



±2,150 – 4,400 SF INDUSTRIAL SPACE
3747 W Pacific Ave. Sacramento, CA 95622

Available For Lease

ROWAN ANHALT

Leasing Associate

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(415)592-4967

CYNDIE SMITH

Office Manager

cyndie.smith@clire.com

(916)616-0389



PROPERTY HIGHLIGHTS

- Zoned: C4 - Heavy Commercial
- Electrical: 200-Amp, 240V, 3-Phase Panel; Lessee to verify service capacity
- Total Available SF: $\pm 4,400$ (#F: $\pm 2,150$; #G: $\pm 2,250$)
- Buildings Area: 22,500 SF | Lot size: 0.83 acre
- Parking Ratio: 162/2.6
- Clear Height: 18'
- Construction: Masonry
- Private restrooms
- Minutes away from Sac City College



[VIEW LOOPNET LISTING](#)

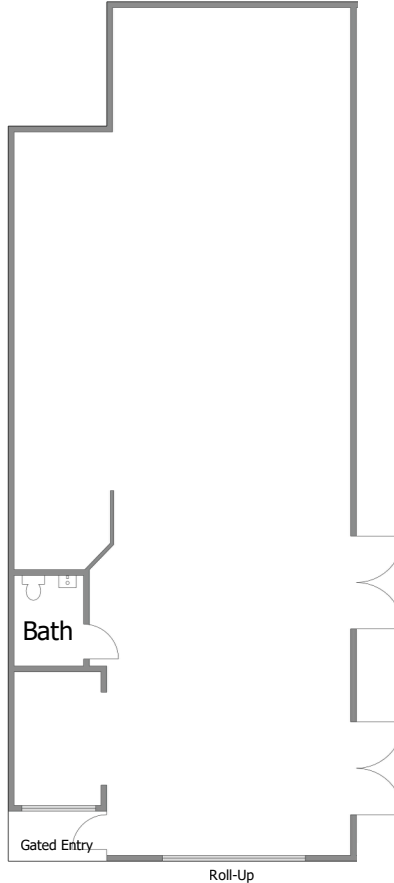
AVAILABLE UNITS



W Pacific Ave

Information herein deemed reliable but not guaranteed. Site Plans are not to scale.
Lessee should conduct independent verification of all matters deemed to be material.

UNIT F

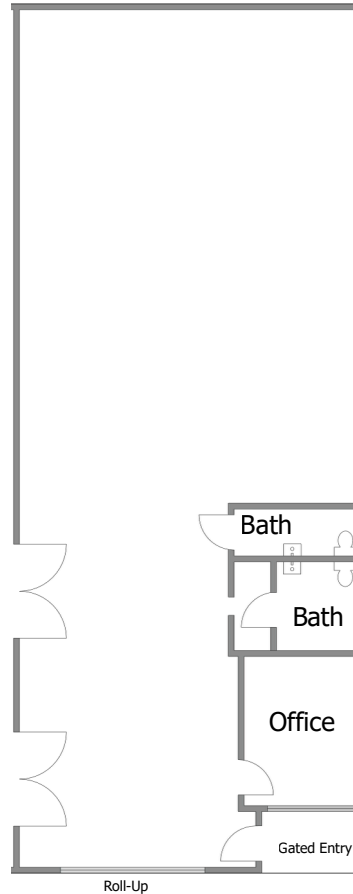


HIGHLIGHTS

- ±2,150 rentable SF
- NNN Lease. Negotiable rent.
- Electrical: 200-Amp, 240V, 3-Phase Panel; Lessee to verify service capacity
- Clear ceiling height: 18'
- (1) 12x12 roll-up door. (1) pedestrian doors.
- One single occupant restroom
- Entry room / Office
- Available now

[VIEW VIDEO TOUR](#)

UNIT G



HIGHLIGHTS

- ±2,250 rentable SF
- NNN Lease. Negotiable rent.
- Electrical: 200-Amp, 240V, 3-Phase Panel; Lessee to verify service capacity
- Clear ceiling height: 18'
- (1) 12x12 roll-up door. (1) pedestrian doors.
- Two single occupant restrooms
- One private office
- Available now

[VIEW VIDEO TOUR](#)

OTHER AVAILABLE PROPERTIES

Sacramento CA Region

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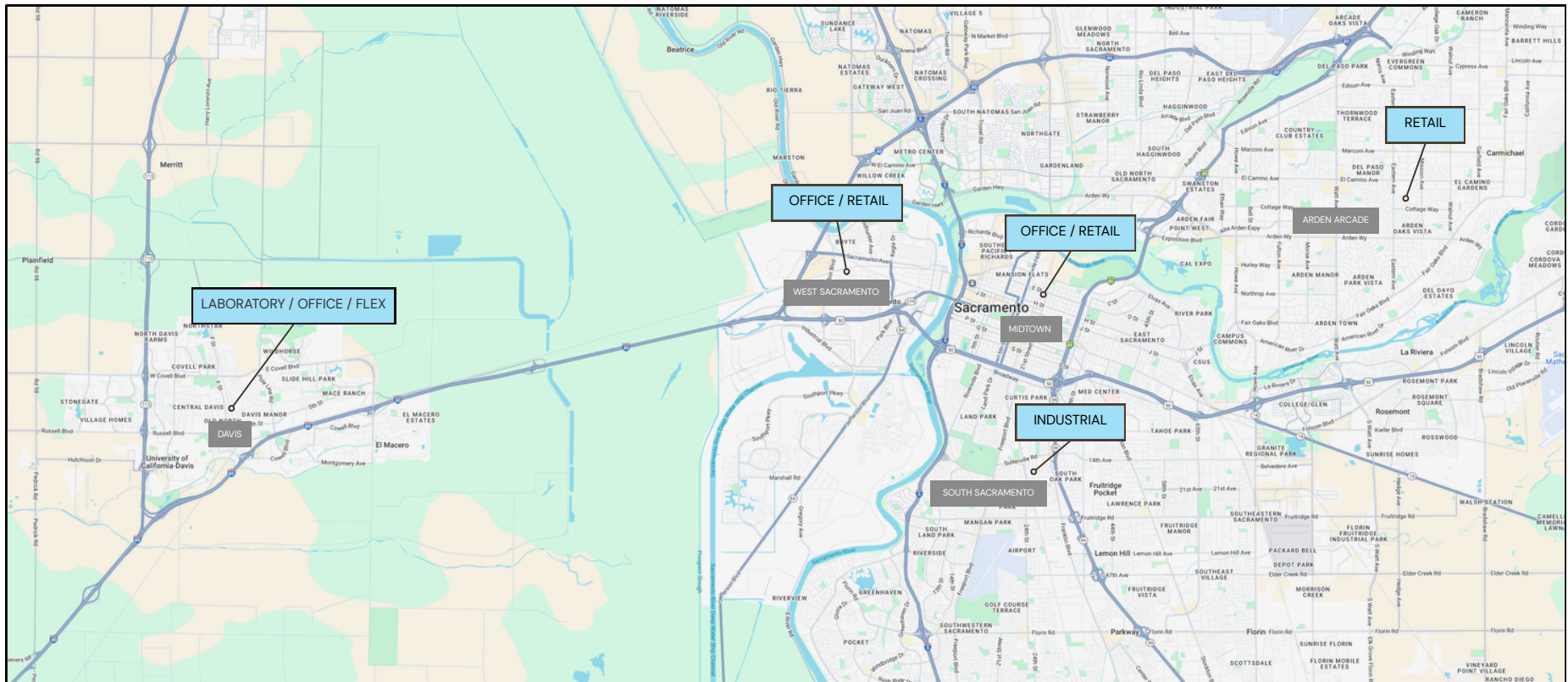
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