

For Sale or Lease | ±28,021 SF Flex Industrial/Life Science

2711 Citrus Road, Rancho Cordova, CA



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The Opportunity

The subject property is a well located $\pm 28,021$ SF freestanding building with significant life science improvements in place. The current floorplan is approximately 60% Office, 20% Lab, and 20% warehouse, however the construction of the building offers flexibility within those ratios. The property underwent a significant renovation in 2015, including a TPO roof, HVAC, Sprinkler upgrades, and much more.



Property Highlights

Floorplan

Square Feet: ±28,021 SF

Lot Size: ±2.05 Acres

Year Built/Renovated: 2003/2015

Buildout: 60% Office, 20% Tech/Lab, 20% Shipping Receiving

Drive-In Doors: Two (2) - 10'x 12'

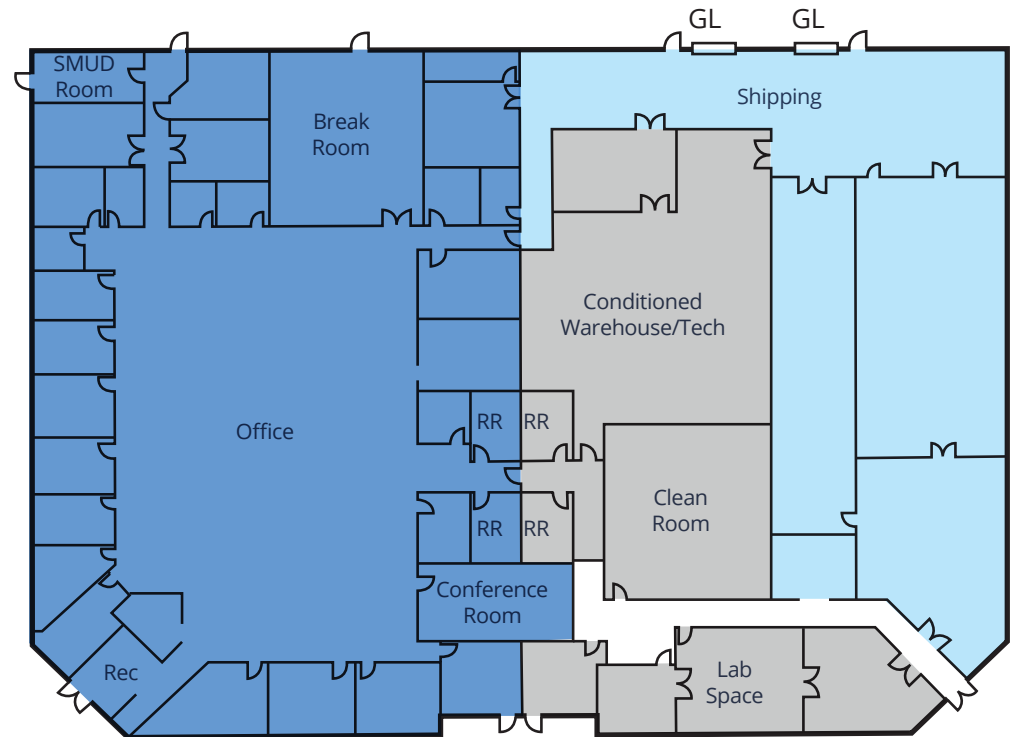
Power: 1600a/480v 3-phase

Parking: 4.4 / 1,000

Roof: New 60mm TPO Roof:
20-Year Warranty

Zoning: M-1

Lease Expiration: 6/1/2024



■ Office ■ Shipping ■ Tech/Lab

Tenants Nearby



Costco

Consolidated Electrical Distributors

Bedrosians Tile & Stone

FedEx Ship Center

Applied Healthcare Solutions

Les Schwab Tire Center

The Home Depot

West Coast Supplies

Enterprise

Motowheels

Mesotech International

Inszone Insurance Services

SITE

Sunco Drive

Platt Electric Supply

Light Bulbs Plus, Inc

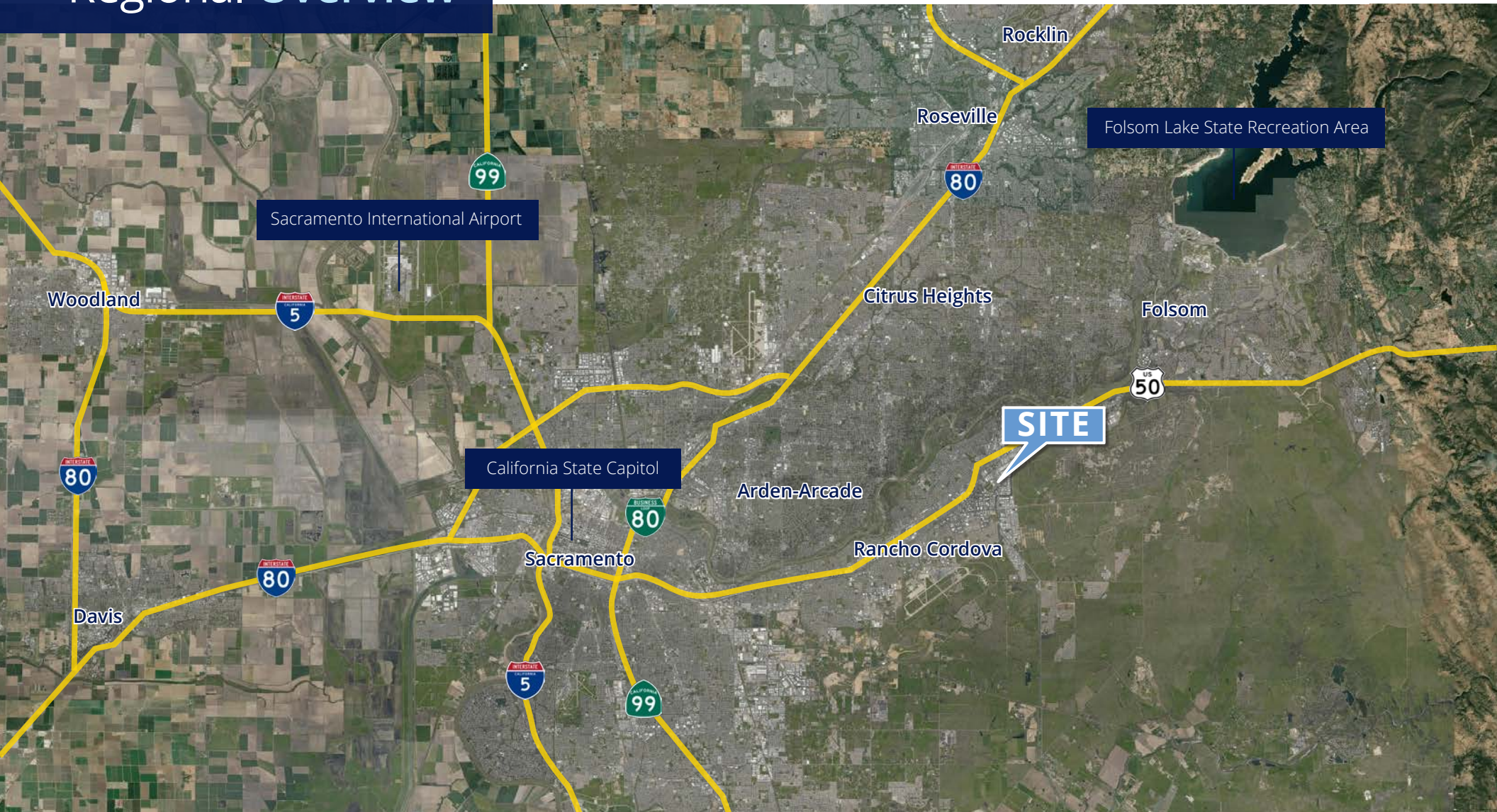
Caliber Collision

Citrus Road

Sunrise Boulevard

Trade Center Drive

Regional Overview



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