

For lease

Warehouses with concrete yards

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

Building D: ±9,600 SF with ±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: ±1,339 SF
 - Building D: ±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: ±22'
- Asking lease rate:
 - contact Broker for more information



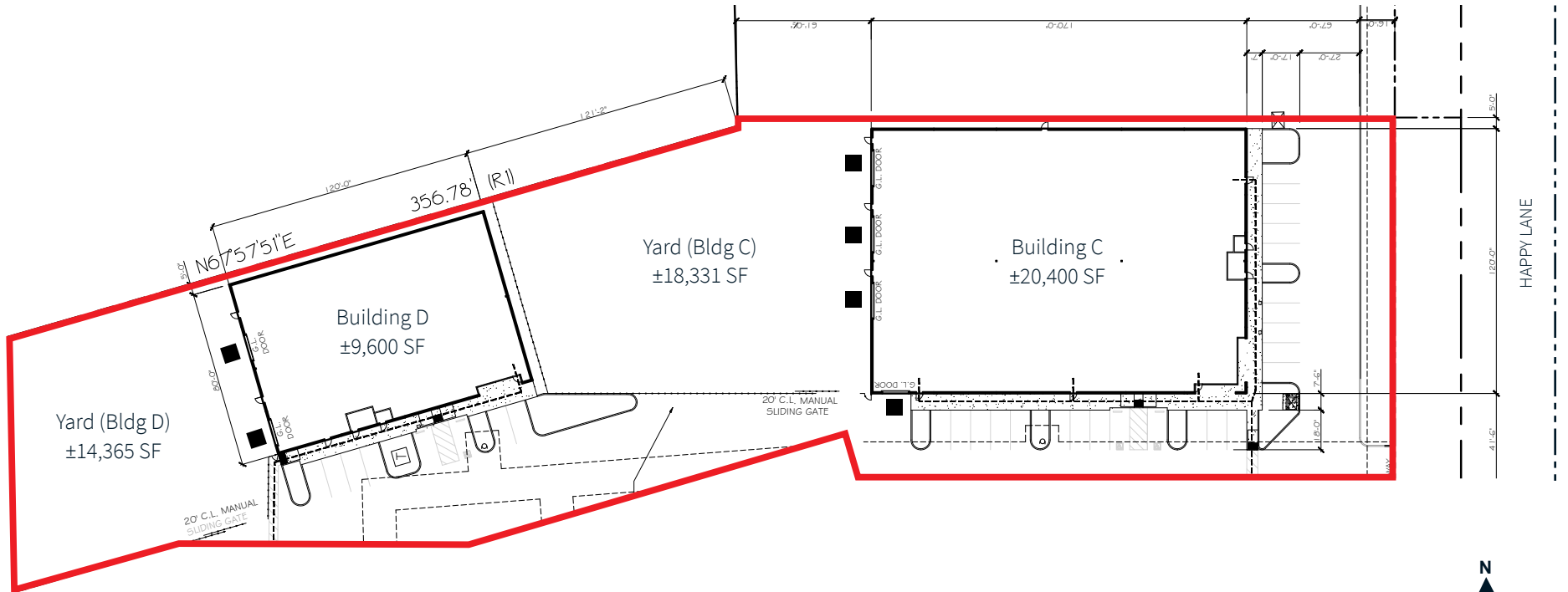
Site plan

Building C: 3730 Happy Lane

Total SF	±20,400
Office SF	±1,339
Parking	28 spaces
Concrete yard area	±18,331 SF
Grade-level loading	4 grade-level doors

Building D: 3740 Happy Lane

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



- = Grade-level door
- = Approximate parcel line

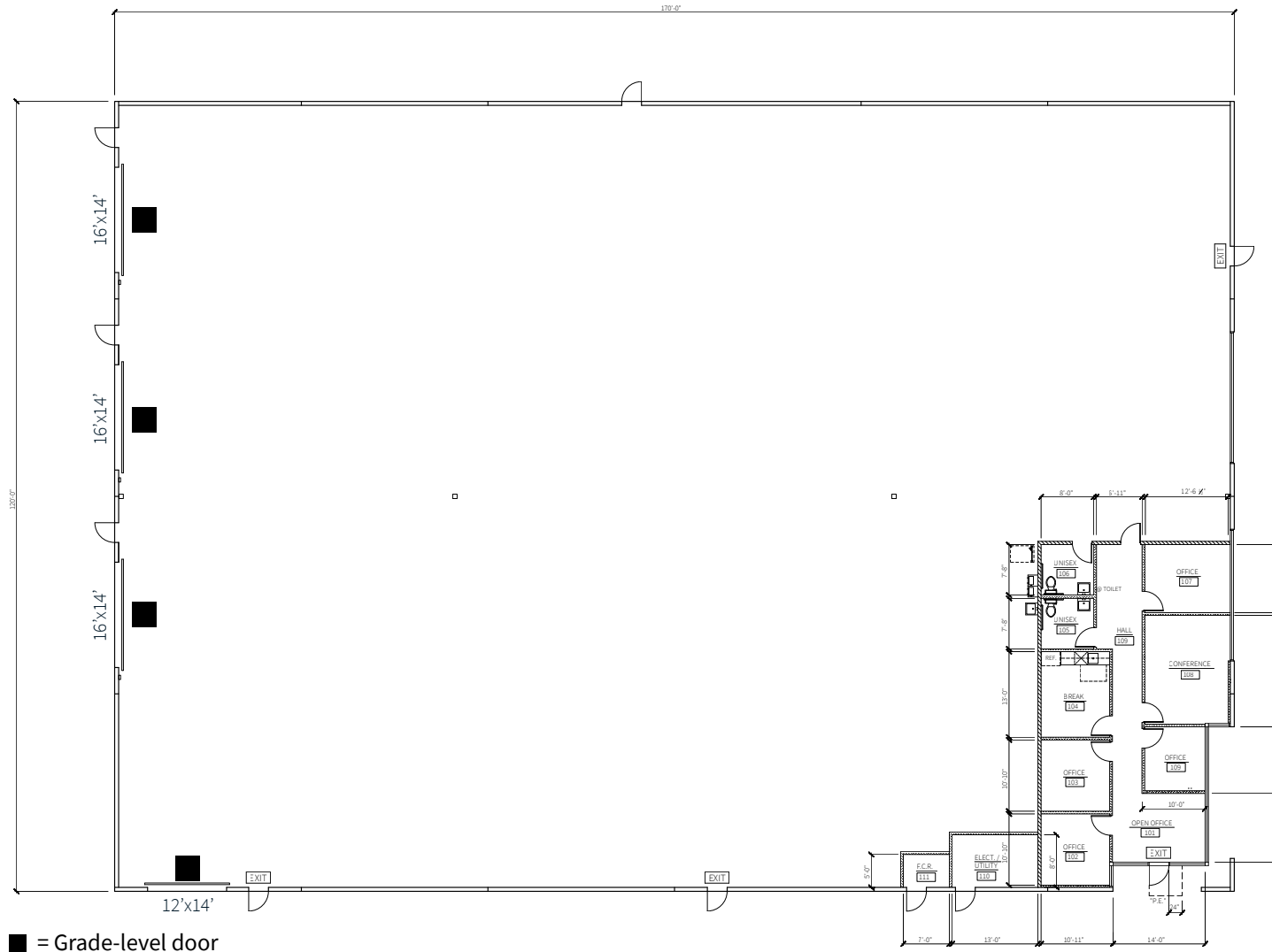


MAP NOT TO SCALE.
ALL DIMENSIONS & PARCEL LINES ARE APPROXIMATE.

Building C floor plan

Total SF: ±20,400

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

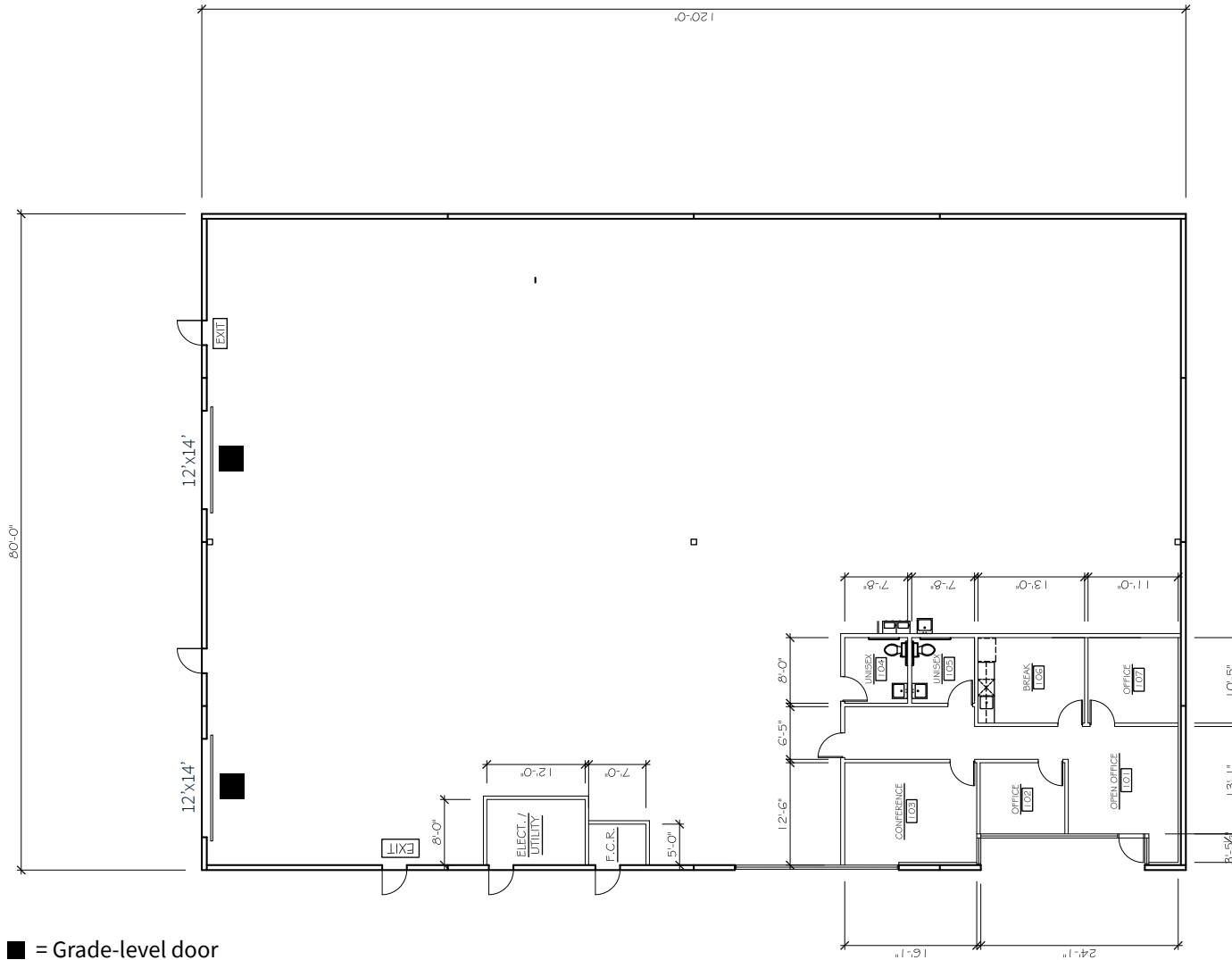


FLOOR PLAN NOT TO SCALE.
ALL MEASUREMENTS ARE APPROXIMATE.

Building D floor plan

Total SF: ±9,600

Includes: ±1,043 SF office | ±8,557 SF warehouse

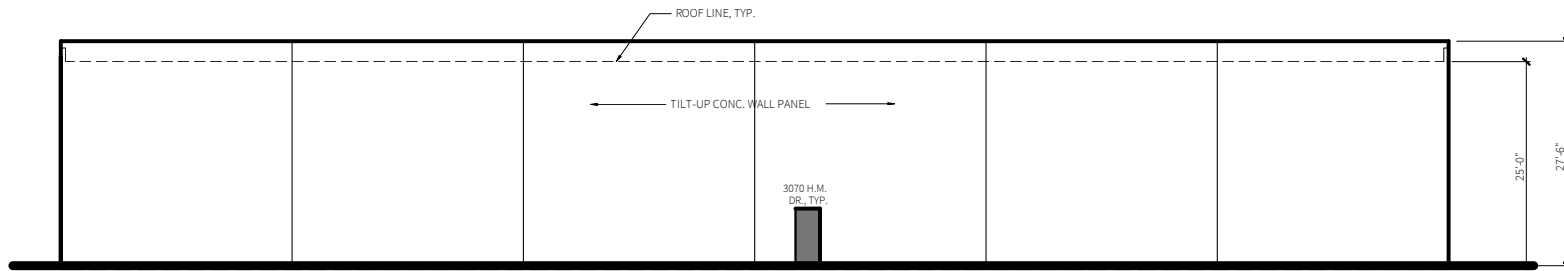


FLOOR PLAN NOT TO SCALE.
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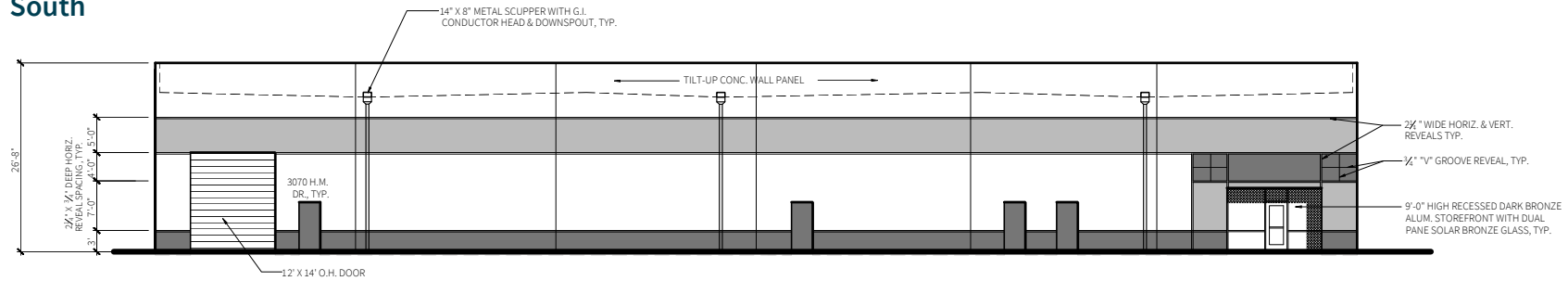
Elevations

Building C

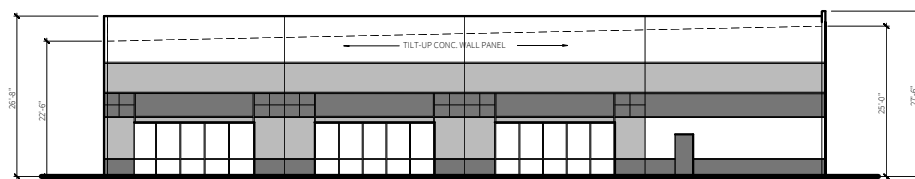
North



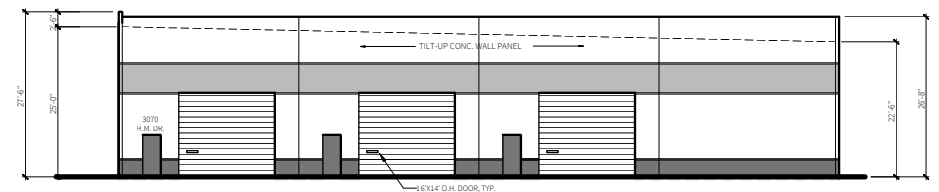
South



East



West

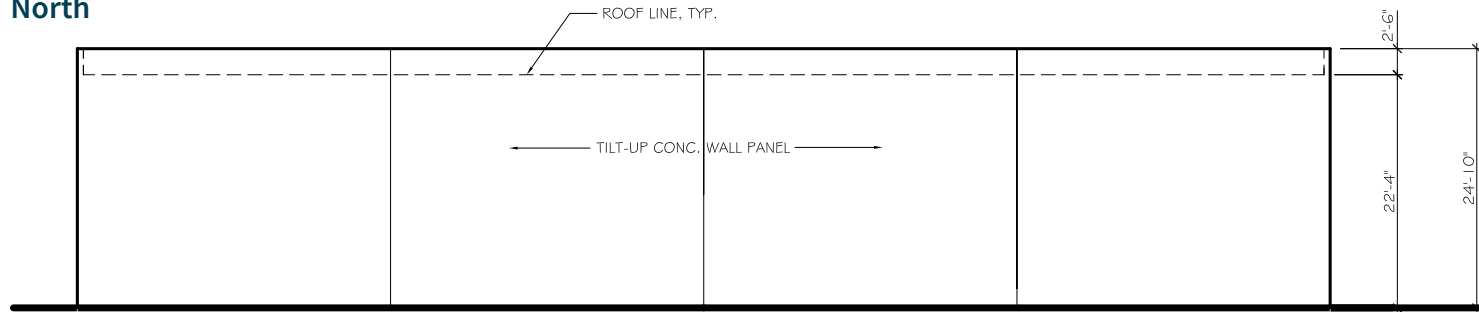


**ELEVATIONS NOT TO SCALE.
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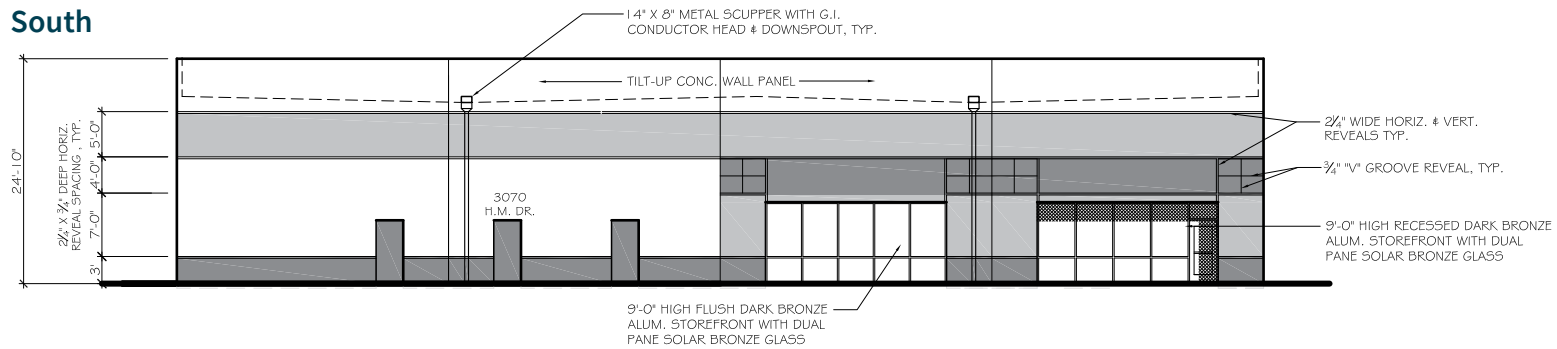
Elevations

Building D

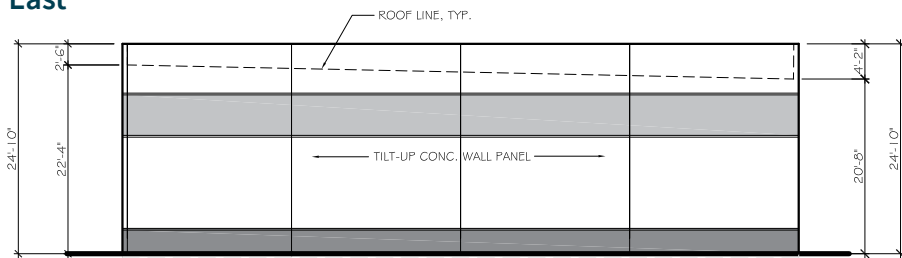
North



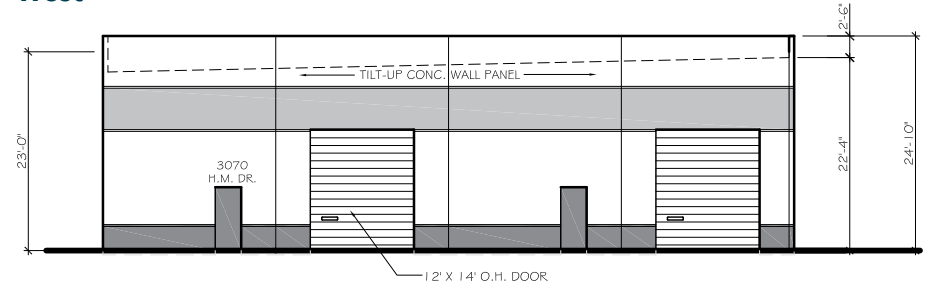
South



East

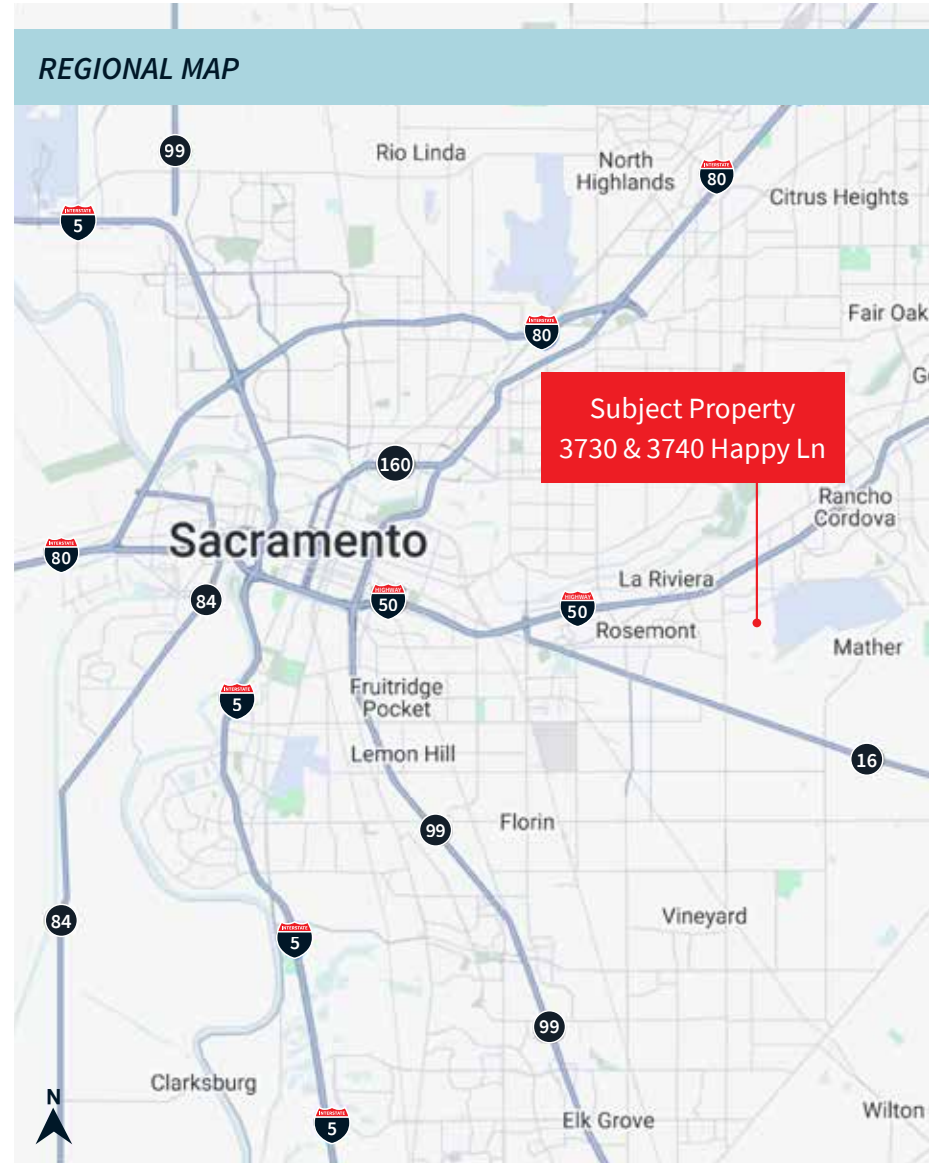
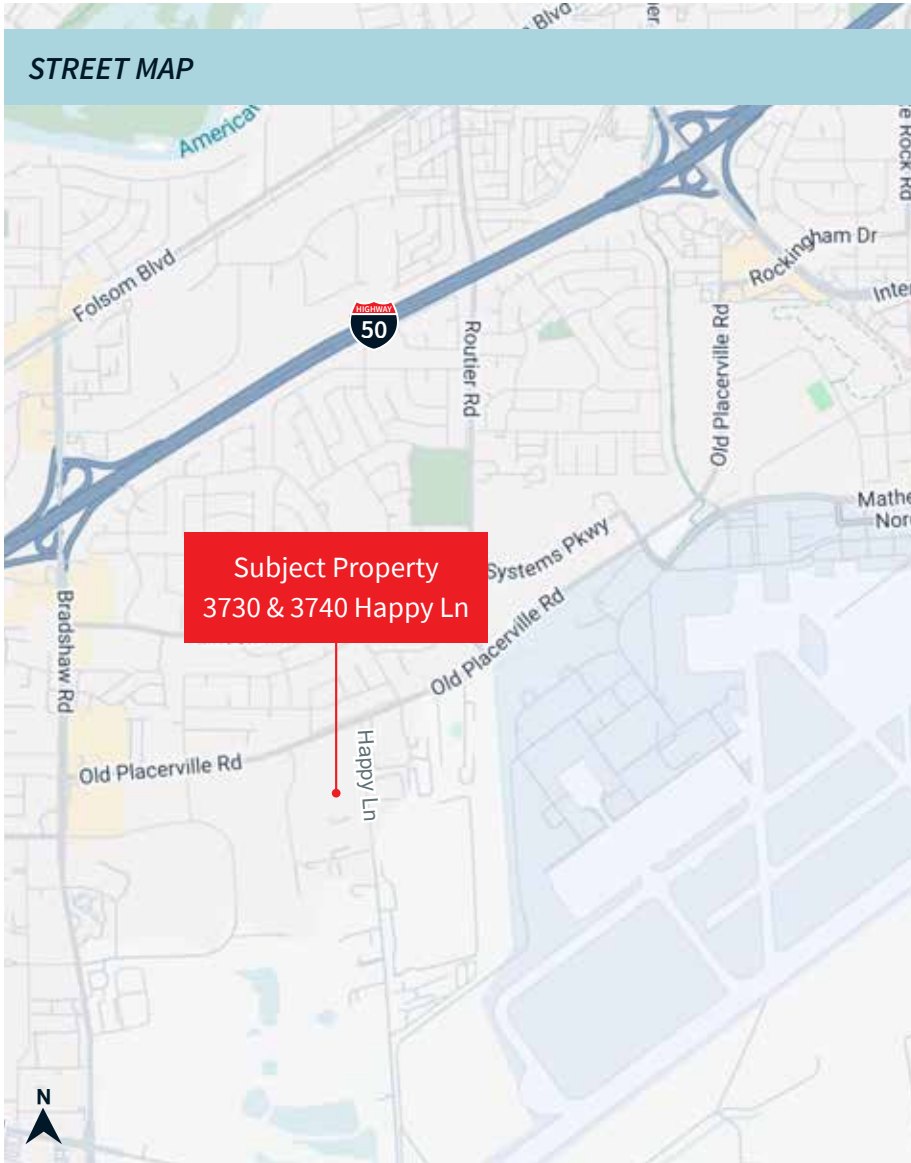


West



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Location Maps



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Warehouses with large yards

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