

FOR LEASE

Sunrise Tech Center

3235 Sunrise Blvd, Rancho Cordova,
CA 95742



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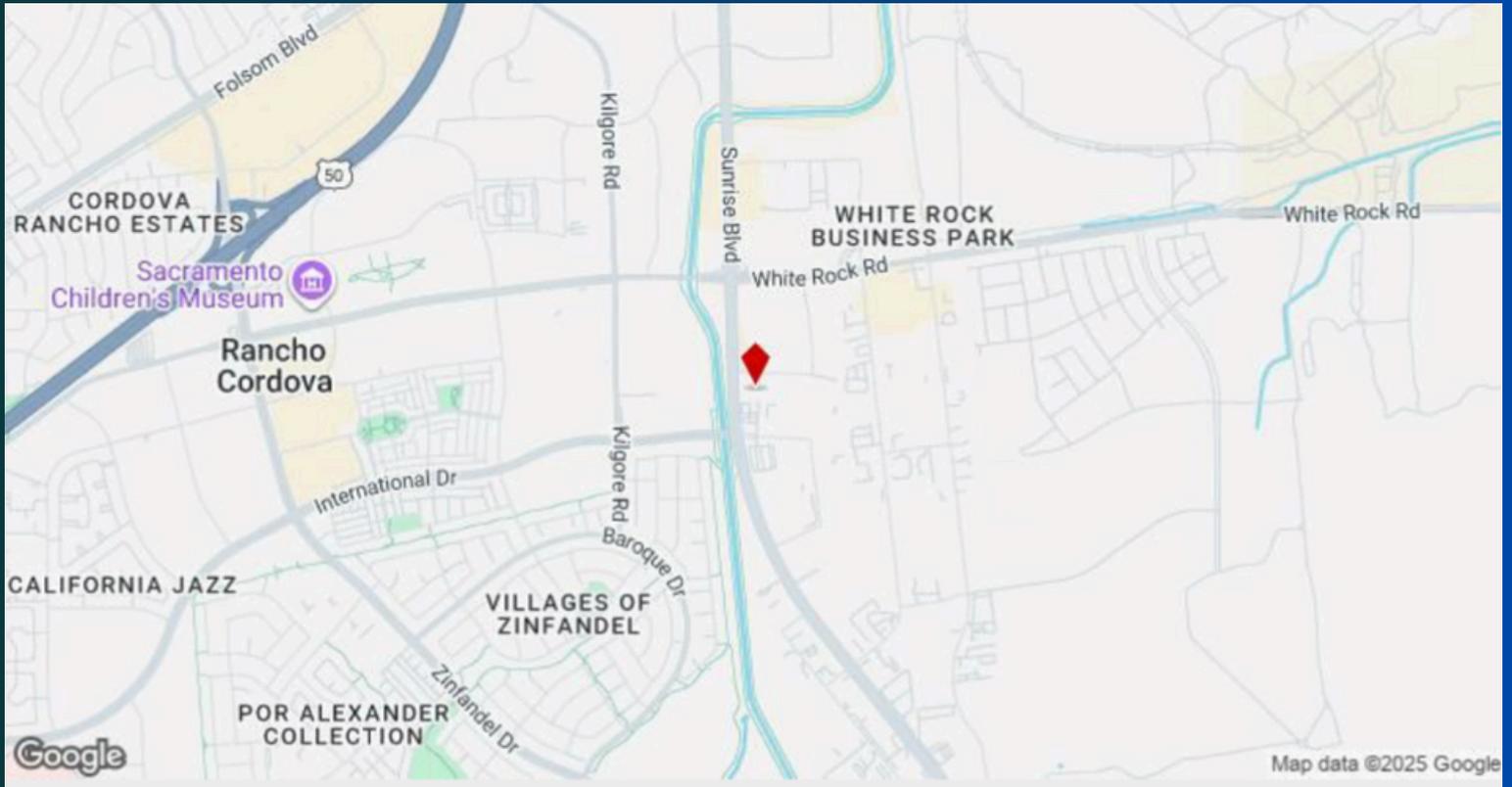


Sunrise Tech Center

3235 Sunrise Blvd offers a strong flex leasing opportunity in Rancho Cordova's established Sunrise Tech Center. The 42,620 SF building features prominent frontage along Sunrise Blvd, a high-traffic commercial corridor with strong daily visibility. The property offers building and monument signage, natural gas service, and benefits from immediate proximity to Costco directly across the street.

Availabilities *suites can be combined for a total of 23,666

Suite 3 – 1st Floor	Suite 4 – 1st Floor	Suite 5 – 1st Floor
7,309 SF	6,494 SF	9,863 SF
Rental Rate: \$1.20/SF/month (Modified Gross)	Rental Rate: \$1.20/SF/month (Modified Gross)	Rental Rate: \$1.20/SF/month (Modified Gross)
Available: July 1, 2026 Lease Term: 5 years	Available: July 1, 2026 Lease Term: 5 years	Available: Now
Conditioned warehouse, 2 restrooms, Sunrise Blvd monument signage, ample parking, located behind Costco, updated landscaping, fiber connectivity, 600 AMP power.	Extremely rare power capacity up to 800 AMP. Can be combined with adjacent Suite 3 for a total of 1,400 AMP.	12' x 14' roll-up door, fiber internet, frontage on Sunrise Blvd, monument signage, M-1 zoning, extensive glass and landscaping, natural gas service, Costco directly across the street, strong traffic exposure.



Highlights

- Sunrise Blvd frontage with monument signage
 - Fiber to building and optional power upgrades
 - Flexible layout with offices and open areas
- Insulated warehouse with 12 x 14 roll-up door
 - Across from Costco with high visibility
 - Stable, long-term tenant environment



