

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a thin white border and a horizontal rainbow-colored stripe at the bottom.

Colliers

A photograph of a large, light-colored industrial building with vertical siding and a flat roof. The address "2322" is visible on the upper corner. The building has several roll-up doors and windows. In the foreground, there are trees, shrubs, and a paved parking lot. A silver car is partially visible on the right. The sky is clear and blue.

Perfect Owner User Opportunity With Income in Place

2322 Gold River Road, Rancho Cordova, CA 95670

For Sale | ±8,110 SF

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Property Overview



- Prime Gold River location
- $\pm 8,110$ SF
- Half the building occupied on short term leases
- 500 amps of 208/3 phase power (buyer to verify)
- M-2 Zoning
- Sprinklered
- 3- 12'x12' roll up doors, 1- 12'x14' roll up door
- Potential for Small yard

Sale Price

\$1,900,000

Price Per Square Foot

\$234.00

Building SF

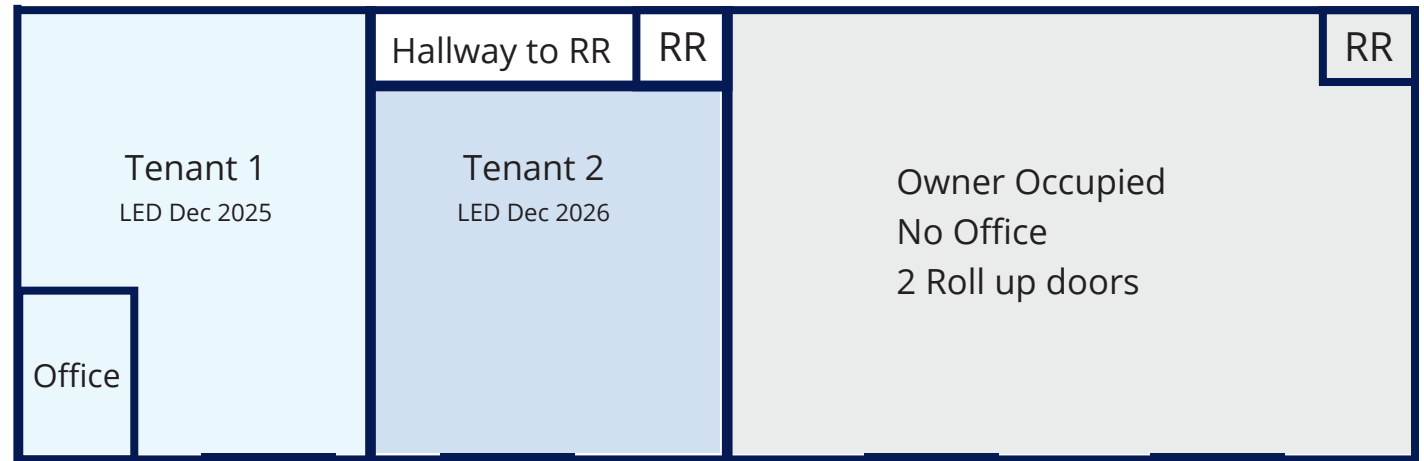
$\pm 8,110$

Lot Size

0.46 AC

Floor Plan

- Shared Restroom
- 1- 12'x12' grade level door per unit



Interior Photos



Location Overview



Contact :

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