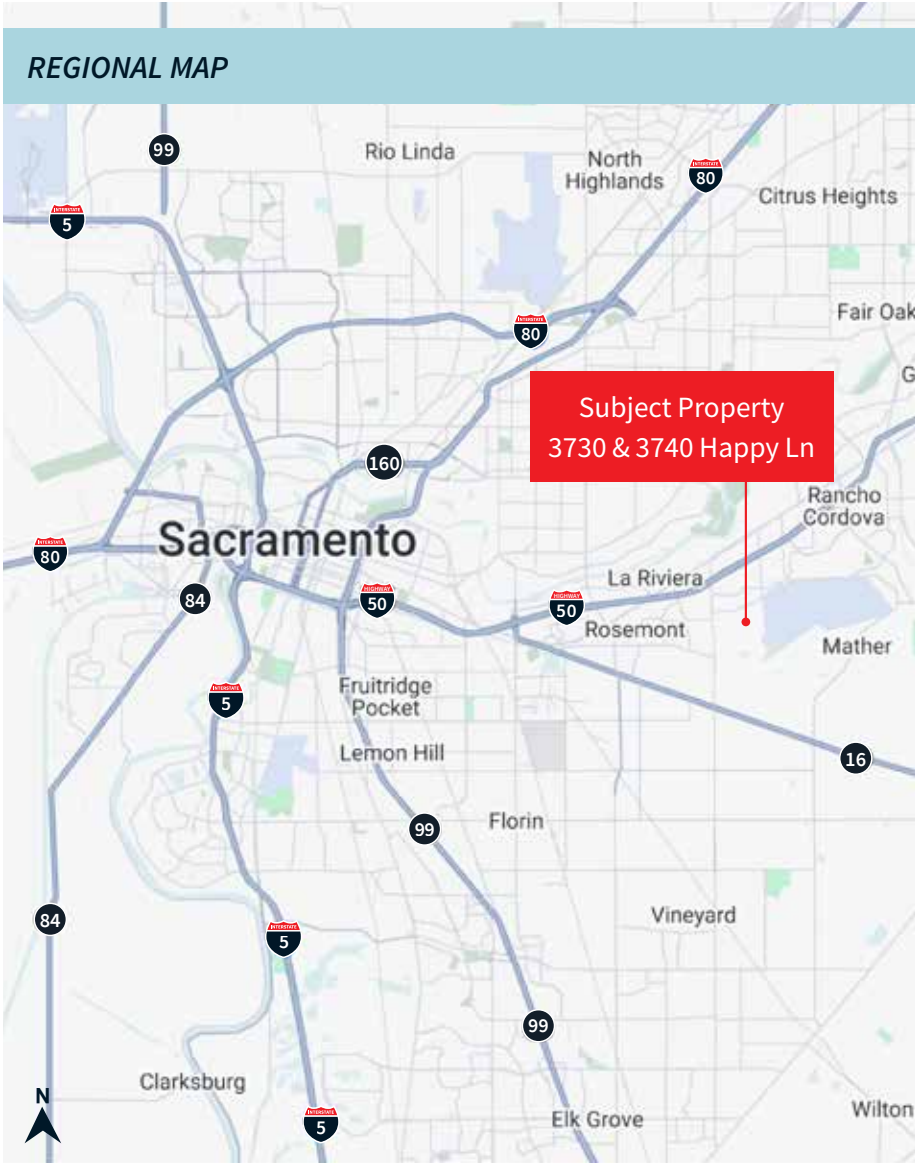
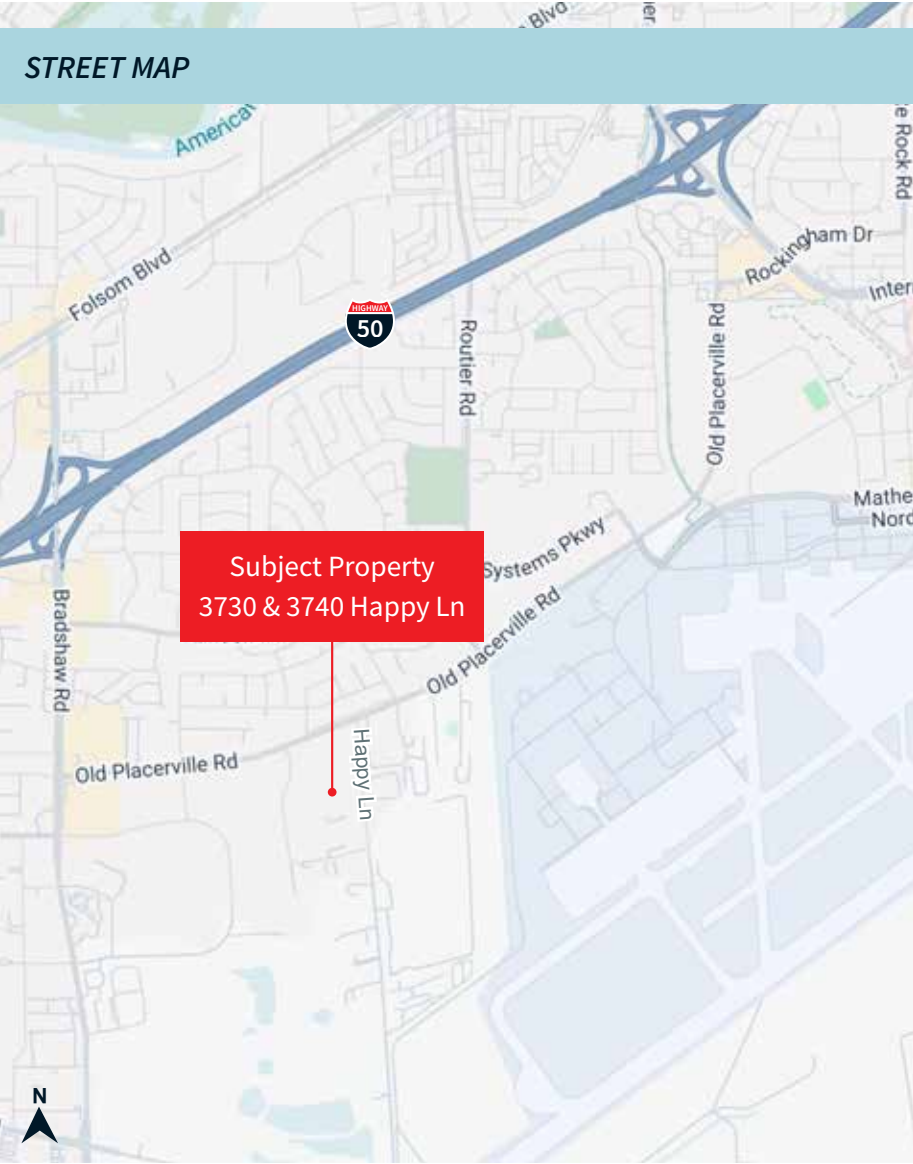


West



ELEVATIONS NOT TO SCALE.
ALL MEASUREMENTS ARE APPROXIMATE.

Location Maps



MAP NOT TO SCALE

For lease

Warehouses with large yards

Building C: ±20,400 SF with ±18,131 SF yard

Building D: ±9,600 SF with ±14,365 SF yard

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Sacramento, CA 95827

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