

**PRIME FREEWAY ACCESS**



**FOR SALE: ±130,680 SF**  
**Fully Leased Building**  
with Secured Yard Area

**Asking Price:** \$20,000,000

**PSF:** \$153

**Cap Rate:** 5.47%

**WALT:** 68 Months

11255 Pyrites Way | Gold River, CA



# 11255 PYRITES WAY | GOLD RIVER, CA

## PROPERTY SPECS & SITE PLAN

**Building Size:** ±130,680 SF

**Fenced Yard Area:** Yes

**Site Area:** ±7.37 Acres

**FAR:** 40.7%

**Zoning:** M-1

**Year Built:** 1996

**Dock Doors:** 20

**Grade Level Doors:** 7

**Clear Height:** 28' min. to 32' max.

**Column Spacing:** 50' x 27.5'

**Truck Courts:** 135'

**Trailer Parking:** 14 Stalls

**Auto Parking:** 98 Stalls

**Power:** 1,200 Amps, 277/480v

**Fire Sprinkler System:** ESFR

**Construction Type:** Concrete Tilt-up

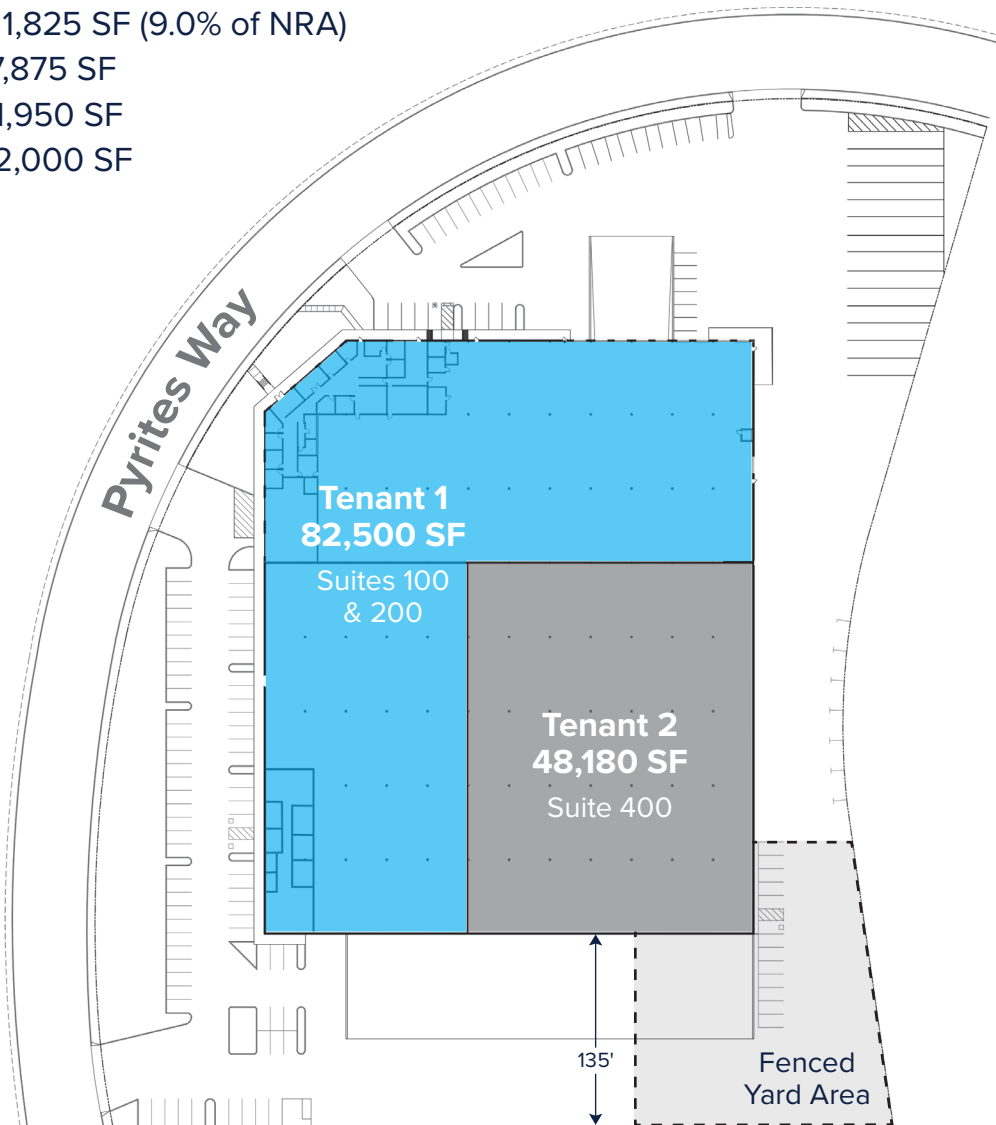
**Roof:** TPO - 2020

**Skylights:** Yes

**Year Painted:** 2019

**Office Total:** 11,825 SF (9.0% of NRA)

- **Suite 100:** 7,875 SF
- **Suite 200:** 1,950 SF
- **Suite 300:** 2,000 SF



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## INTERIOR PHOTOS



# 11255 PYRITES WAY | GOLD RIVER, CA

## BUILDING PHOTOS

DOCK LOADING/UNLOADING



SECURED YARD  
AREA

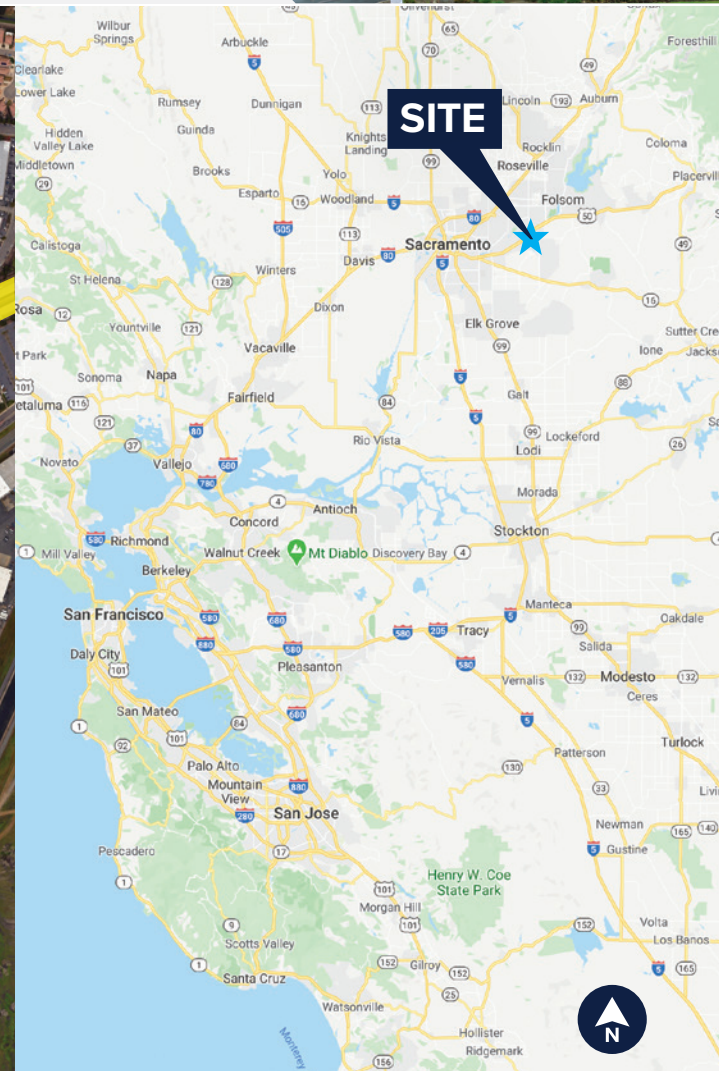
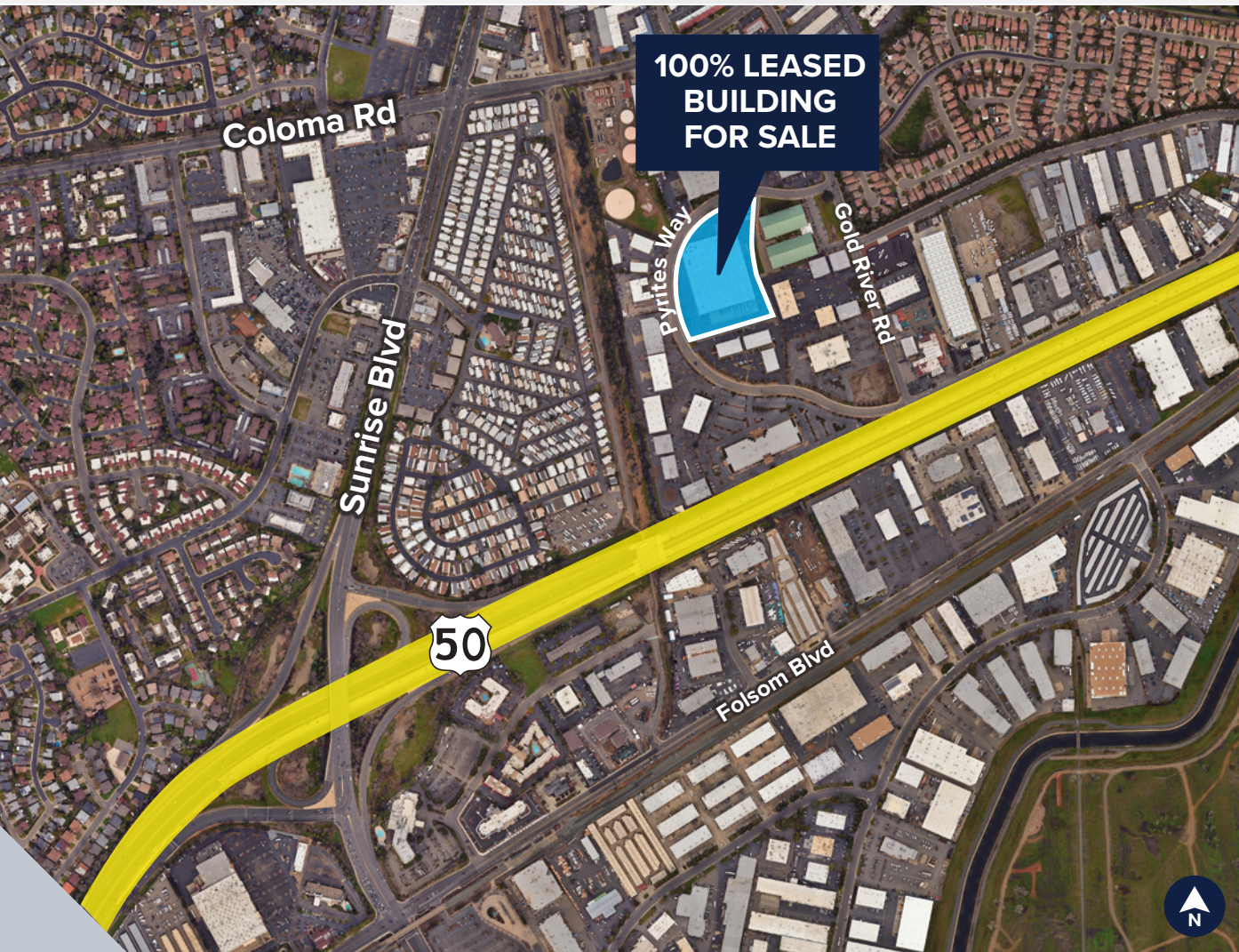
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TENANT  
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# 11255 PYRITES WAY | GOLD RIVER, CA

## AERIAL & REGIONAL MAP



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EQUITIES

The information contained herein is gathered from sources believed to be reliable. We cannot, however, guarantee its accuracy. All information should be verified prior to sale or lease.