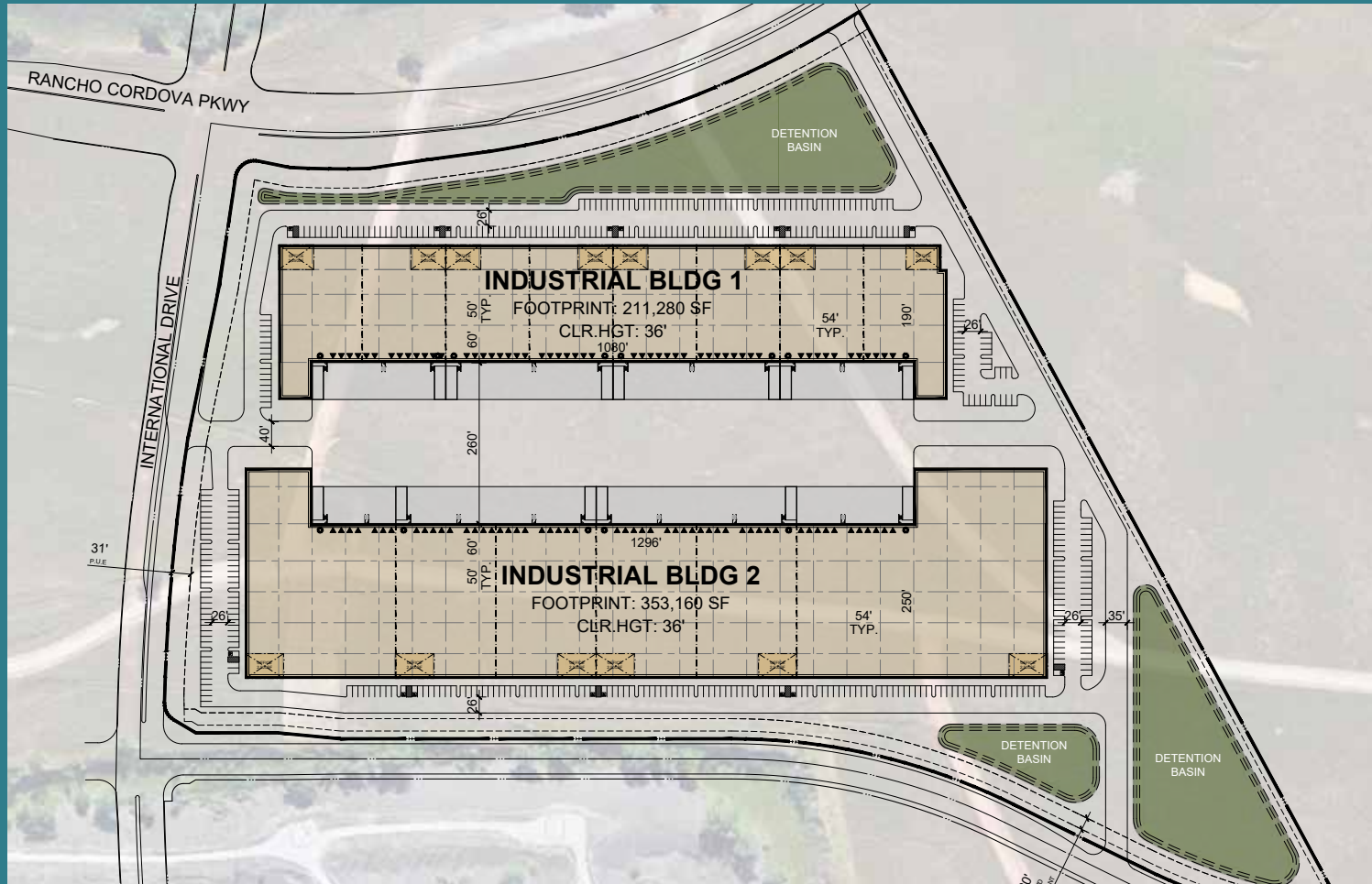


RIO DEL ORO INDUSTRIAL LAND

±35.75 Net Acres | Available for Sale or Build-to-Suit
Two (2) Industrial Buildings Totaling ±564,440 Square Feet
Rancho Cordova Parkway & International Drive | Rancho Cordova, CA



Kevin Jasper, SIOR | Senior Managing Director | 916-569-2325 | kevin.jasper@nrmk.com | CA RE License #01164925
Sean Mahoney | Managing Director | 916-569-2328 | sean.mahoney@nrmk.com | CA RE License #01332661
Joe Curtis | Managing Director | 916-569-2373 | joe.curtis@nrmk.com | CA RE License #01338980

AVAILABLE FOR SALE OR BUILD-TO-SUIT

RIO DEL ORO INDUSTRIAL

Rancho Cordova Parkway & International Drive | Rancho Cordova, CA

Building Highlights

Building 1:

- » ±211,280 SF Total
- » Office to Suit
- » 58 Dock-High Doors
- » 4 Grade-Level Doors
- » 36' Clear Height

Building 2:

- » ±353,160 SF Total
- » Office to Suit
- » 54 Dock-High Doors
- » 8 Grade-Level Doors
- » 36' Clear Height

Project Highlights

- » APN: 072-3880-002-000
- » Zoned: MP (Industrial Park) per City of Rancho Cordova
- » High voltage 69 KVA SMUD power readily available
- » Hard to find large industrial site
- » Road and utility improvements recently completed
- » Close proximity to retail and commercial services and rapidly developing residential communities
- » Currently ±2.7 miles from Highway 50 via Sunrise Blvd. and will have closer direct access via Rancho Cordova Parkway in ±5 years
- » Excellent logistical location to service the communities along Highway 50 - Sacramento, Rancho Cordova, Folsom, and El Dorado Hills
- » Outside the FEMA 500-year flood plain
- » Less than 5 miles to Mather Airport, 80+ companies including UPS and DHL air cargo centers

LAND SALE PRICE: \$12.00 PER SQUARE FOOT

AVAILABLE FOR SALE OR BUILD-TO-SUIT

RIO DEL ORO INDUSTRIAL

Rancho Cordova Parkway & International Drive | Rancho Cordova, CA

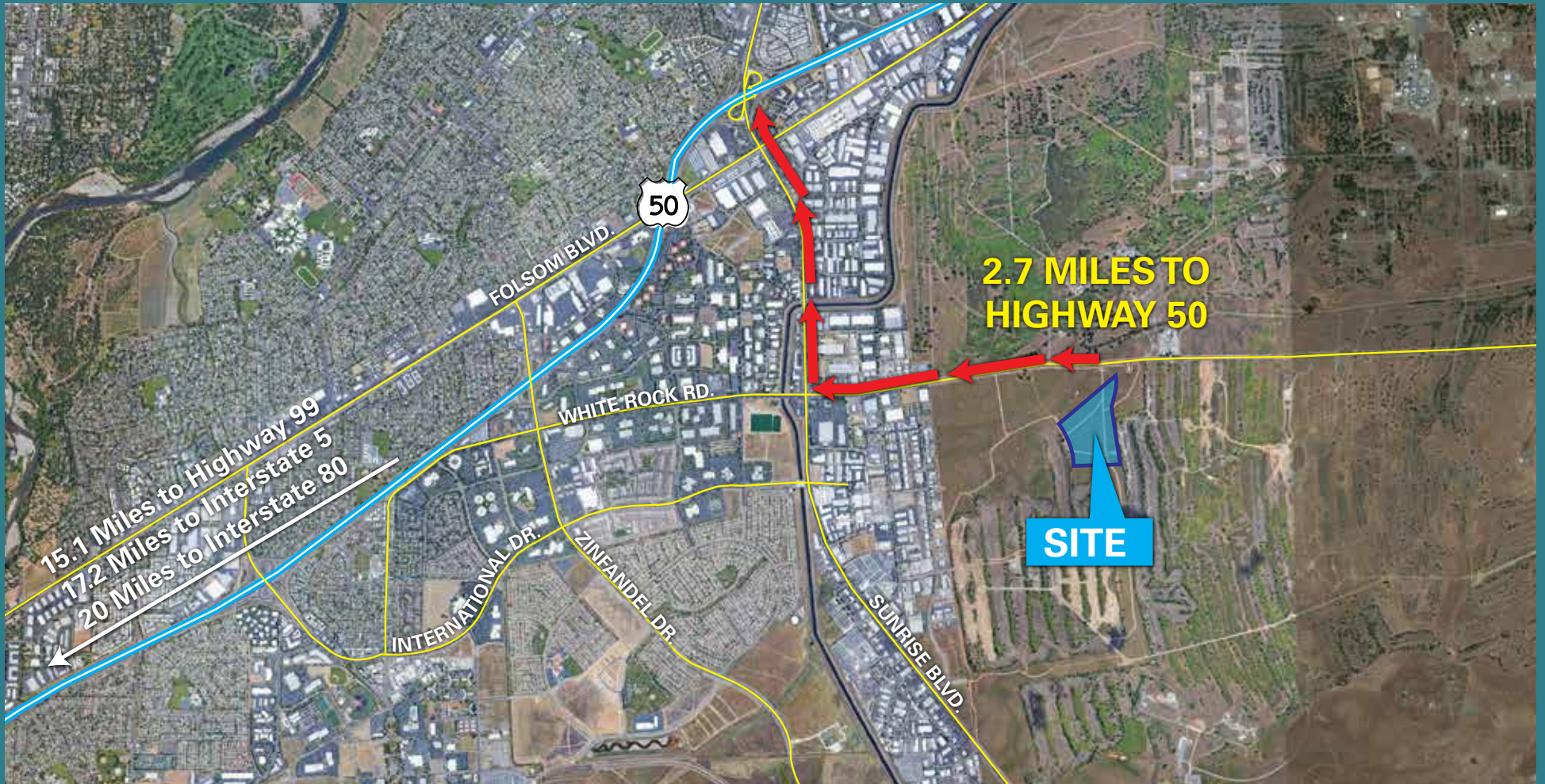
Major Growth & Development Area



AVAILABLE FOR SALE OR BUILD-TO-SUIT

RIO DEL ORO INDUSTRIAL

Rancho Cordova Parkway & International Drive | Rancho Cordova, CA



Newmark, 980 9th Street, Suite 2500, Sacramento, CA 95814

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. 22-0342 • 2/23



Kevin Jasper, SIOR | Senior Managing Director | 916-569-2325 | kevin.jasper@nrmk.com | CA RE License #01164925

Sean Mahoney | Managing Director | 916-569-2328 | sean.mahoney@nrmk.com | CA RE License #01332661

Joe Curtis | Managing Director | 916-569-2373 | joe.curtis@nrmk.com | CA RE License #01338980