



5% Commission to Procuring Broker

Industrial Space for Lease

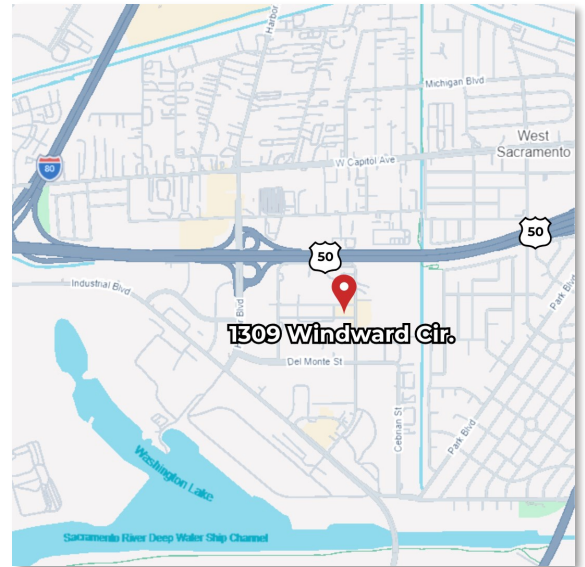
**1309 WINDWARD CIR.
WEST SACRAMENTO, CA 95691**

**ASKING
RATE:
\$0.65/NNN**

**±19,902 SQ. FT. AVAILABLE
INCLUDES ±2,461 SF OFFICE**

PROPERTY HIGHLIGHTS

- Ample Parking
- Easy Access to All Freeways
- 1 Grade Level and 1 Dock High Loading Doors
- Additional Grade Level Doors Possible
- Power: 400 Amp 480/277V; 200 Amp 208/120V
- Fire Sprinklers
- 20' Clear Height
- **Available August 1, 2026**



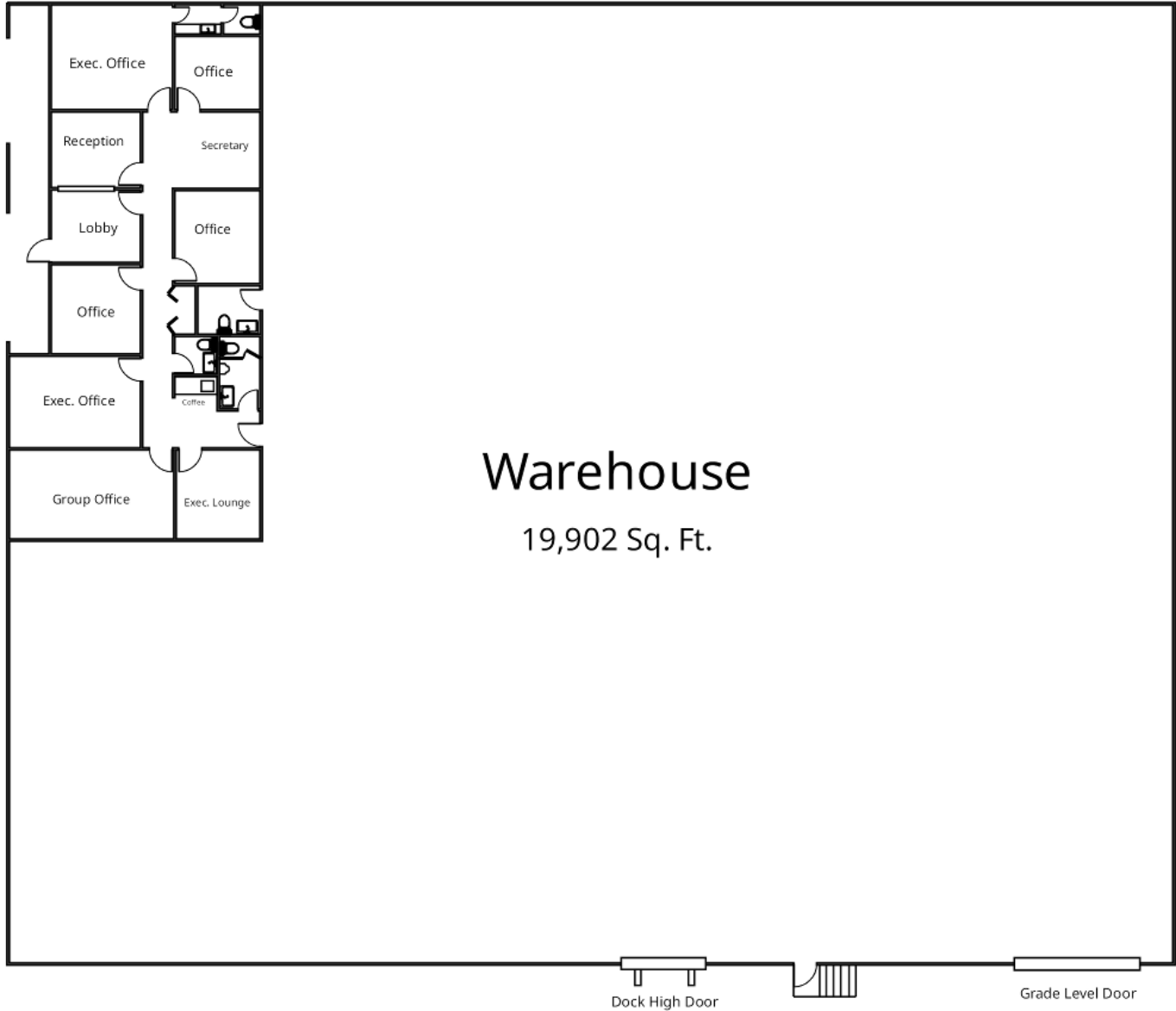
<p><i>Tom MacLaughlin</i> 916.374.4233 thmac@macco.org LIC #00690406</p>	<p><i>Jim MacLaughlin</i> 916.374.4232 jmacLaughlin@macco.org LIC #00944675</p>	<p><i>Bill MacLaughlin</i> 916.374.4231 billymac3@macco.org LIC #01175040</p>
--	---	---

 **macLaughlin and co**

1401 Shore Street West Sacramento, CA 95691 www.macco.org

The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

FLOOR PLAN



1309 WINDWARD CIR.

West Sacramento, CA

AERIAL MAP



AERIAL MAP (cont.)

