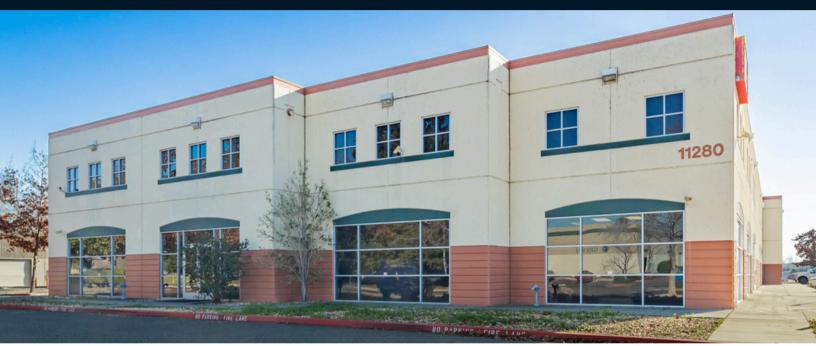
### \*\*Commission Special: 4% fee to procuring broker!

JLL SEE A BRIGHTER WAY

# **For Lease**

11280 Sanders Drive | Rancho Cordova

Highly Functional Office/ Warehouse Suites For Lease



## Property Overview

### **Building Highlights**

- ±21,865 SF Building
- 22'-24' Clear Height
- Insulated Roof Deck
- Built in 2003
- •M-1 Zoning (City of Rancho Cordova)
- Power SMUD 220V 3-phase
- 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.

#### **Mike Metzger**

*Executive Vice President* RE Lic #01902110 +1 916 440 1830 mike.metzger@jll.com



### Availabilities

#### 11280 Sanders Dr

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

#### Suite A

- ±11,865SF
- ±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')

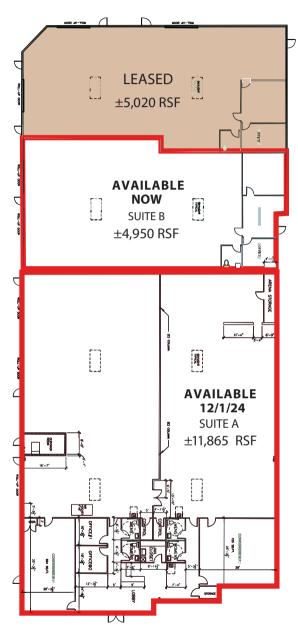






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### Floor Plan



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