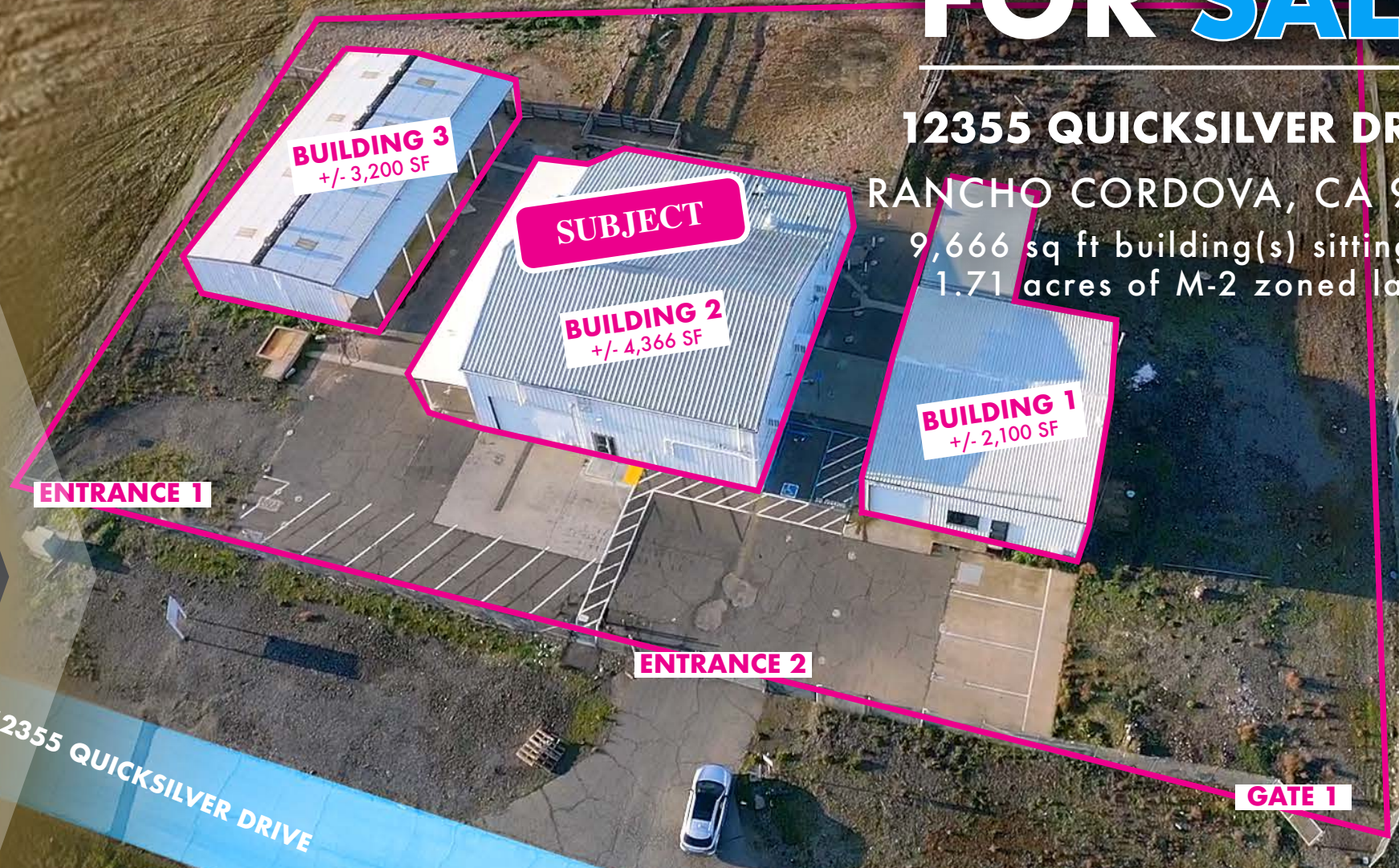


AVAILABLE
FOR SALE

12355 QUICKSILVER DRIVE
RANCHO CORDOVA, CA 95742
9,666 sq ft building(s) sitting on
1.71 acres of M-2 zoned land



DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

CENTURY 21
Select Real Estate, Inc



Industrial Zoned Land Including Building(s) Available For Purchase

THE PROPERTY

12355 QUICKSILVER DRIVE RANCHO CORDOVA, CA 95742

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



RANCHO
CORDOVA



+/- 9,666 SF



M-2



INDUSTRIAL



\$1,800,000



12355
QUICKSILVER DRIVE



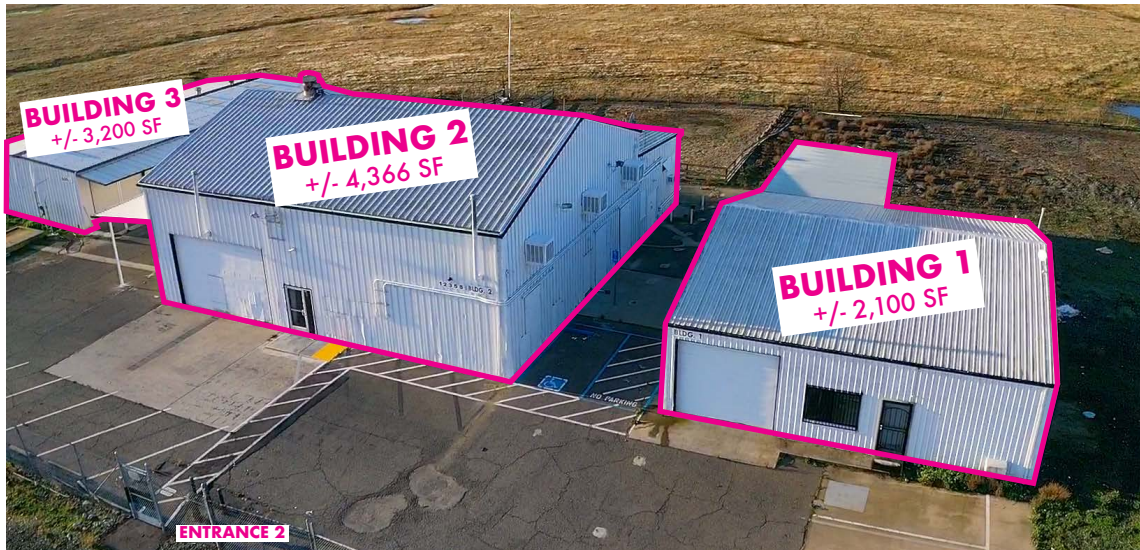
CENTURY 21
Seller Real Estate, Inc.

FOR SALE





12355
QUICKSILVER DRIVE



THE BUILDING

The three buildings sit on M-2 zoned land that is ideal for a multitude of different Industrial uses. The land and buildings are located near major intersections and Hwy 50 which offers tremendous trucking and commuters access to the property. Building 1: +/-2,100 SF,

Building 2: +/- 4,366 SF, Building 3: +/-3,200 SF. +1 Acres Graveled Yard, Grade Level Doors, Power - 400a/120-240v 3p. The Property is an ideal opportunity for an Owner User looking to Purchase in Rancho Cordova and allows for a multitude of different Industrial related uses.



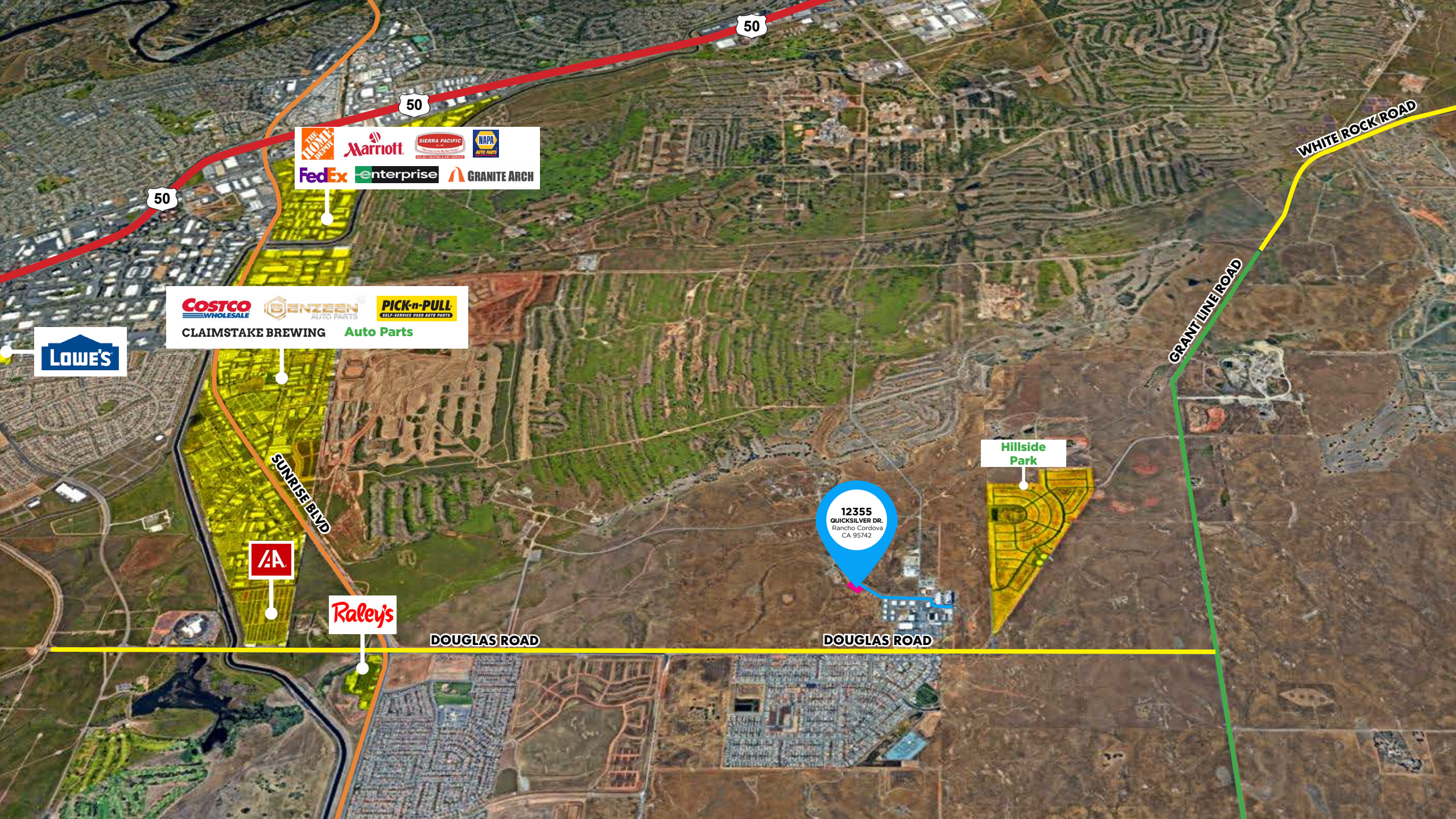




THE AREA

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.





50

50

50












 CLAIMSTAKE BREWING 







12355
 QUICKSILVER DR.
 Rancho Cordova
 CA 95742

Hillside
Park

SUNRISE BLVD

DOUGLAS ROAD

DOUGLAS ROAD

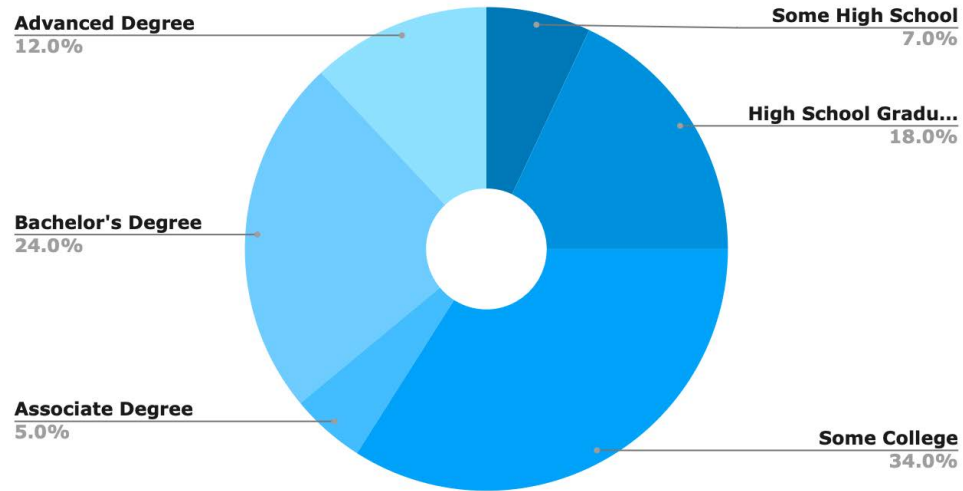
GRANT LINE ROAD

WHITE ROCK ROAD

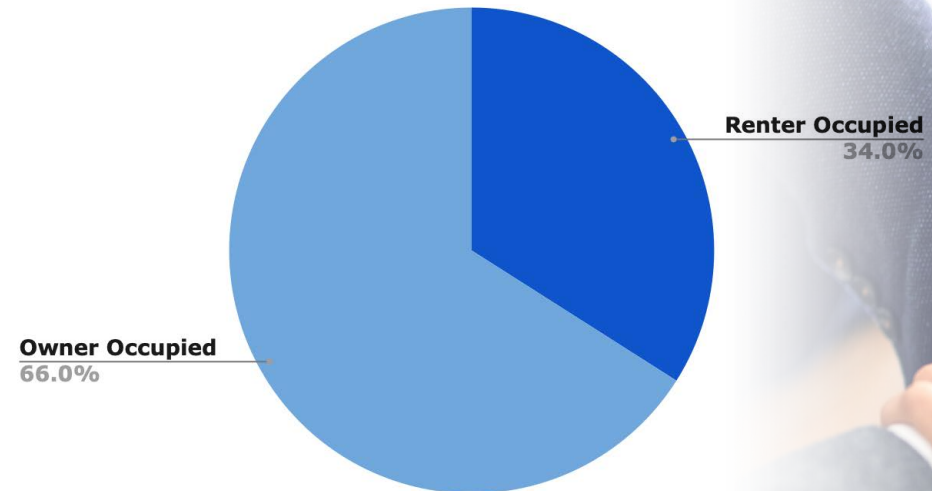
DEMOGRAPHICS

EDUCATION
HOUSING

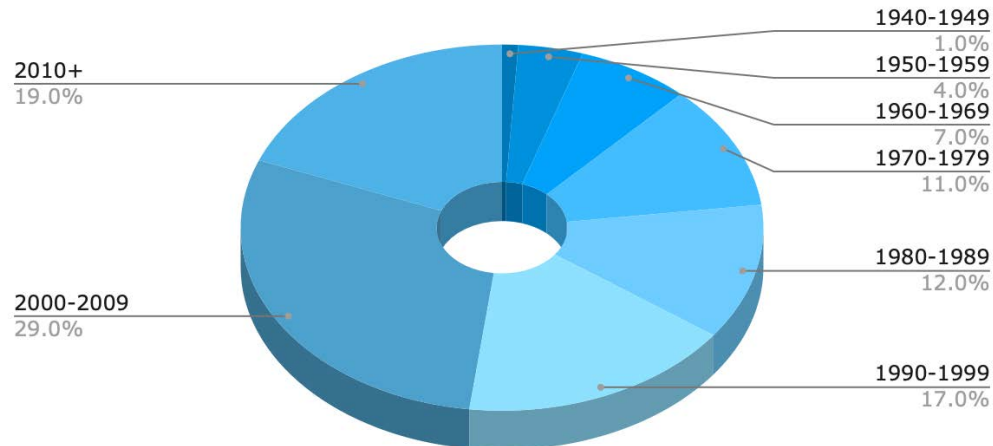
EDUCATIONAL ATTAINMENT



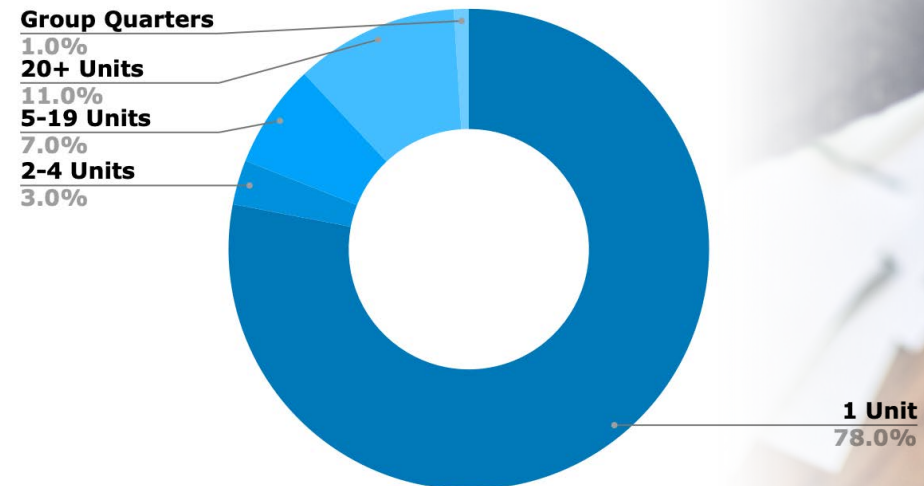
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



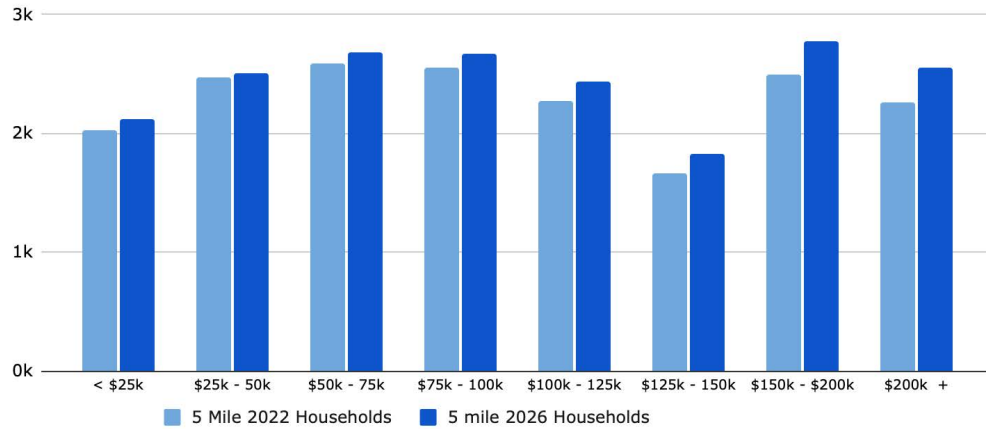
HOUSING TYPE



DEMOGRAPHICS

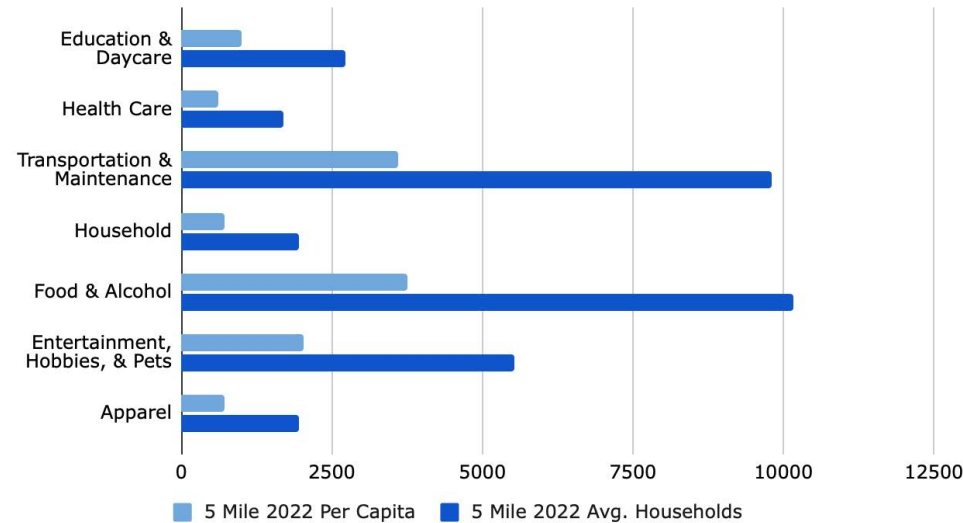
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

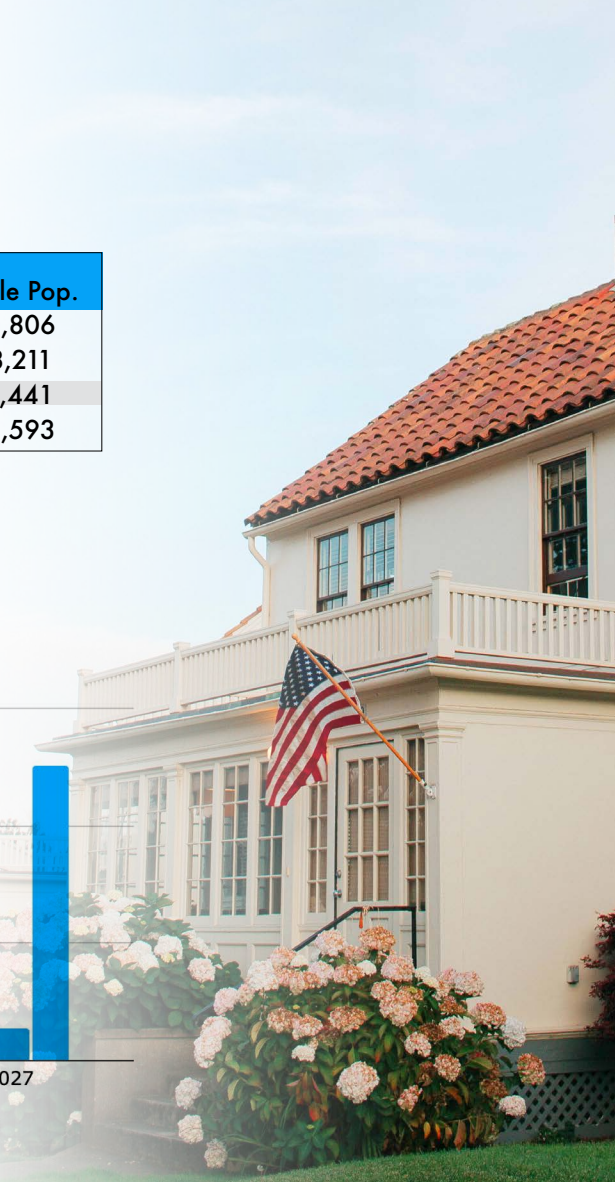
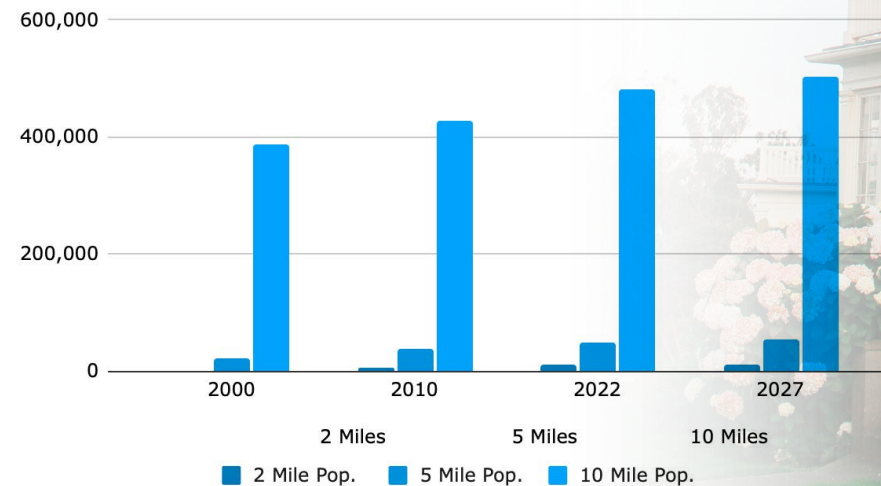


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	51	22,307	386,806
2010	5,431	38,049	428,211
2022	11,041	49,796	481,441
2027	12,320	53,175	503,593

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION





BUILDING 3
+/- 3,200 SF

SUBJECT

BUILDING 2
+/- 4,366 SF

BUILDING 1
+/- 2,100 SF

ENTRANCE 1

ENTRANCE 2

GATE 1

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CENTURY 21
Select Real Estate, Inc



SALE

CENTURY 21
Select Real Estate, Inc



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