

BELOW MARKET LEASE RATE

±23,821 SF AVAILABLE
FOR SUBLEASE

3740
SEAPORT BLVD

WEST SACRAMENTO, CA



AVAILABLE SPACE



SEAPORT BLVD.

23,821 SF

TOTAL
AVAILABLE
*WITH 30 DAYS NOTICE

4,052 SF

NEWLY IMPROVED
OFFICE

3

DOCK HEIGHT
DOORS
* 1 PIT LEVELER ON CENTER

1 (12'X14')

GRADE LEVEL
DOOR

3 PHASE

POWER
*TENANT TO VERIFY

UNIT INCLUDES:

- 1 CONFERENCE ROOM
- BREAK AREA
- 2 INTERIOR OFFICE RR'S
- 2 EXTERIOR WAREHOUSE RR'S

BUILDING HIGHLIGHTS

99,775 SF

BUILDING SIZE

9.44 AC

LOT SIZE

1997

YEAR BUILT

24'

CLEAR HEIGHT

5

TOTAL GL
DOORS

17

TOTAL DH
DOORS

ESFR

SPRINKLERS

52'W X 57'D

COLUMN WIDTH

MULTI

TENANCY





LOCATION

Sublease available through 1/31/2027
Direct Deal Possible.

CONTACT:

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**CUSHMAN &
WAKEFIELD**