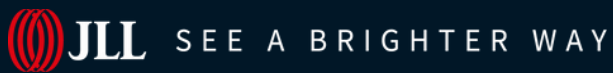


****Commission Special: 4% fee to procuring broker!**



For Lease

11270 & 11280 Sanders Drive | Rancho Cordova
Highly Functional Warehouse/Office Suites For Lease



Property Overview

Building Highlights

- Two (2) ±21,865 SF Buildings
- 22'-24' Clear Height
- Insulated Roof Deck
- Built in 2003
- M-1 Zoning (City of Rancho Cordova)
- Power - (SMUD) 1,200 amps – 110 – 208v 3p
- 3.3/1,000 SF Parking Ratio
- Abundant Natural Light



***Minimum of 3 year leases, fee reduced by 50% on any term beyond 5 years. Call broker for details.*

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Jones Lang LaSalle Americas, Inc. License #: 01856260

Availabilities

11270 Sanders Drive

- ±6,105 SF
- ±2,600 SF office
- 1 Grade Level Door (12'x14')
- Fully conditioned warehouse
- 1 Additional Grade level door possible (existing knockout panel)



11280 Sanders Drive

Potential for Suites A & B to be combined for ±16,815 SF total

Suite A

- ±11,865 SF
- ±3,500 SF office
- Conditioned Warehouse
- Power distributed throughout premises
- 3 Grade Level Doors (12'x14')
- Available 12/1/24



Suite B

- ±4,950 SF
- ±950 SF office
- 2 Grade Level Doors (12'x14')



Mike Metzger

Executive Vice President

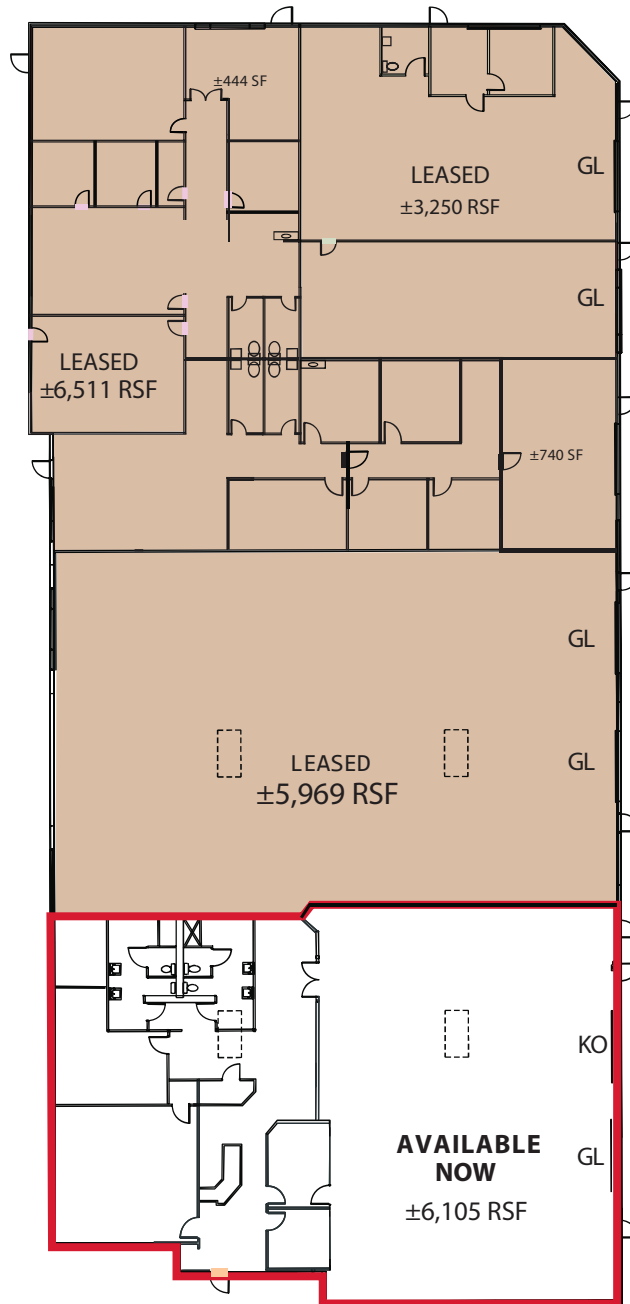
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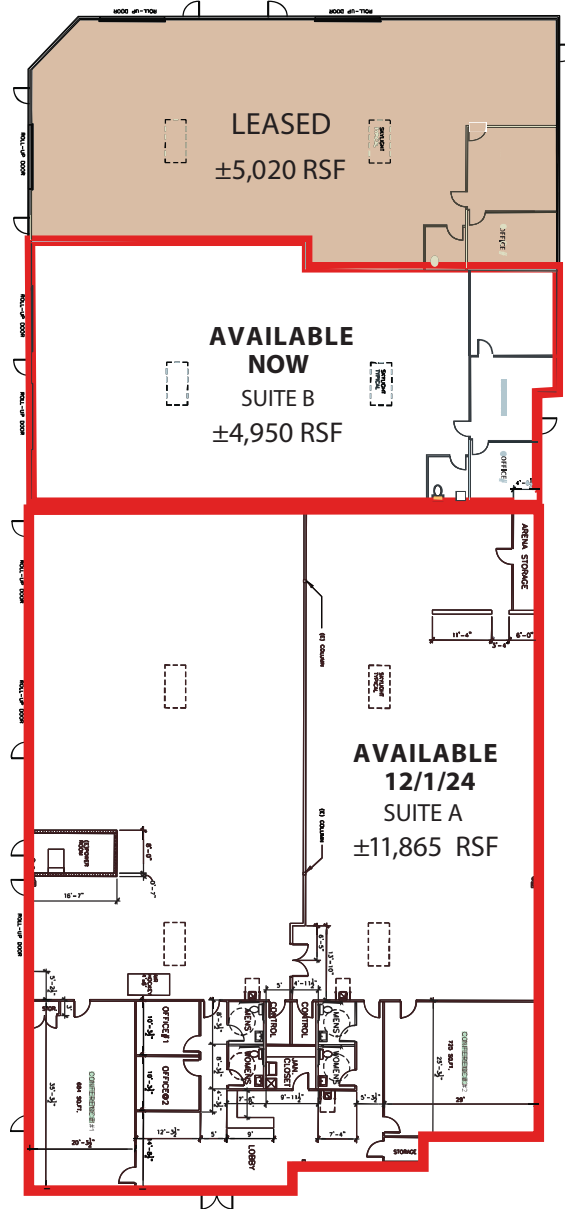
Floor Plan

11270 Sanders Dr



Floor Plan

11280 Sanders Dr



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