

FOR
LEASE

11415 FOLSOM BLVD

RANCHO CORDOVA, CA



Folsom Blvd

FLEX / RETAIL / INDUSTRIAL

±21,105 SF AVAILABLE + POTENTIAL YARD SPACE

PROPERTY INFORMATION

Total Available ±21,105 SF

Zoning M-1 - Light Industrial

Clear Height 16'-20'

Grade Level Doors 1 Oversized Door (12'x14')

Year Built 1982

Construction Concrete tilt-up

Sprinkler Yes - .19 GPM/1,500 SF

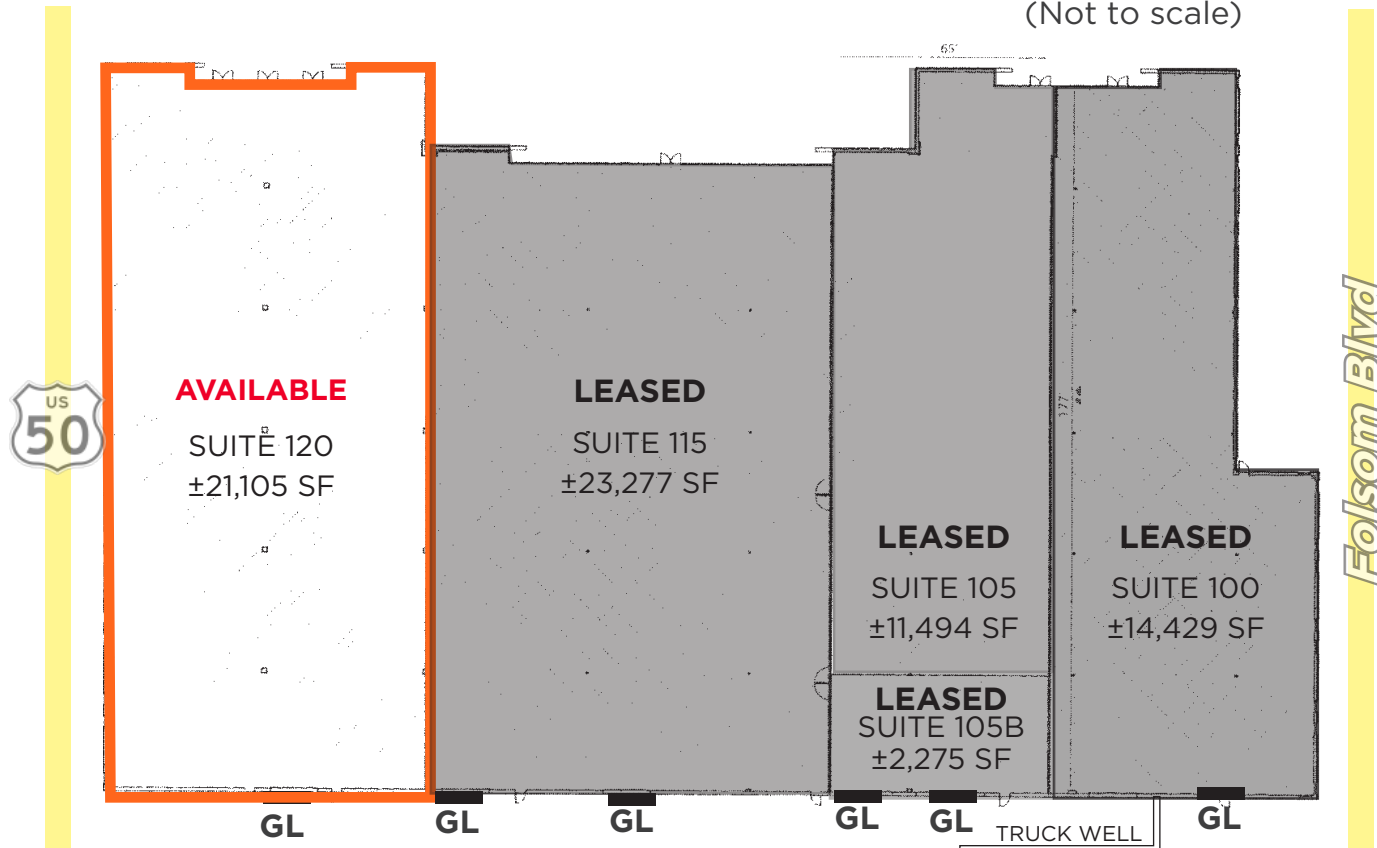
Column Spacing 36'dx48'w

Parking Abundant Parking

Building Power 2000 amp 277/480 v

HVAC Yes

Yard Space Additional yard space possible



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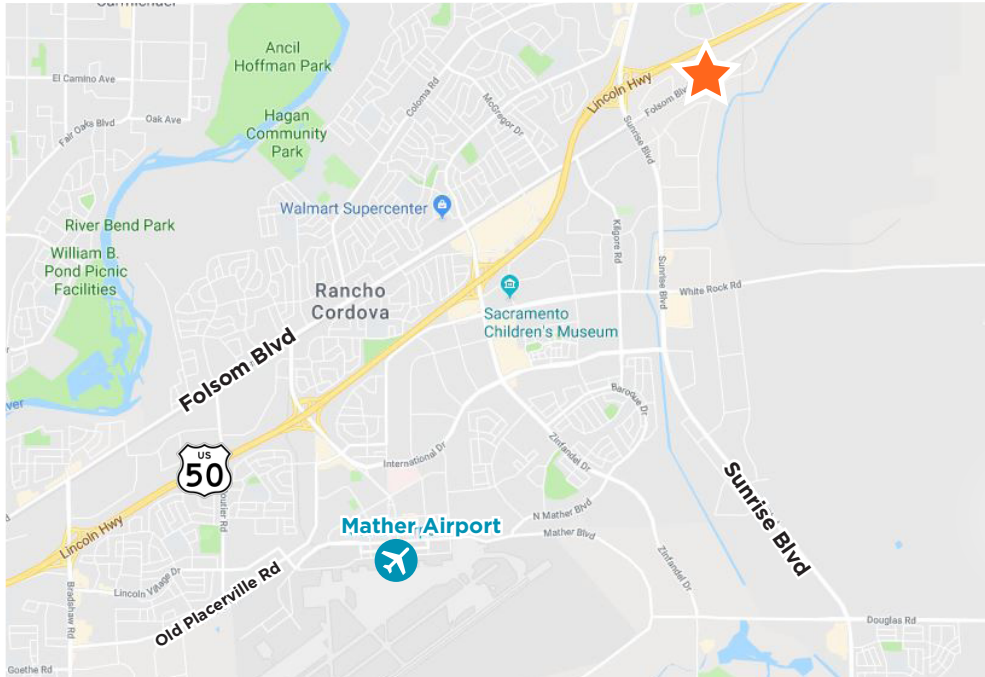
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PROPERTY HIGHLIGHTS

- High visibility center.
- Easy access and great visibility to/from Highway 50.
- Excellent daytime employment population, the property is located in a high growth communities.
- Signage facing Highway 50 and Folsom Blvd possible.



NEIGHBORHOOD DEMOGRAPHICS

	 Population	 Median Household Income	 Daytime Population
1 Mile	5,703	\$94,609	16,875
3 Miles	53,515	\$84,675	77,728
5 Miles	198,011	\$67,485	219,943

TRAFFIC COUNT (2023)

COLLECTION STREET	TRAFFIC VOLUME
Folsom Blvd	15,209 ADT
Gold River Rd	10,123 MPSI
Hwy 50	130,328 ADT

“POTENTIAL USES: Ideal for variety of uses such as warehouse, flex, retail showroom or sport/fitness facility.”

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Aerial



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