

3755

OMEC CIRCLE
RANCHO CORDOVA, CA

FOR SALE

3755 OMEC CIR

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LISTING SUMMARY

Position your business for long-term growth with this rare owner-user or investment opportunity featuring approximately 10,000 square feet of warehouse space situated on 1.2 acres of M-2 (Heavy Industrial) zoned land. An owner-user has the unique opportunity to occupy a portion of the property immediately while generating income from the existing tenant, then expand into the entire building upon lease expiration. The property offers exceptional flexibility for a wide range of industrial users, with ample site area for outdoor storage, equipment parking, fleet operations, or future expansion.

PROPERTY HIGHLIGHTS



±10,000 SF Total Square feet



±1.2 Acre Site Offering Excellent Yard Potential



Suitable for owner-users or investors



M-2 (Heavy Industrial) zoning



Rare opportunity to acquire a Heavy Industrial property with yard



4 Grade Level Doors



3 units total, can be combined after lease expiration

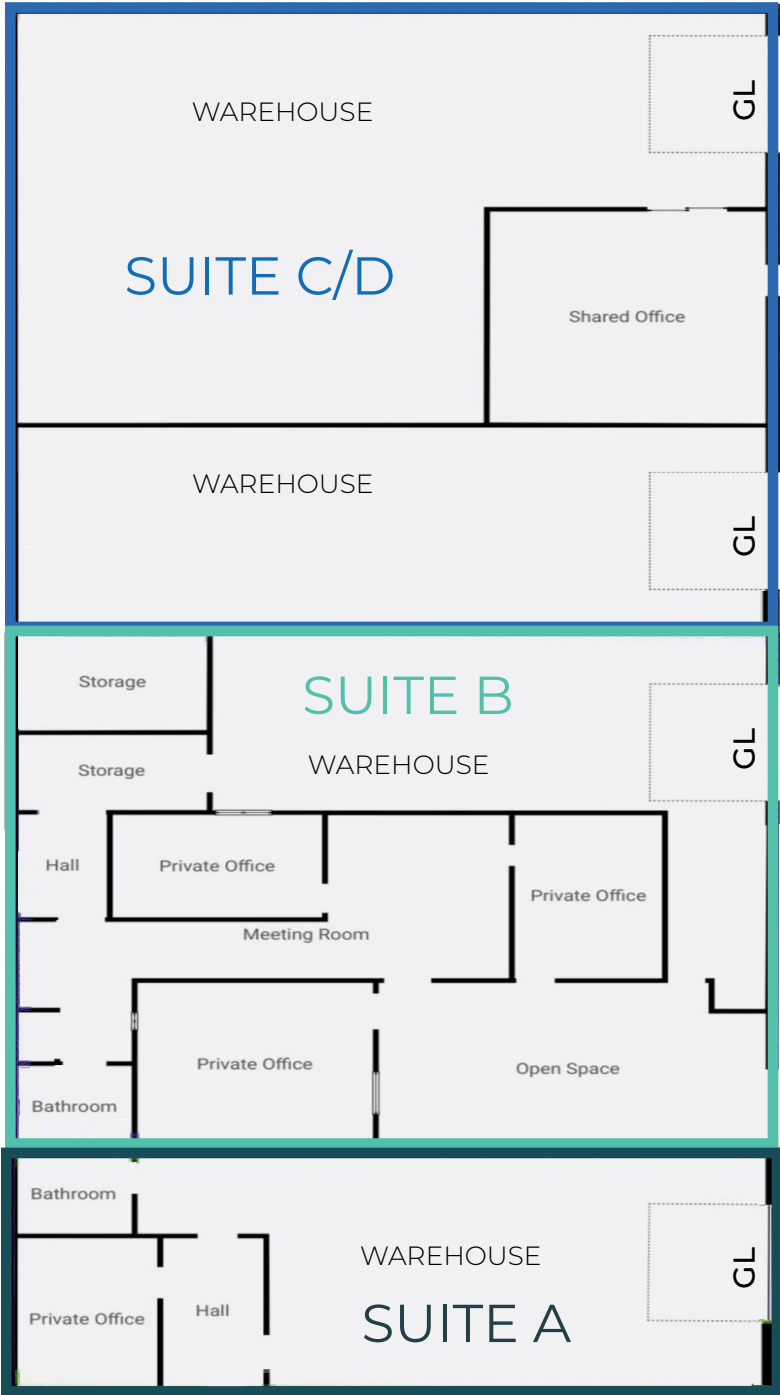


FLOOR PLANS

SUITE C/D
LEASED: EXP 7/31/28

SUITE B
LEASED: MONTH-MONTH
AVAILABLE AT CLOSE OF ESCROW

SUITE A
LEASED: MONTH-MONTH
AVAILABLE AT CLOSE OF ESCROW



PROPERTY PHOTO



LOCATION **AERIAL**



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