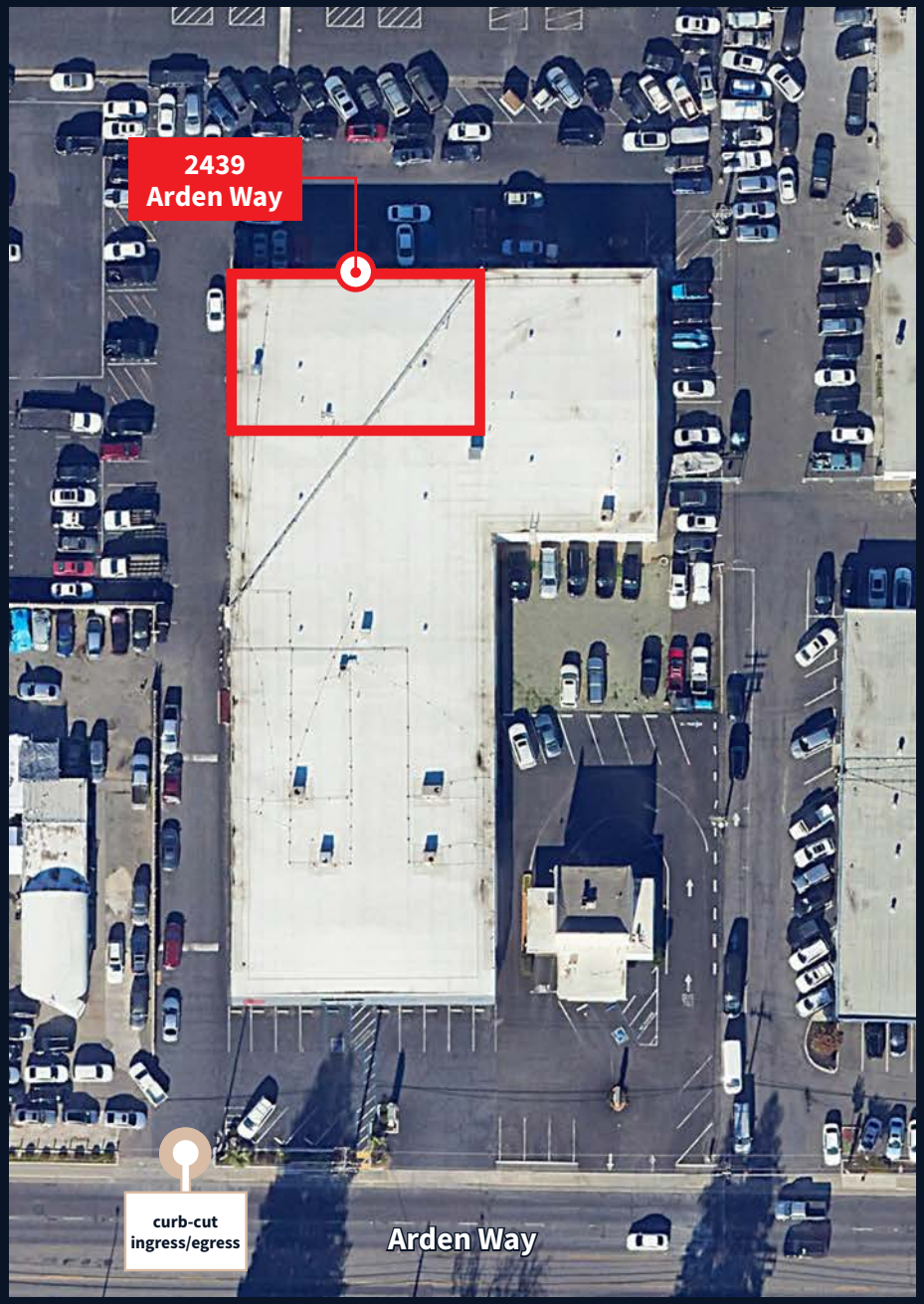
For lease

±6,920 SF suite industrial/automotive

Lease Rate: $0.90 PSF + NNN

2439 Arden Way
Sacramento, CA 95825



JLL Sacramento Industrial Team

Mike Luca, SIOR
Senior Managing Director
RE Lic. 01447904

Dominic Smith
Senior Associate
RE Lic. 02106714

RJ Jimenez
Associate
RE Lic. 02248675

JLL SEE A BRIGHTER WAY

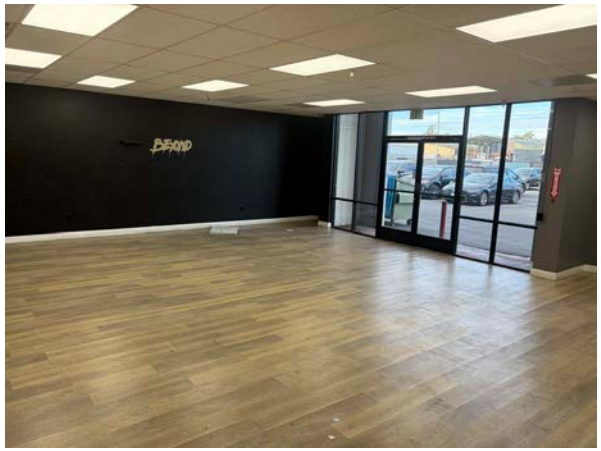
Property features

- Total suite size: ±6,920 SF
- Office size: ±800 SF
  - » two (2) private offices, open lobby area, one (1) restroom
- One (1) restroom in warehouse
- Clear height: ±18’ - 19’
- Grade-level doors:
  - » one (1), 12’x12
  - » one (1), 14’x14’
- Insulated roof deck
- Zoned: LC (Limited Commercial) per Sacramento County
- Located within ±1 mile of:
  - Niello Volkswagen
  - Niello Mini
  - Niello BMW
  - Tesla
  - Downtown Ford *(Howe Avenue location)*
  - Epic Chevrolet
  - Lexus of Sacramento
  - Envision Mercedez-Benz









©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Floor plan



GL = Grade-level door

N

FLOOR PLAN NOT TO SCALE

©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Permitted Uses

CLICK HERE

For more information, view or download the full zoning code

Zoned: LC
Limited Commercial (per Sacramento County)

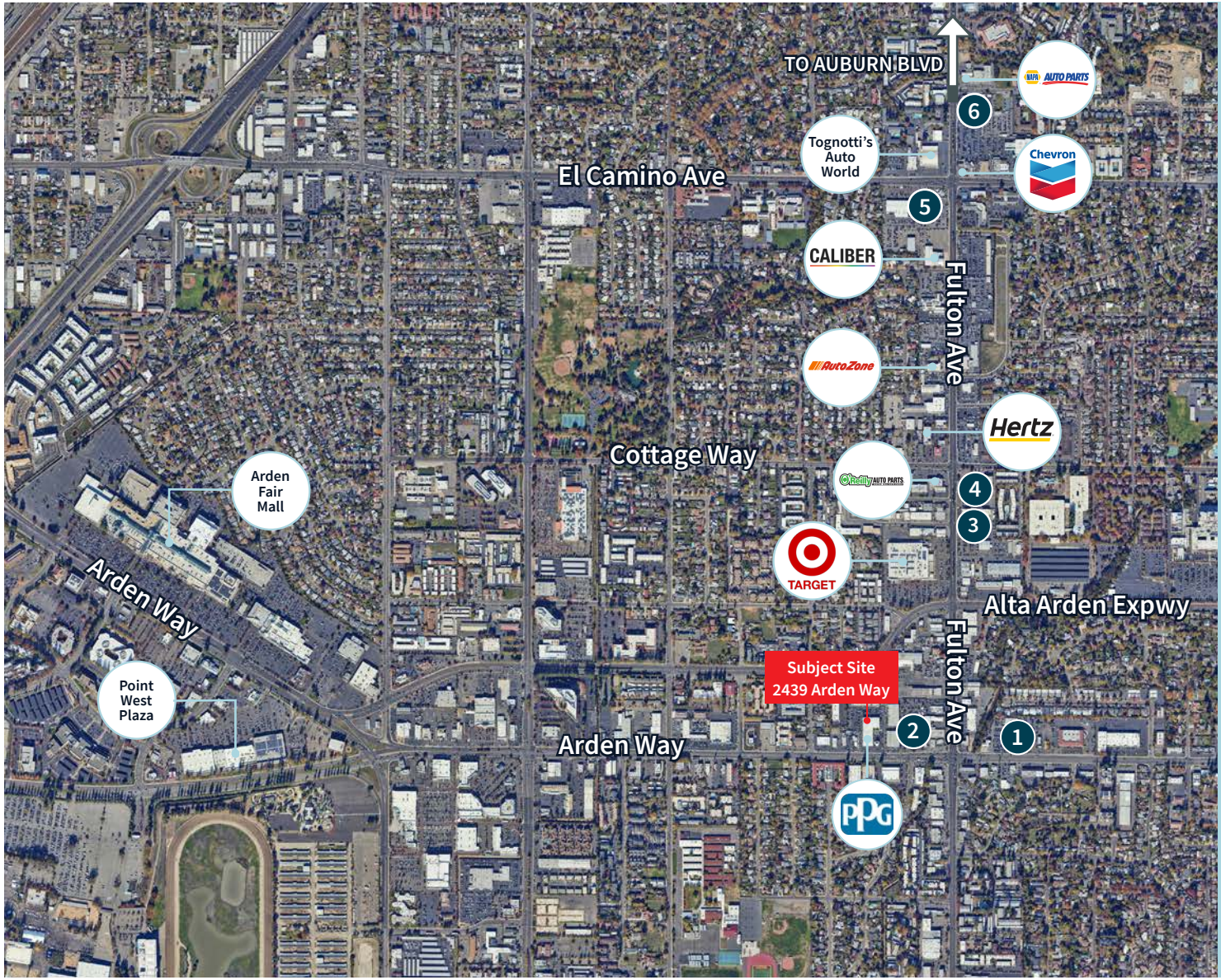
USE (USE, SERVICE OR FACILITY)
COMMERCIAL -
» general repair services
» driving instruction
» catering services
» laboratory
» general retail sales
» auto broker
» automobile repair, minor
» parking lot or garage

USE (USE, SERVICE OR FACILITY)
INSTITUTIONAL -
» ambulance service
» major utility
» minor utility

NOTE: This chart is provided as a courtesy only, and is any occupant's responsibly to confirm any intended use for the property with Sacramento County at (916) 874-3104.

©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Vicinity neighbors



1. NIELLO VOLKSWAGEN
2. TESLA
3. NIELLO BMW
4. GENESIS OF SACRAMENTO *(coming soon)*
5. EPIC CHEVROLET
6. LEXUS OF SACRAMENTO

NOT SHOWN ON MAP

Fulton Avenue North

- Sacramento Chrysler/Dodge/ Jeep/Ram
- Capitol City Honda

HOWE AVENUE

- Downtown Ford Sacramento
- Mercedes-Benz of Sacramento

AUBURN BLVD

- Jag / Land Rover of Sacramento
- Maita Subaru
- Nissan of Sacramento
- Maita Toyota of Sacramento
- Maita Mazda
- Niello Audi
- Niello Porsche

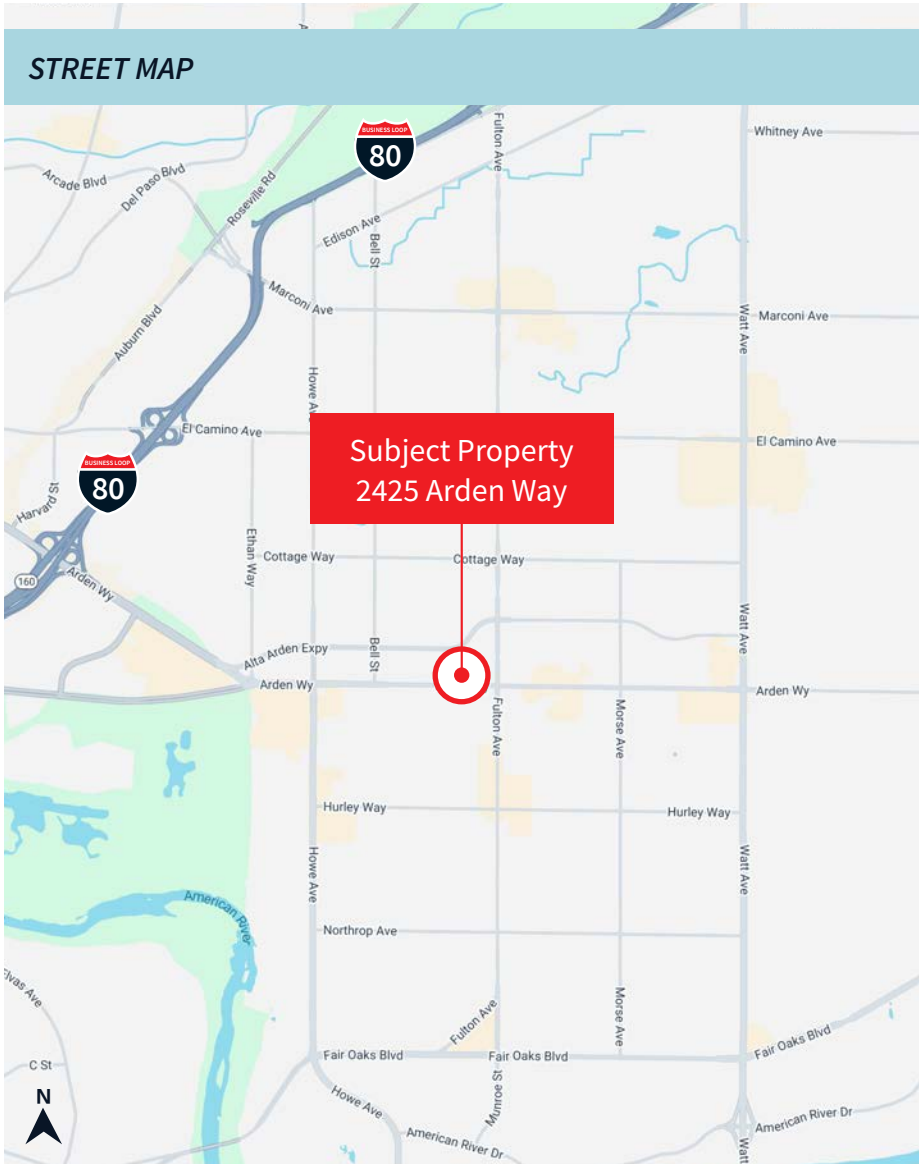
N

MAP NOT TO SCALE

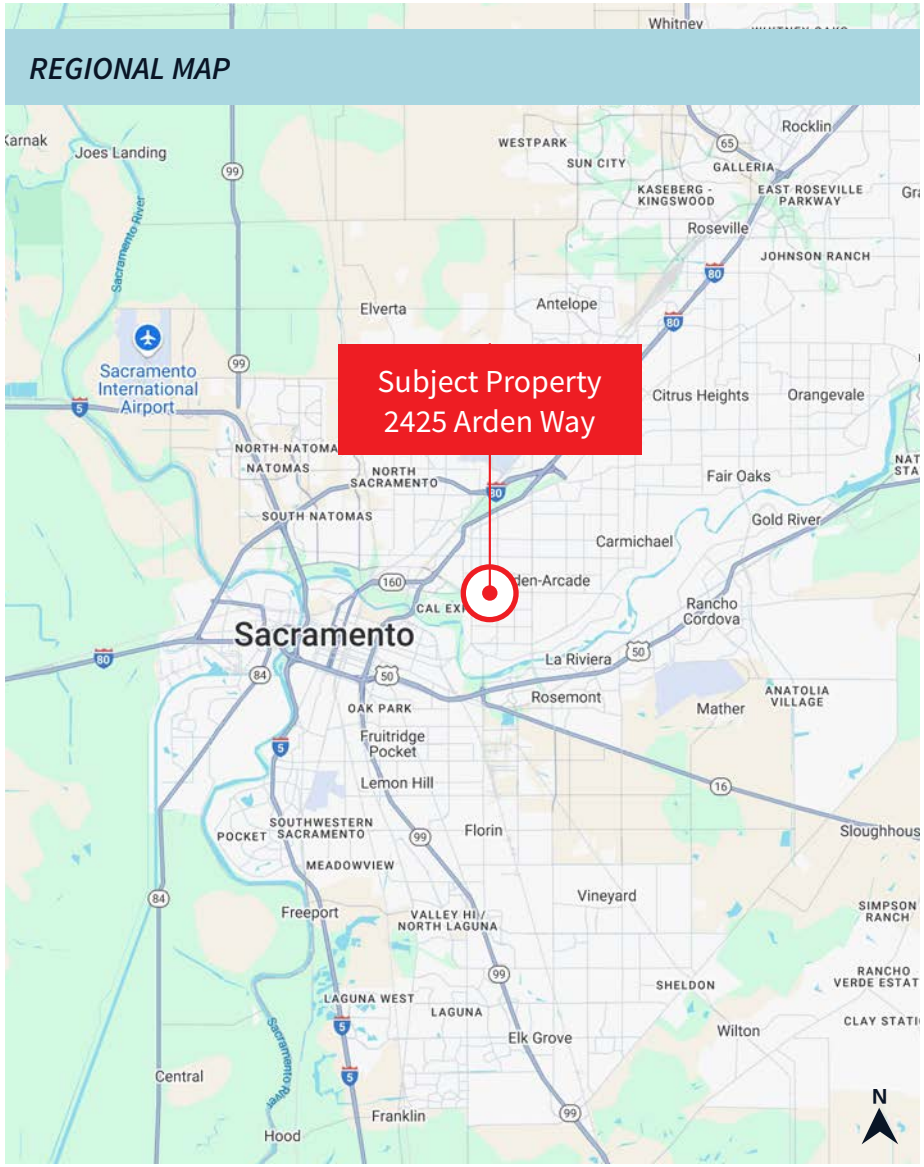
©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Location Maps

STREET MAP



REGIONAL MAP



MAPS NOT TO SCALE

©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

JLL SEE A BRIGHTER WAY

For lease

±6,920 SF suite industrial/automotive

2439 Arden Way
Sacramento, CA 95825

JLL Sacramento Industrial Team

Mike Luca, SIOR
Senior Managing Director
Mike.Luca@jll.com
+1 916 2014 0466
Lic. 01447904

Dominic Smith
Senior Associate
Dominic.Smith@jll.com
+1 916 995 9396
Lic. 02106714

RJ Jimenez
Associate
RJ.Jimenez@jll.com
+1 940 597 9341
RE Lic. 02248675

Jones Lang LaSalle Brokerage, Inc.
CA Real Estate License #01856260

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party @resulting from reliance on this information If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage Inc. All rights reserved. JMYERS ArdenWay_2425-2505@Marketing>Brochure>2439 Arden Way