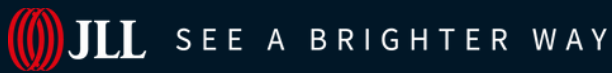


**\*\*Commission Special: 4% fee to procuring broker!**



# 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*

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Jones Lang LaSalle Americas, Inc. License #: 01856260

## 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')



**Mike Metzger**

*Executive Vice President*

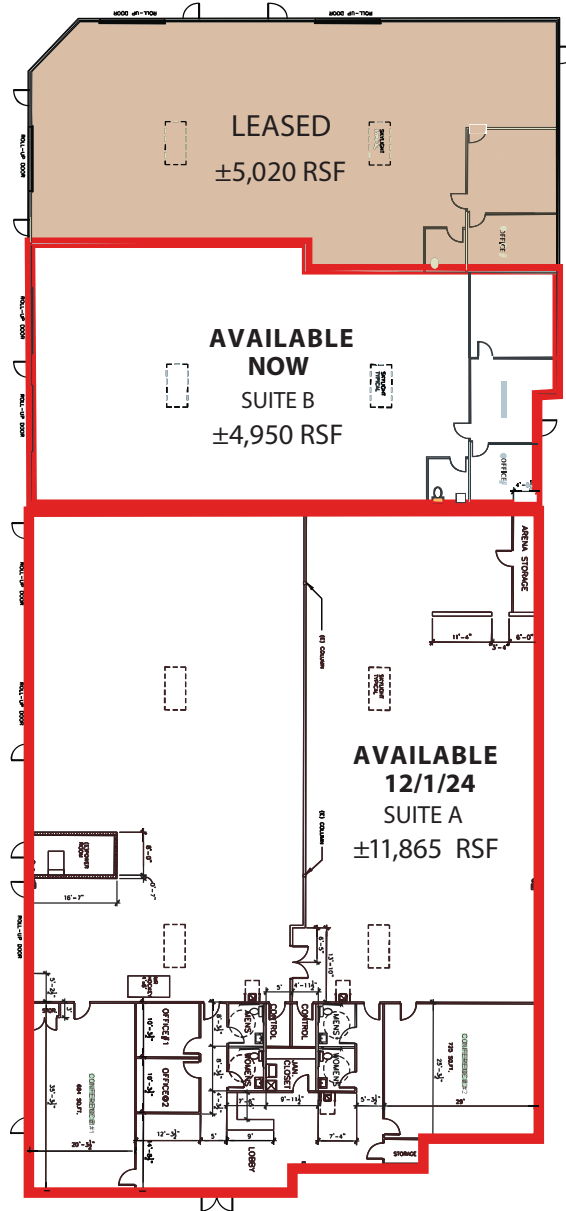
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# Floor Plan

## 11280 Sanders Dr



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