



Freeway Fronting Industrial Building For Lease

11351 Folsom Blvd, Rancho Cordova, California

Property Details

- » 7,000 +/- square feet available
- » Freeway fronting signage available
- » Located in the Highway 50 Submarket
- » Easy access to Hwy 50 via Sunrise Blvd.

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FOR LEASE

**11351 Folsom Blvd.
Rancho Cordova, CA**

Suite 1 Square Feet Available

3,652 +/- SF Office/Showroom

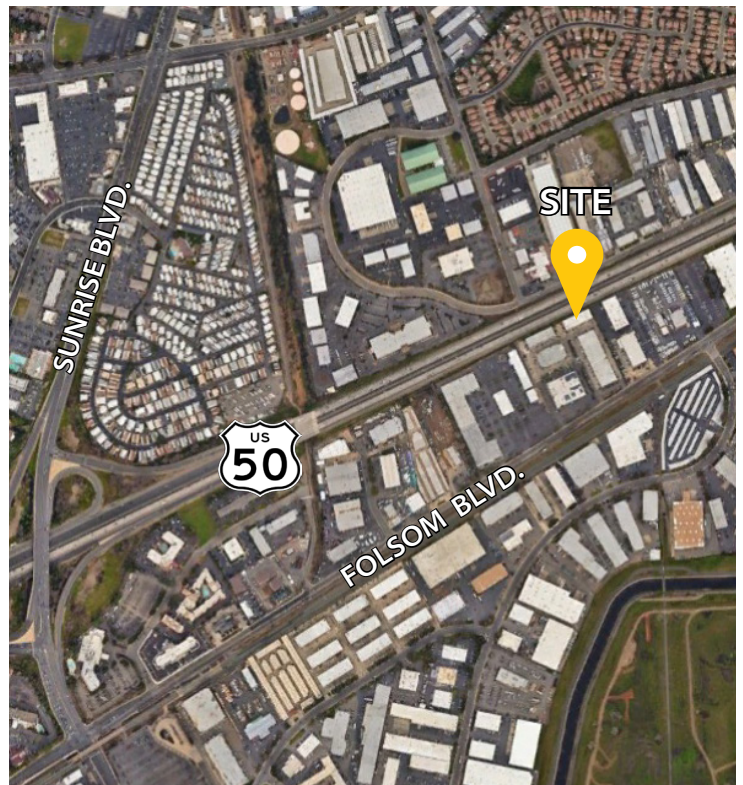
3,348 +/- SF Warehouse

7,000 +/- SF Total (Excluding Mezzanine)

The Property

This property is a 14,000 +/- SF industrial building located on the Highway 50 Corridor in Rancho Cordova. It is home to a diverse group of industrial and retail users, with easy access to US-50 via Sunrise Blvd. and close to public transportation.

Address:	11351 Folsom Blvd.
Location:	Located in the Highway 50 Submarket
Available Square Feet	7,000 +/- SF
Clear Height:	19' - 20'
Zoning:	M-1
Sprinklers:	0.21/1,500





Office/Showroom Features

- » Multiple Office & Showroom options
- » 2 Private Bathrooms
- » 2nd Floor Office & Conference Room

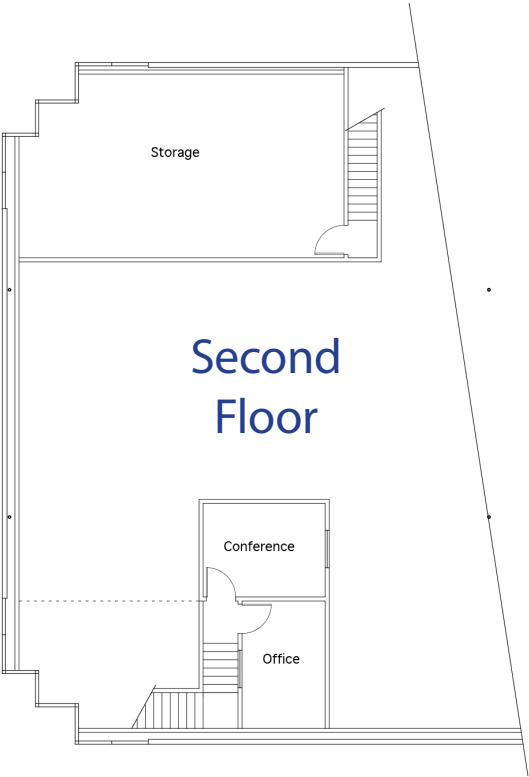
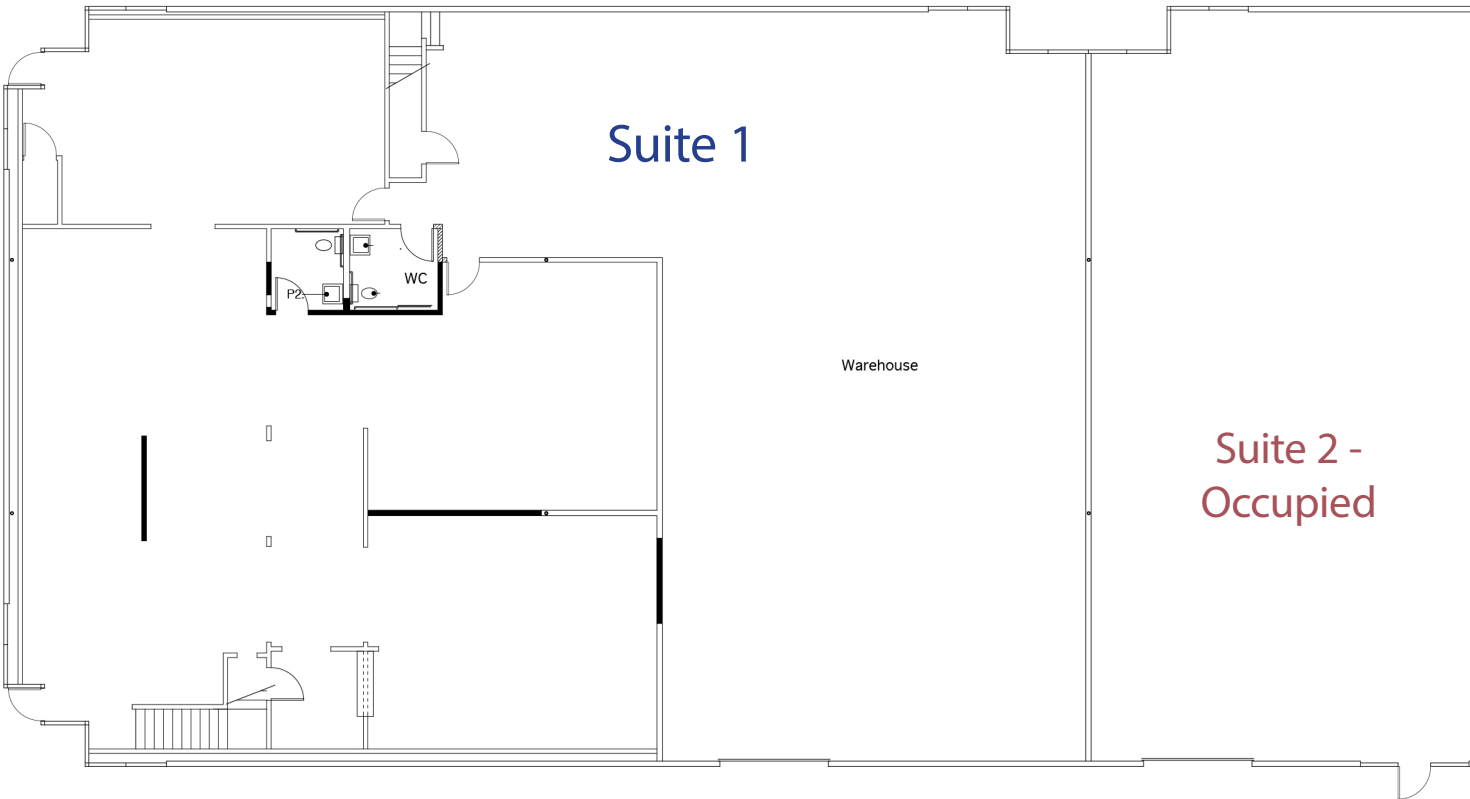


Warehouse Features

- » 2 Skylights
- » LED Lighting
- » 12' x 14' Roll-up Door
- » Mezzanine Storage Room



Floor Plan



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The information contained herein has either been given to us by the owner of the property or obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective Tenants should carefully verify the items of information contained herein.