

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

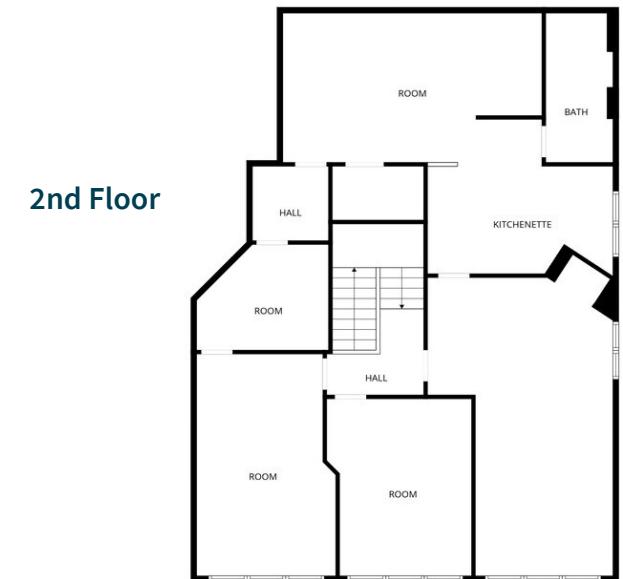
Property features

- Building SF: \pm 5,000 SF
- Total Acres: \pm 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

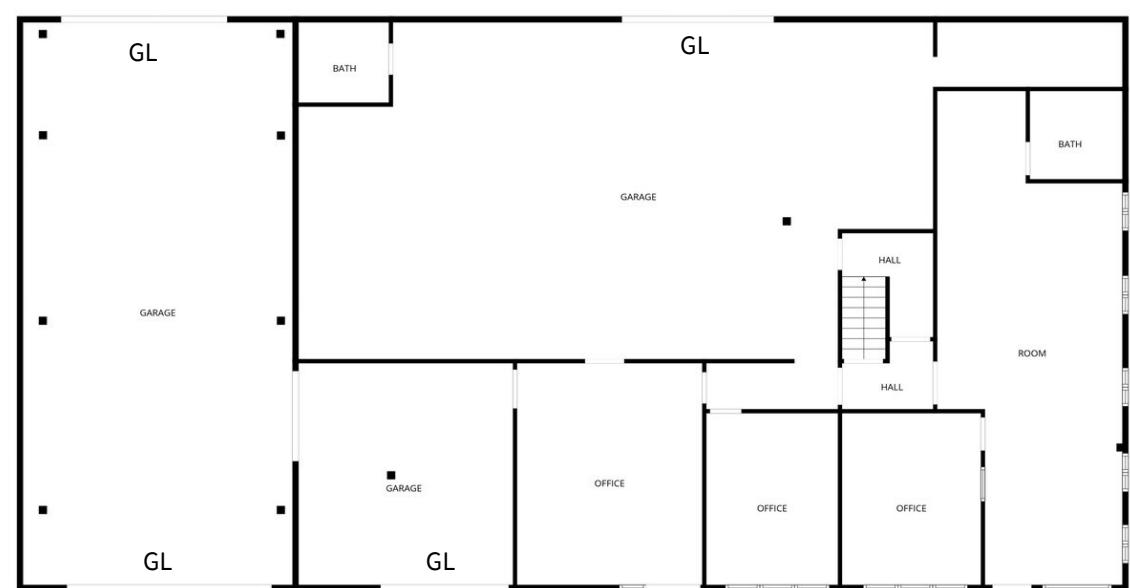
The property is in the South Sunrise Auto Dismantlers (SSAD) zoning overlay. This allows auto dismantling and wrecking yards to operate under specific standards.

(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' x 12' (2)
 - 14' x 14' (2)
- Clear Height: 18'
- Monument sign on Sunrise Blvd



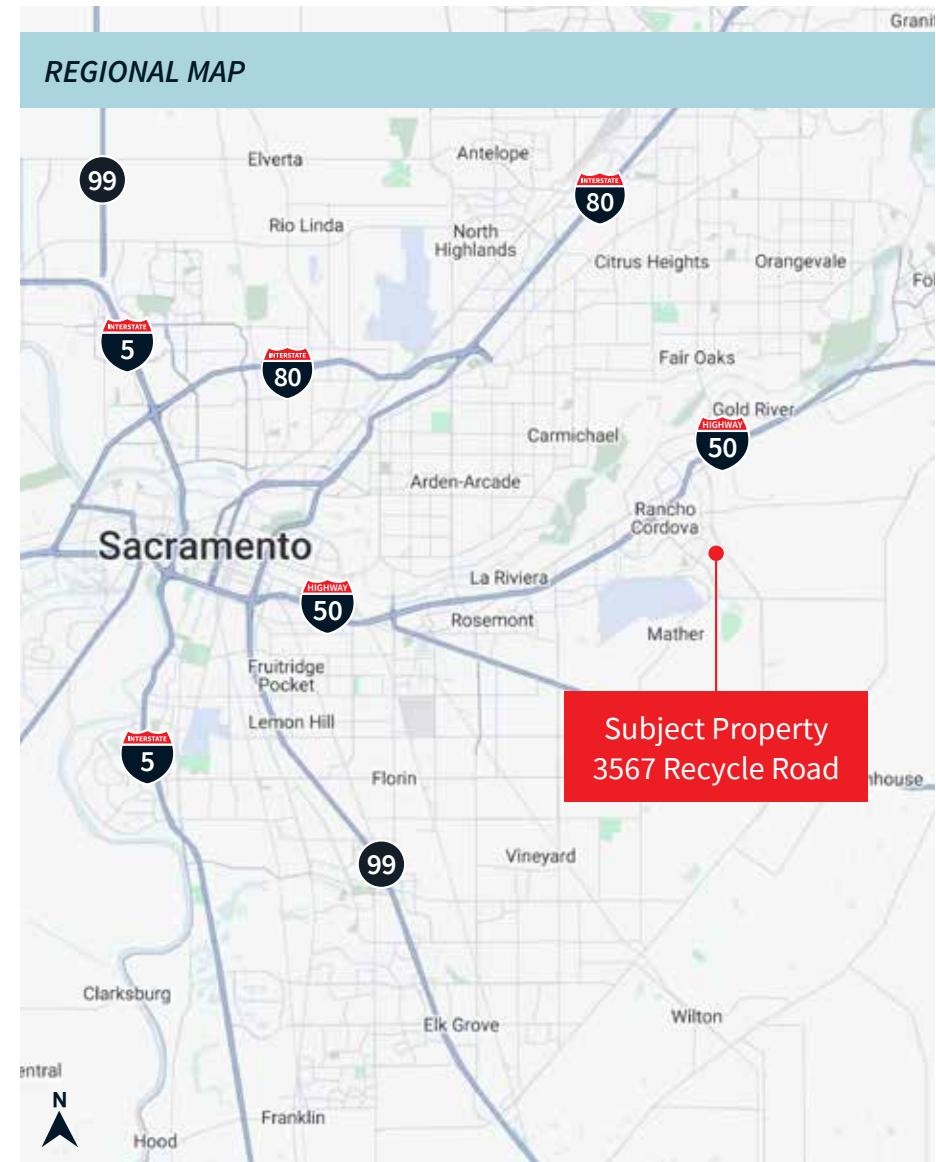
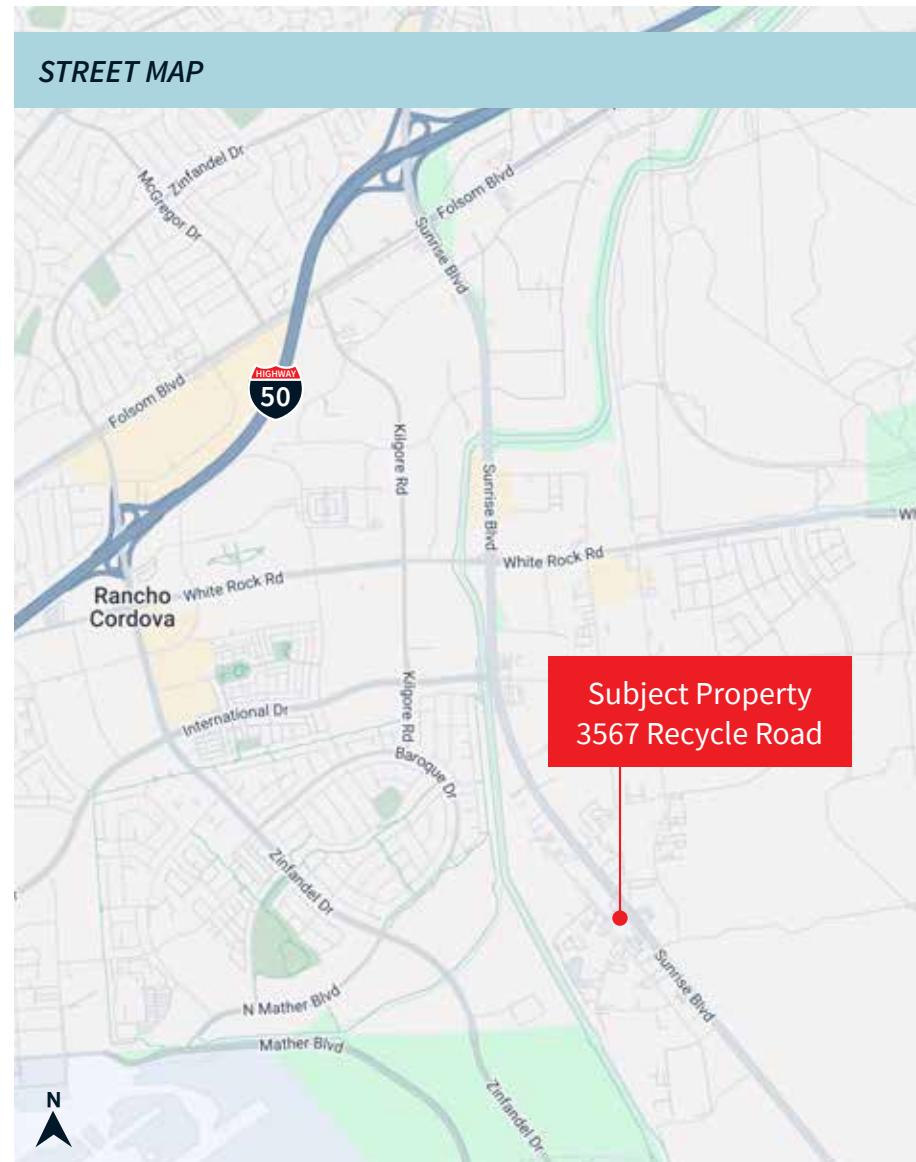
2nd Floor



1st Floor

GL = Grade-level doors

Location Maps



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