

For sale or lease

±5,000 SF warehouse on ±0.67
acres with fenced concrete yard

Sale price: \$1,985,000

Lease rate: \$11,500 per month + NNN

3567 Recycle Road | Rancho Cordova, CA 95742

JLL Sacramento Industrial Team

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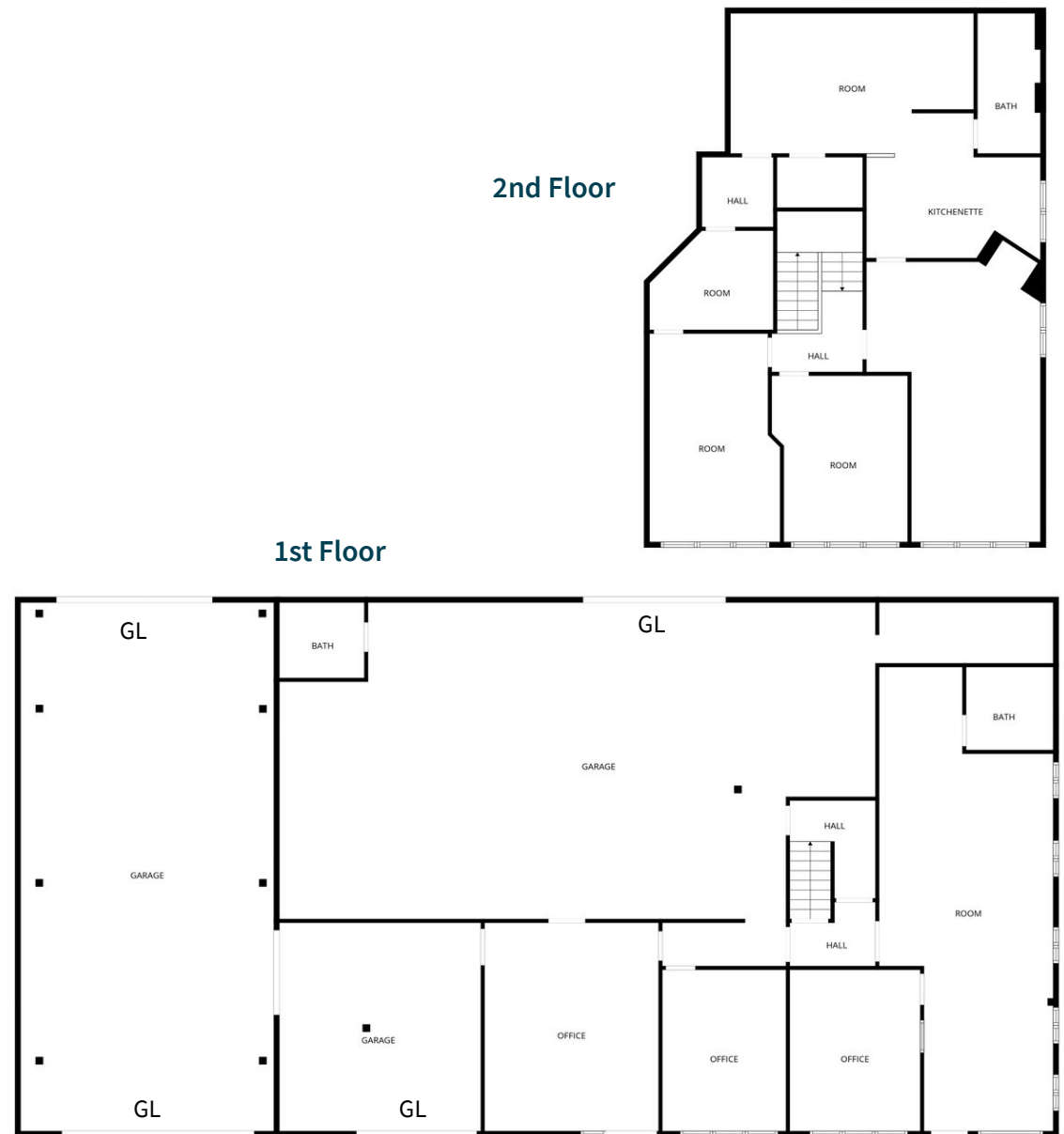
Sunrise Industrial Submarket

Property features

- Building SF: $\pm 5,000$ SF
- Total Acres: ± 0.67
- $\pm 14,700$ SF fenced concrete yard
- Office areas: $\pm 3,155$ SF total
 - $\pm 1,395$ SF ground floor
 - $\pm 1,760$ SF second floor
- Mezzanine storage area
- Zoned: M-2 heavy industrial per City of Rancho Cordova

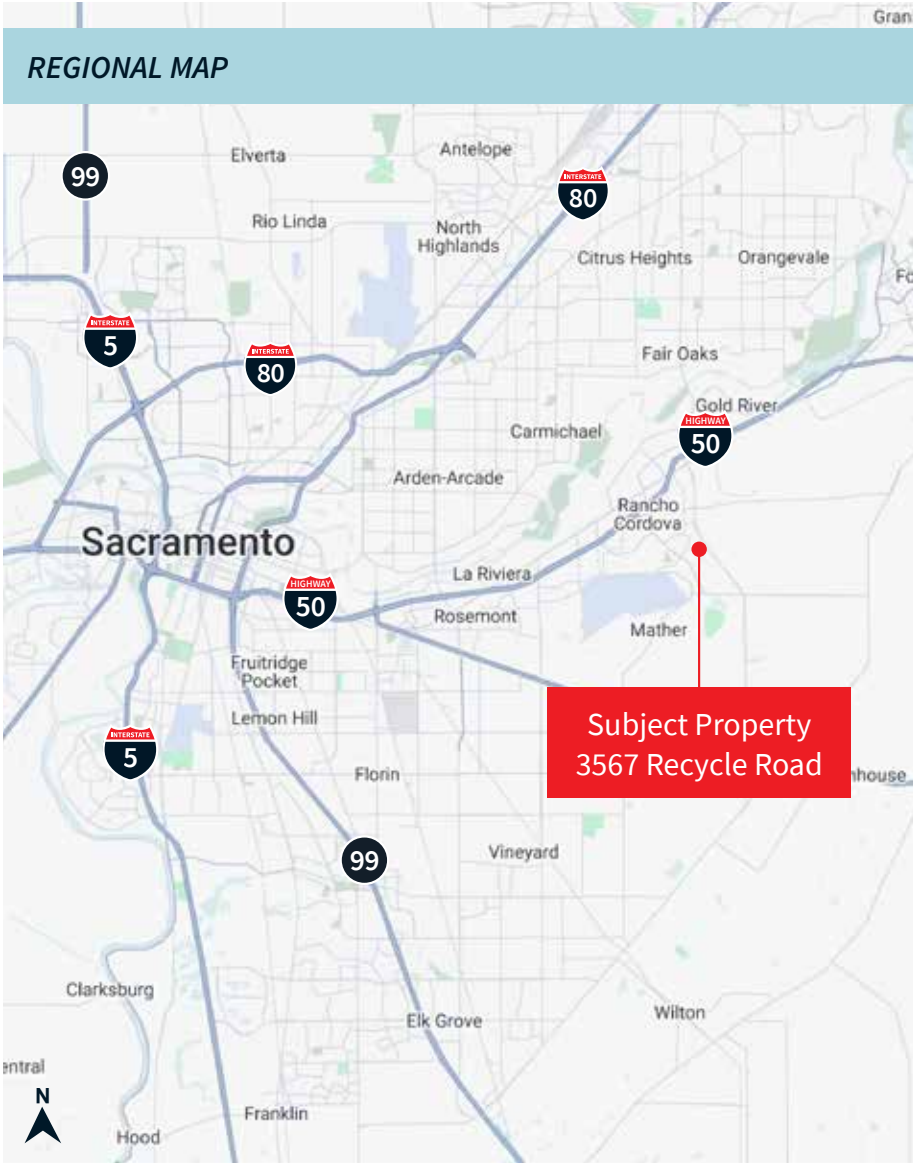
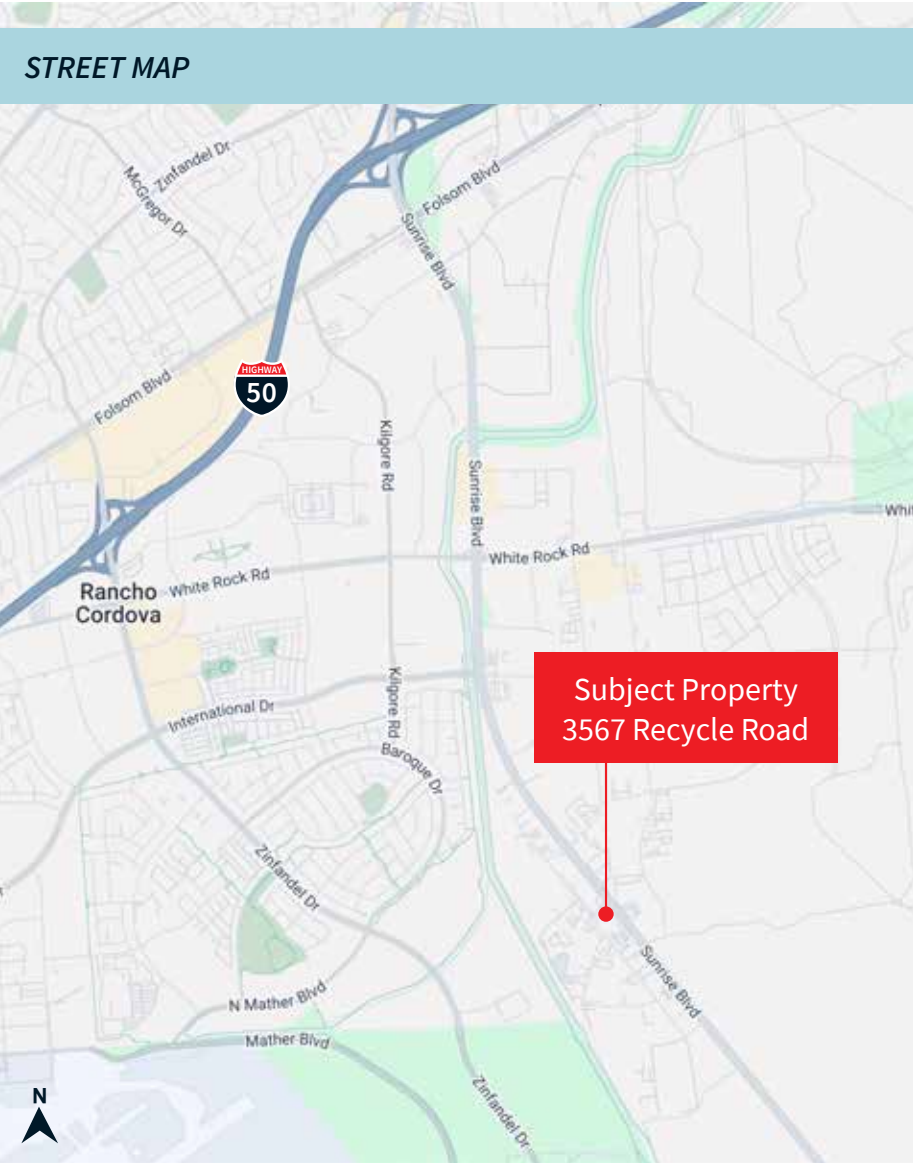
The property is in the South Sunrise Auto Dismantlers (SSAD) zoning overlay. This allows auto dismantling and wrecking yards to operate under specific standards.

(please confirm all intended uses with the Rancho Cordova Planning Department, owner or broker make no warranty about permitted uses)
- Grade-level loading: 4 doors total
 - $12' \times 12'$ (2)
 - $14' \times 14'$ (2)
- Clear Height: 18'
- Monument sign on Sunrise Blvd



GL = Grade-level doors

Location Maps



MAP NOT TO SCALE

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