

# Warehouse/ Showroom

Lease Rate: \$0.85 PSF + NNN

## Property Features

- + Excellent Freeway Visibility
- + Zoned:
  - M-2 (Heavy Industrial)  
per County of Sacramento
- + Electrical Panel:
  - 400 Amps 208Y/120V 3PH 4W  
*(to be independently verified by tenant  
prior to entering into a binding agreement)*
- + Clear Height:
  - ±14-16'
- + Loading Doors:
  - 2 grade level (12'x14' & 10'x12')
- + Fire Sprinkler Density:
  - .10 GPM/1,500 SF

11371 Pyrites Way, Suite A  
Rancho Cordova, CA 95670

## Rancho Cordova Submarket



## Contact Us

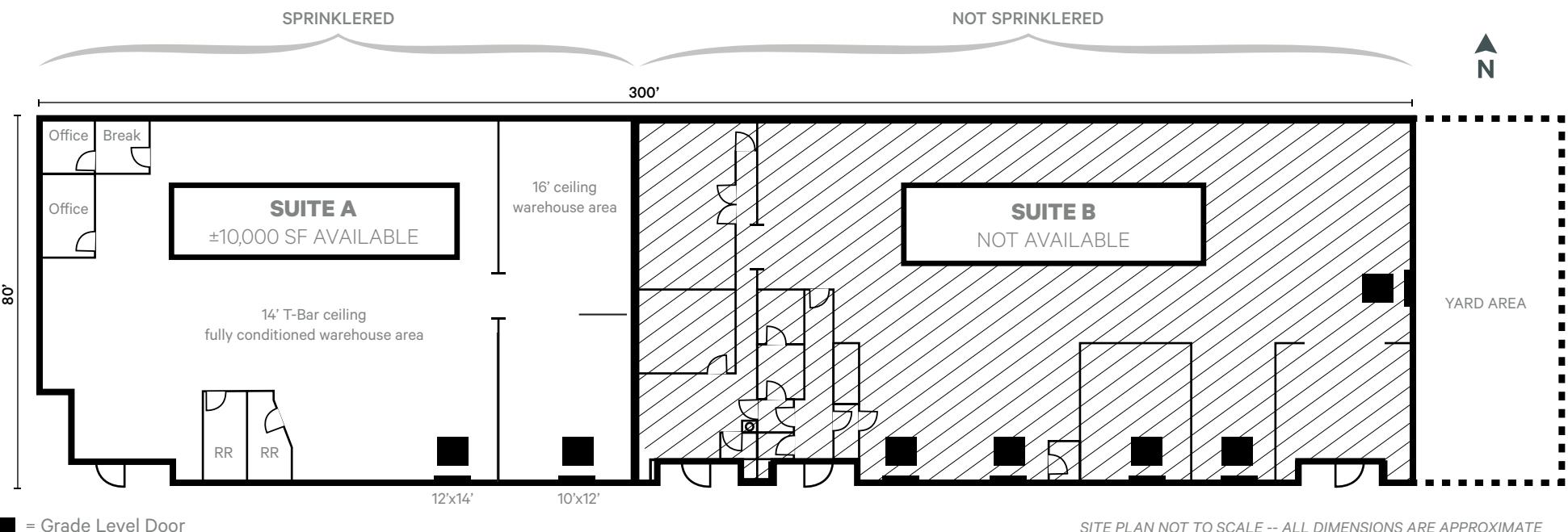
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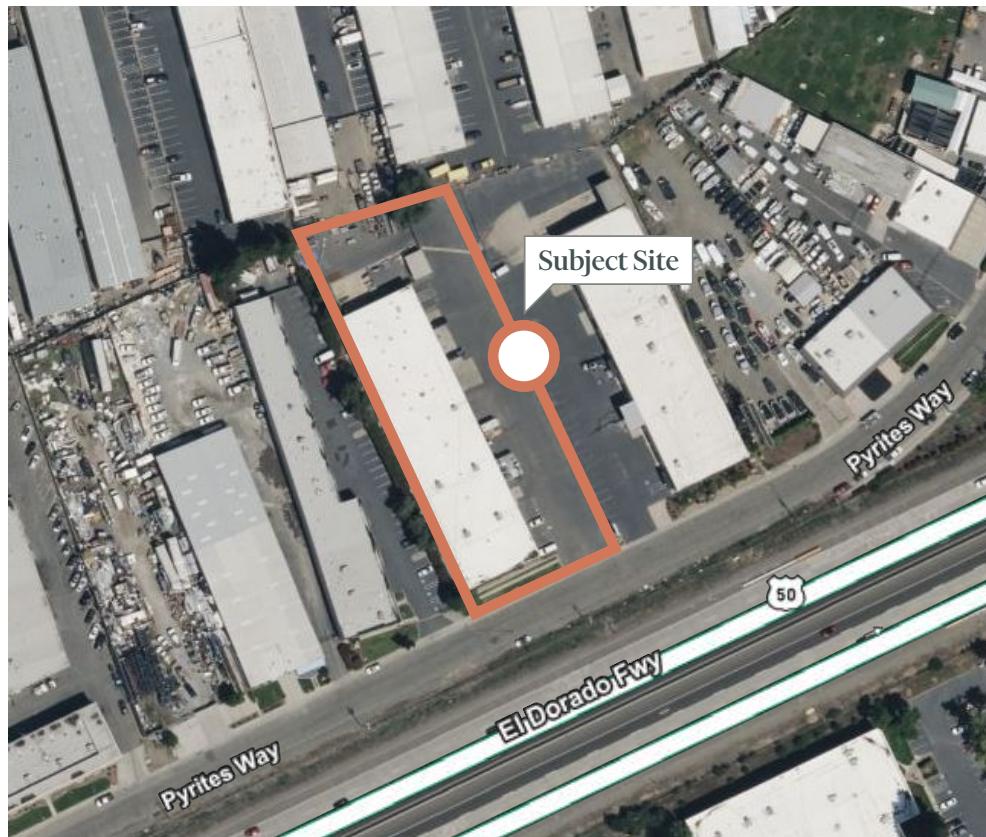
# Floor Plan

Available: Suite A |  $\pm 10,000$  SF

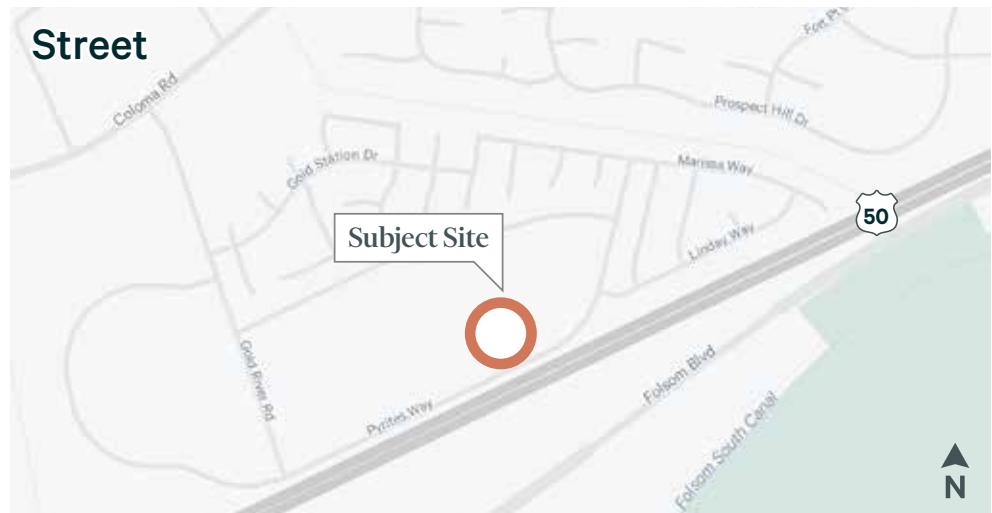


# Location Maps

## Aerial



## Street



## Regional



MAPS NOT TO SCALE

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