

STONE RIVER BUSINESS PARK

11241-11251 COLOMA ROAD
2210 CEMO CIRCLE
GOLD RIVER, CA

OFFICE/WAREHOUSE | AVAILABLE FOR LEASE



11241

NEWMARK

COLE CUMMINGS
Associate Director
916.569.2366
cole.cummings@nmrk.com
CA RE License #02106833

JODIE ROBINSON
Associate
916.569.2318
jodie.robinson@nmrk.com
CA RE License #02214357

IRINA SHPYRKA
Associate
916.569.2360
irinia.shpyrka@nmrk.com
CA RE License #02037207

PROPERTY HIGHLIGHTS

» FLEXIBLE SPACE WITH MULTIPLE SUITES

Part of the Stone River Business Center, offering divisible spaces ranging from ±750 SF to ±4,850 SF, ideal for small to mid-size operations

» GRADE-LEVEL ROLL-UP DOORS

Convenient ground-level drive-in access across suites for efficient loading/unloading

» CEILING HEIGHT

Clear heights approximately 14–16 feet, supporting rack storage, light industrial, or flex office usage

» STRATEGIC HIGHWAY FRONTAGE & VISIBILITY

Located just north of Highway 50 with Coloma Road frontage; daily traffic counts near Sunrise Blvd ±67,500 ADT – excellent exposure

» SIGNAGE OPPORTUNITIES

Exterior building signage available, enhancing tenant branding.

» 24-HOUR ACCESS

Secure 24/7 building access supporting extended operations .

» PARKING & OFFICE AMENITIES

Built-out office areas, and parking ratio on-site (approx. 0.78 spaces per 1,000 SF)

» PROFESSIONAL OWNERSHIP & MANAGEMENT

Experienced ownership, ensuring maintenance and responsive property services

» IDEAL FOR DIVERSE USES

Suitable for distribution, light manufacturing, equipment storage, construction support, and other commercial flex uses



SITE PLAN



AVAILABLE SUITES

11241 COLOMA RD

Suite A2 Office/Warehouse ±2,321 SF

11251 COLOMA RD

Suites A/B Office/Warehouse ±2,279 SF

Suite E Office ±1,561 SF

ASKING RATE: \$1.05 PSF

PHOTOS



SITE AERIAL



STONE RIVER BUSINESS PARK

11241-11251 COLOMA ROAD
2210 CEMO CIRCLE
GOLD RIVER, CA



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. 2/2026

NEWMARK

COLE CUMMINGS
Associate Director
916.569.2366
cole.cummings@nmrk.com
CA RE License #02106833

JODIE ROBINSON
Associate
916.569.2318
jodie.robinson@nmrk.com
CA RE License #02214357

IRINA SHPYRKA
Associate
916.569.2360
irinia.shpyrka@nmrk.com
CA RE License #02037207