



11419 WHITE ROCK RD

RANCHO CORDOVA, CA 95742

THOMAS NELSON

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CalDRE #02114777

WWW.ABORNPOWERSCRE.COM

INDUSTRIAL PROPERTY **FOR LEASE**

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OFFERING SUMMARY

Lease Rate:	\$1.20 SF/month (MG)
Building Size:	4,800 SF
Available SF:	4,800 SF
Lot Size:	15,480 SF
Year Built:	1992
Zoning:	M-2

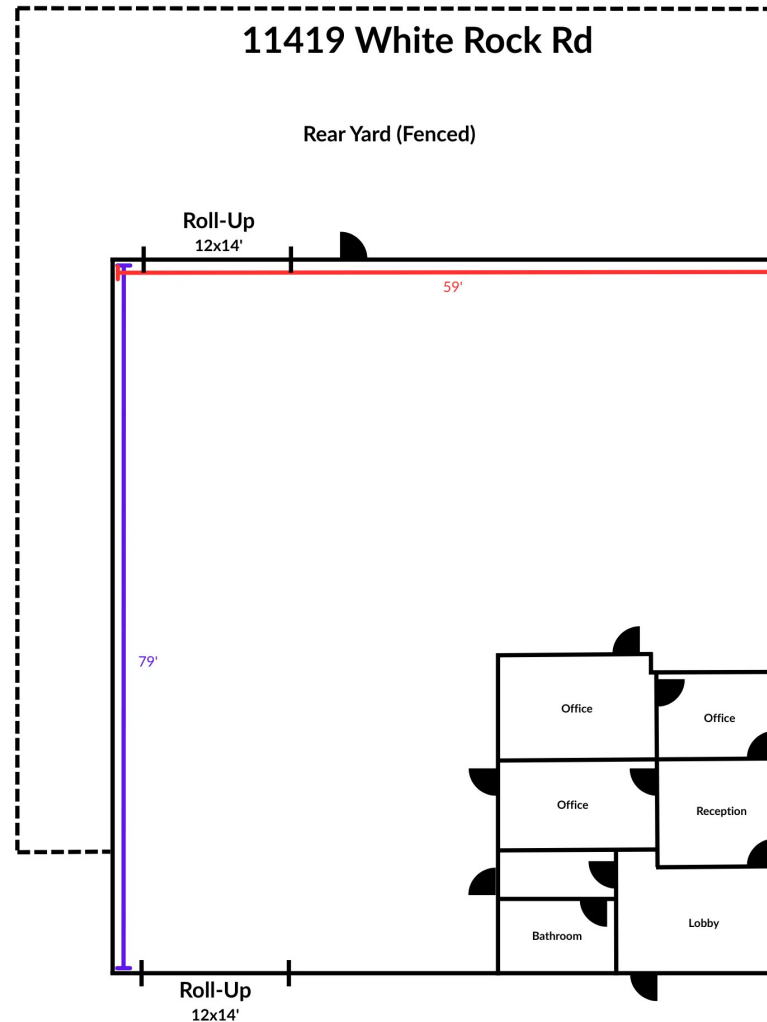
PROPERTY OVERVIEW

11419 White Rock Rd
4,800 SF Industrial
Approx. 800 SF Office
Approx. 4,000 SF Warehouse
Rear fenced yard space
Private restroom
\$1.20 Base rent
CAMs are \$0.20 /SF per month

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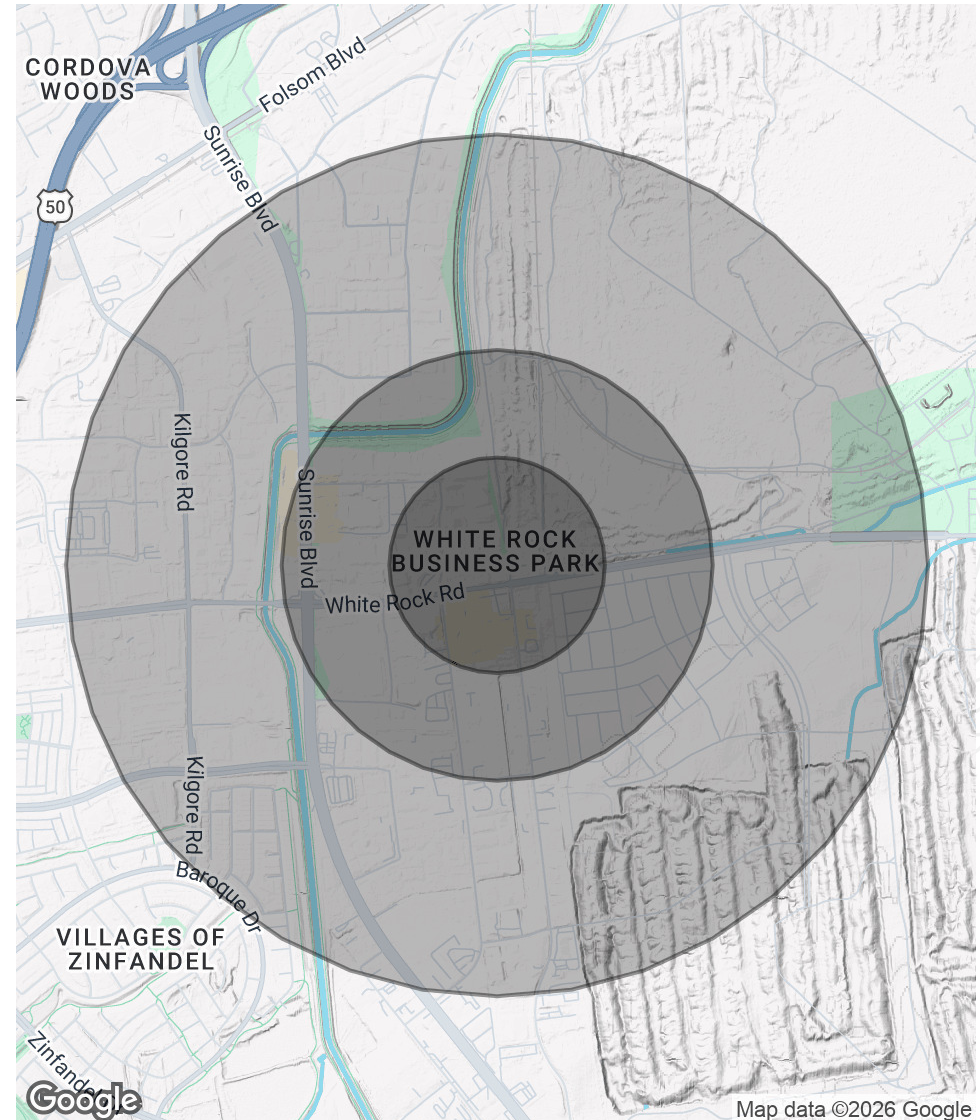
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1	24	737
Average Age	51.9	40.1	37.9
Average Age (Male)	11.7	29.8	33.3
Average Age (Female)	52.2	41.3	39.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	0	8	288
# of Persons per HH		3.0	2.6
Average HH Income		\$122,146	\$121,988
Average House Value		\$455,079	\$451,682

2023 American Community Survey (ACS)



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