

12412 Gold Flake Ct

FOR LEASE

Rancho Cordova, CA 95742

±5,000 Sq. Ft. Industrial Building which Includes ±1,161 Sq. Ft. Office,
±3,839 Sq. Ft. of Warehouse with ±6,000 Sq. Ft. Yard Available.

Great property for tow yard, automotive and other heavy industrial uses.

±5,000 Sq. Ft. Warehouse
±6,000 Sq. Ft. Yard

Goldflake Court

Goldflake Court



3400 Douglas Blvd, Suite 190,
Roseville, CA 95661

Greg Redman

Vice President

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SUMMARY OF DETAILS

Address:	12412 Gold Flake Ct, Rancho Cordova, CA 95742
Total Bldg SF:	±5,000 Square Feet ±1,161 Square Feet Office ±3,839 Square Feet Warehouse
Yard:	±6,000 Square Feet - Fenced and Paved
Zoning:	M-2 - Heavy Industrial
Year Built:	2007
Power:	400 Amps
Clear Height:	16'
Grade Level Doors:	Two (2) Roll Up Doors - 10' x 12'
Construction:	Metal
Lease Rate:	\$1.25/SF, Per Month, Ind. Gross



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Rare ±5,000 square foot heavy industrial zoned warehouse with office and ±6,000 square foot fenced and paved yard in the southern Sunrise industrial sub-market. **Great property for tow yard, automotive and other heavy industrial uses**



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FIND YOUR GOLDEN HOUR IN RANCHO CORDOVA, A REGION RIPE FOR MEMORABLE EXPERIENCES.

In the heart of sun-soaked Gold Country, with exploration waiting in every direction, you will find the perfect backdrop for your business.

Rancho Cordova, CA is an emerging urban center with a small-town feel, with excellent access to Highway 50 and located 12 miles from Downtown Sacramento. Rancho Cordova offers a wide variety of event centers, museums, banquet halls, and a close proximity to wineries, along with an award-winning Barrel District where you can sip delicious craft brews and spirits. With a thriving and diverse foodie scene, your workforce will have a variety of restaurants and eateries that are ready to welcome your group. Being one of the largest employment centers in the region Rancho Cordova is committed to supporting and expanding its business community.

Avg. Drive Time to Work
± 22 Min (3 Mile Radius)

Avg. Household Income
\$114,939 (3 Mile Radius)

Businesses in the Area
3,602 (3 Mile Radius)

Workforce Population (16ys old +)
35,103 (3 Mile Radius)

Approx. Work from Home
19.2% (3 Mile Radius)



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	26,913	171,950	421,756
Households	9,007	60,086	157,627
Average Household Income	\$76,452	\$77,370	\$84,254
Median Age	33.7	34.3	35.4
Total Businesses	412	6,177	18,687
Daytime Demographics 16+	12,055	134,348	381,188
White Collar Workers	54.7%	54.9%	59.1%
Blue Collar Workers	45.3%	45.1%	40.9%

Mather Air Force Base



3920 SECURITY PARK DR

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FOR LEASE

Quicksilver Drive



ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.



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