



Colliers



For Sale  
or Lease

**Contact:**

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## 2925 Gold Pan Court

Rancho Cordova, CA

### Property Details

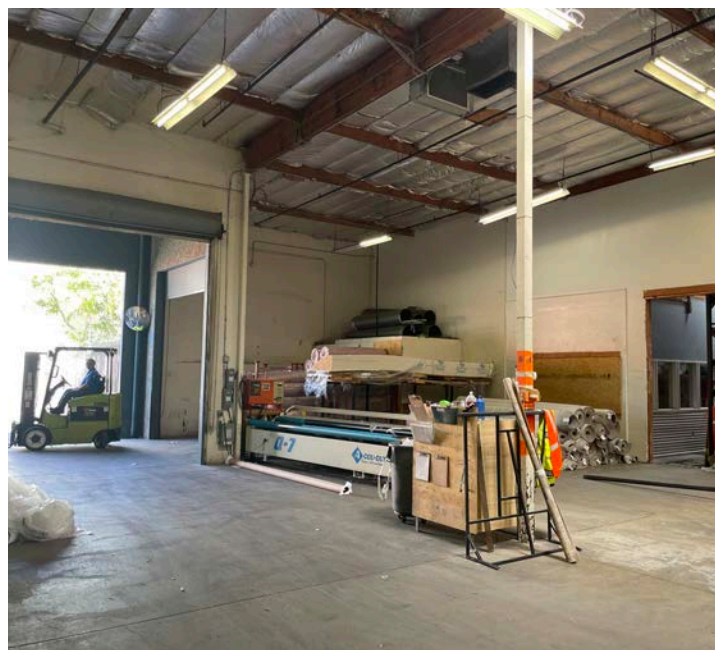
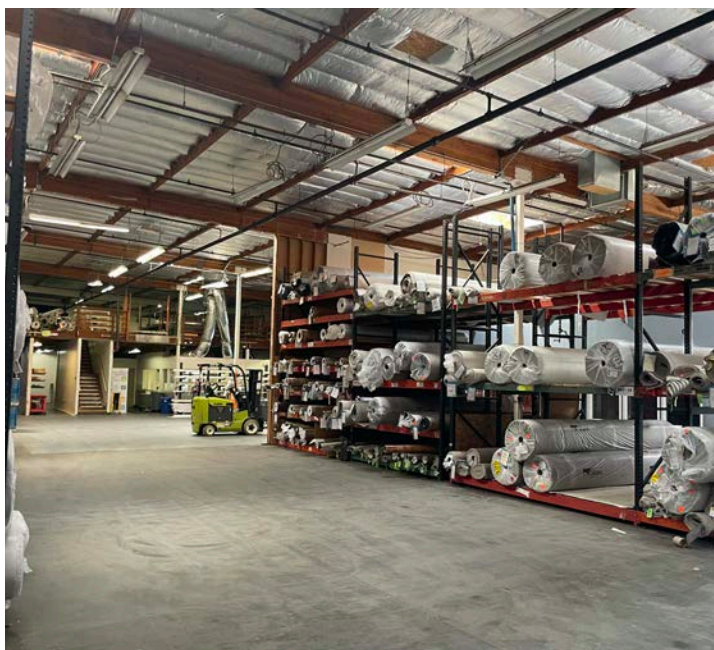
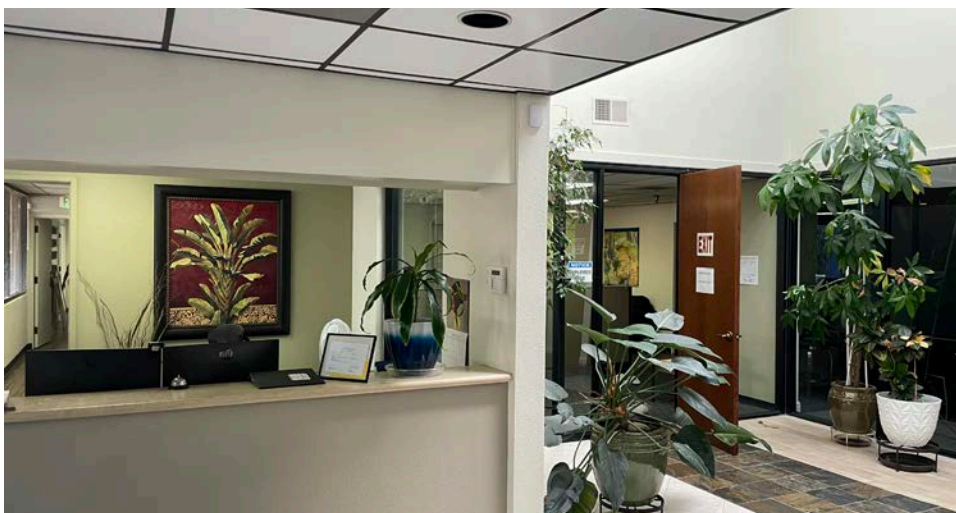
- » 16,332 SF (footprint) + Mezzanine
- » ±5,772 SF office
- » ±5,932 SF additional Mezzanine space
- » ±3,500 SF fenced yard
- » Sunrise visibility & signage
- » 4 roll-ups with loading dock
- » 1,000 amps 277/480v power
- » 100% conditioned
- » Natural gas
- » Potentially divisible

### Pricing Details

- » Lease Rate: \$0.70/SF NNN
- » Sale Price: \$3,264,400 (\$200 PSF)

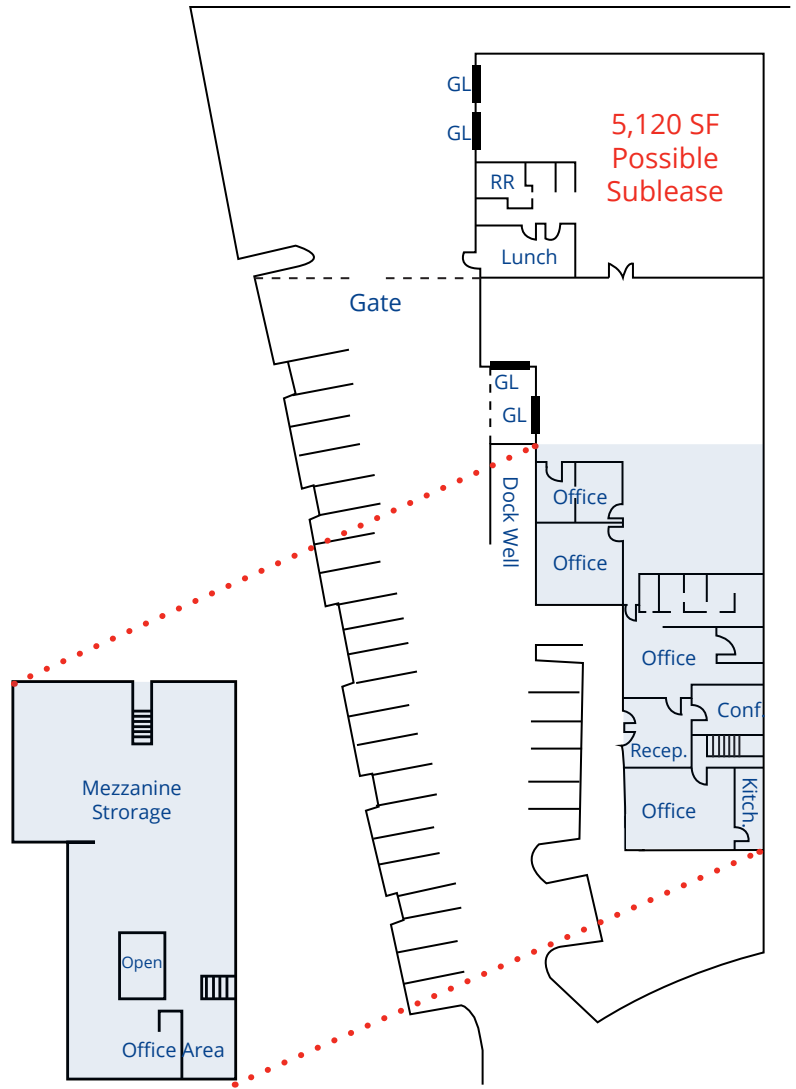
Accelerating success.

# Photos



# For Sale or Lease

## Aerial/Floorplan



## Site Plan



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