



maclaughlin and **co**

Flex Space For Lease

3680 Industrial Boulevard Suite 200, West Sacramento, CA



3,112 Sq. Ft. Available
2,310 Sq. Ft. Office

Asking Rent: \$0.70/NNN

We are pleased to offer the following:

- ⇒ Nine private offices
- ⇒ Two private restrooms
- ⇒ +/- 802 SF Warehouse, fully conditioned
- ⇒ One Grade Level Door
- ⇒ Easy access to Hwy 50 & 80
- ⇒ Monument signage available
- ⇒ Fully Sprinklered
- ⇒ Parking: 4/1,000
- ⇒ Power: 200 Amps, 120/240V



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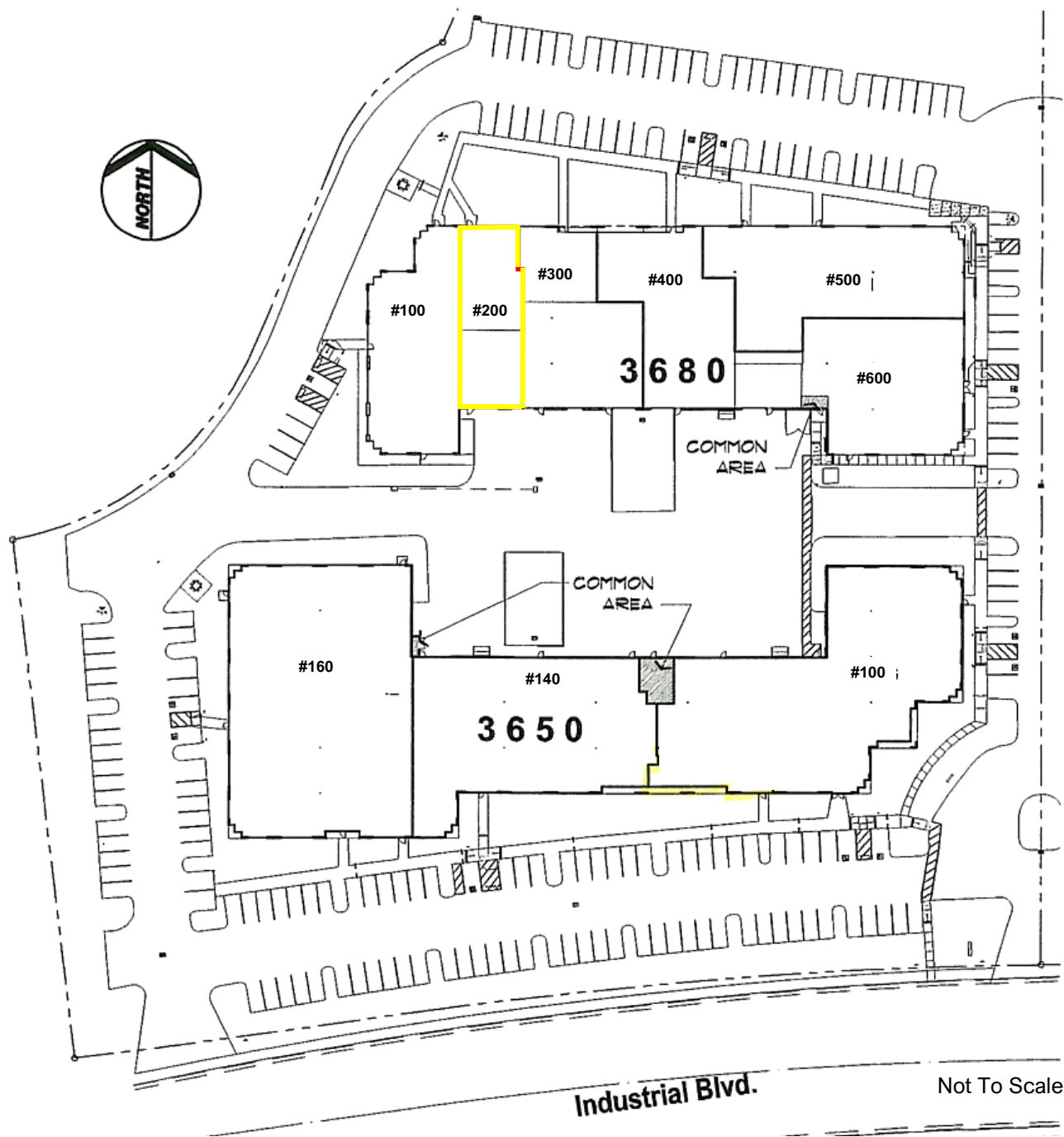
www.macco.org

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.

3680 Industrial Blvd. #200, West Sacramento, CA

3680 Industrial Blvd.

Suite #	Total SF	Office SF	GL/Dock	Rental Rate	Comments
200	3,112	2,310	1/0	\$0.70/NNN	100% conditioned office and warehouse



3680 Industrial Blvd. - Site Map



Option 1 - Existing

2,310 SF Office
802 SF Warehouse

Not To Scale

3680 Industrial Blvd. - Site Map



Option 2 - Additional Warehouse

825 SF Office
2,287 SF Warehouse

Not To Scale