



Sunrise Tech Center

3235 Sunrise Blvd, Rancho Cordova, CA 95742

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Sunrise Tech Center

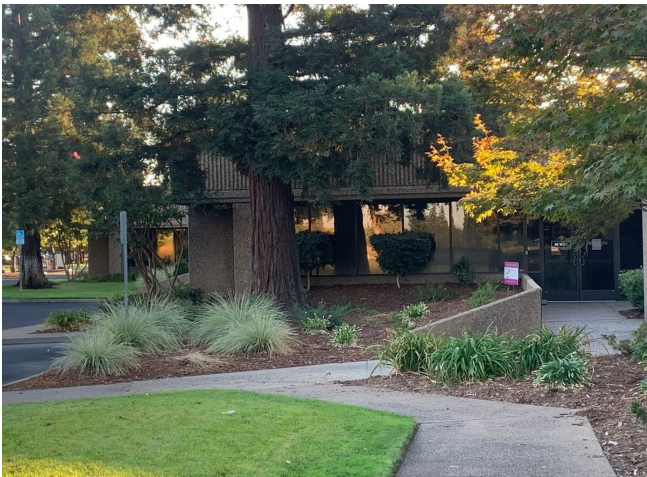
\$1.20 /SF/ MO/MG

42,620 SF Flex property with frontage on Sunrise Blvd. with a Monument Sign.

9,863-12,863 sf available, (7) Offices, conference room, Large open area, reception area, Lunchroom, there is also an ADDITIONAL 3000 ft. that can be added to the already 5,700 sf of warehouse. This kind of space is had to find plus ADDITIONAL POWER CAN BE ADDED TO THE SPACE if needed.

Costco across the street. High traffic on sunrise blvd....

- Frontage on Sunrise Blvd, high traffic count , Costco across street, fiber to building, , property is a well maintain building, long-term tenants.



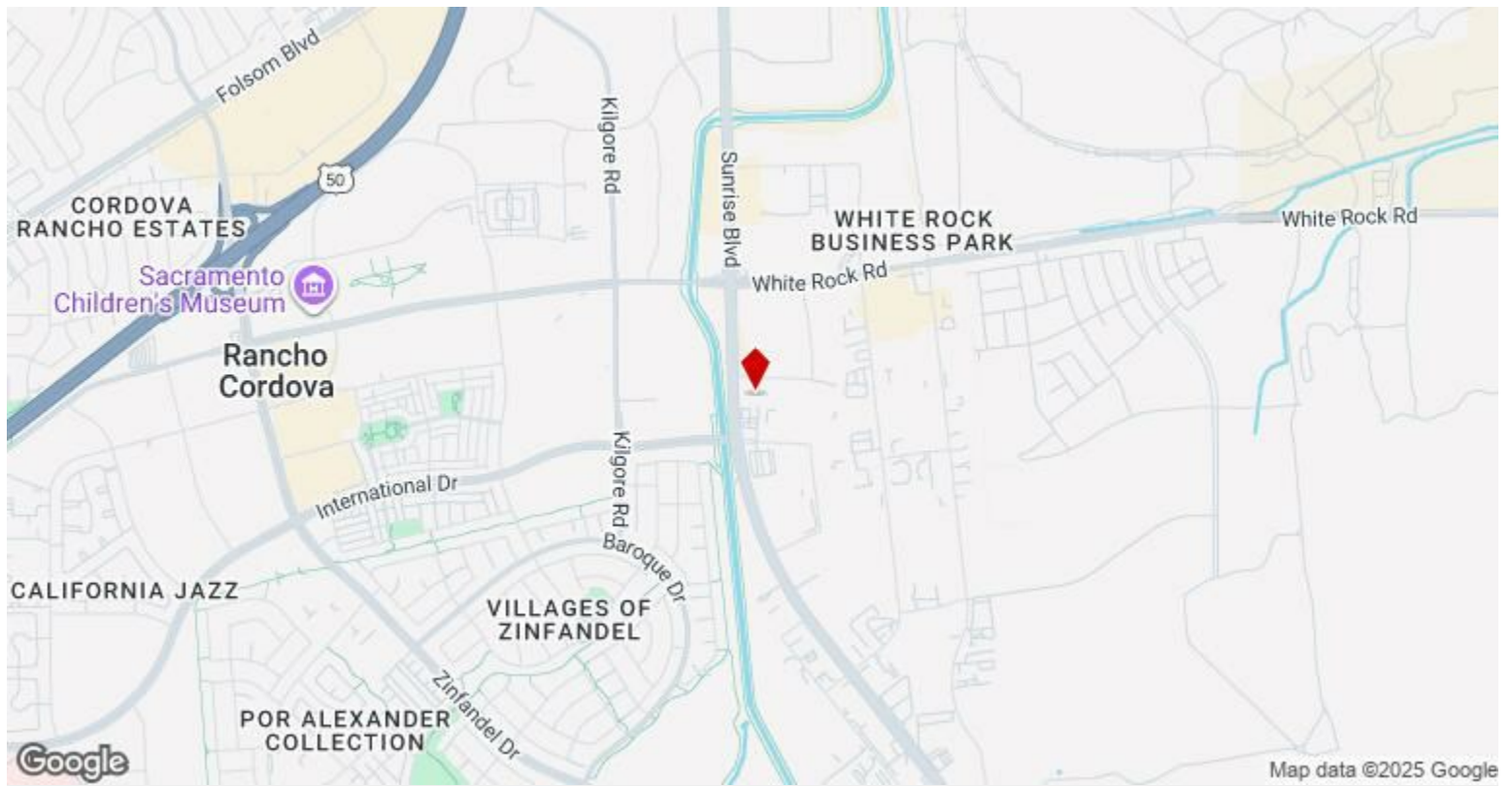
Rental Rate:	\$1.20/sf/mo
Min. Divisible:	9,863 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	42,630 SF
Year Built:	1989
Rental Rate Mo:	\$1.20 /sf/mo

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1st Floor Ste 5

Space Available	9,863 - 12,863 SF
Rental Rate	\$14.40 /SF/YR
Date Available	Now
Service Type	Modified Gross
Office Size	4,163 SF
Space Type	Industrial
Space Use	Flex
Lease Term	3 - 5 Years

5700 sf warehouse space, 12 x 14 roll up doors, frontage on sunrise blvd,monument signage,flex building with M-1 zoning, extensive glass and landscaping, natural gas to building.Costco across the street. High traffic on sunrise blvd.



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Property Photos



suite 5



warehouse

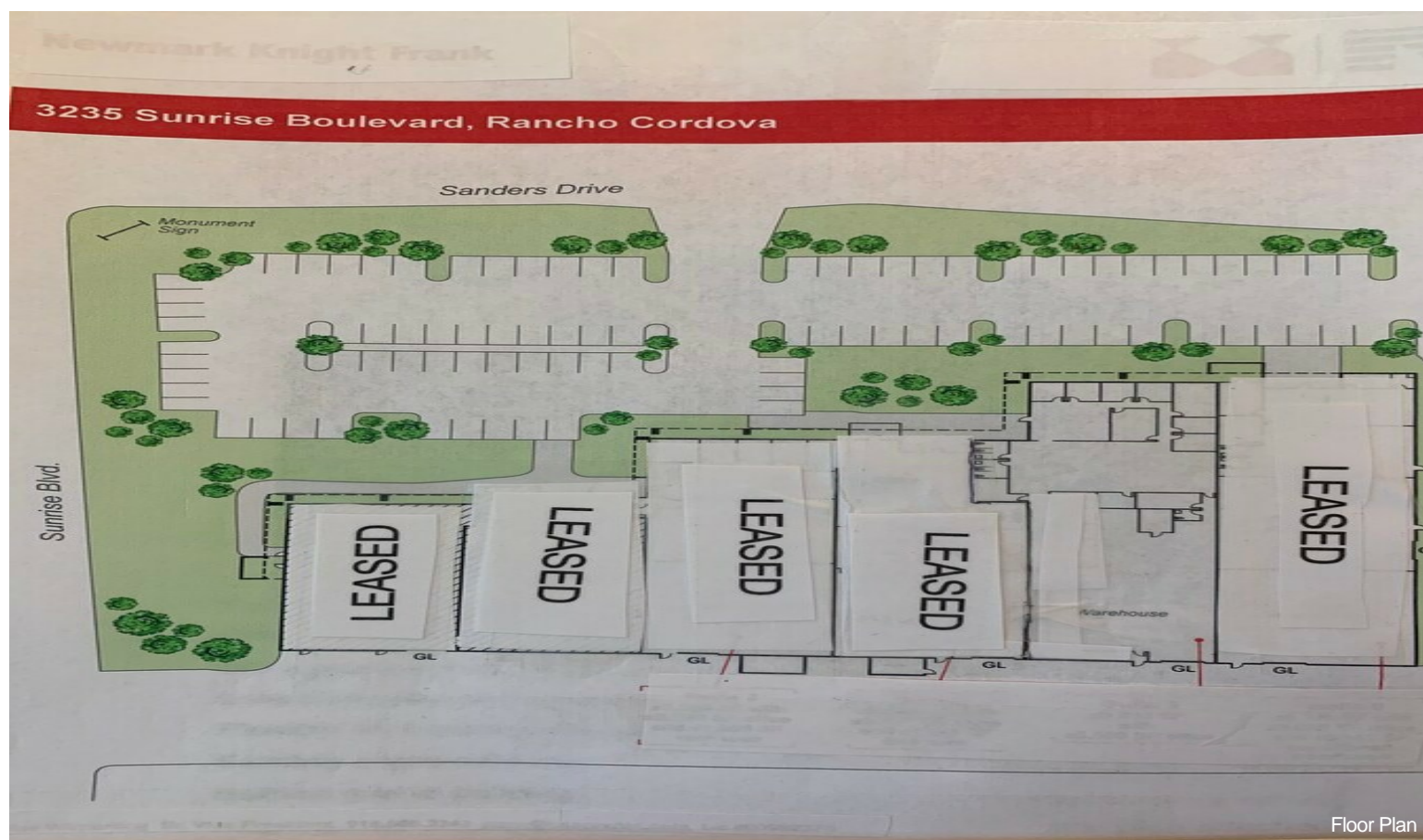
Property Photos



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