



10149 Iron Rock Way, Elk Grove, CA

For Lease or Sale

±54,048 SF Distribution Warehouse

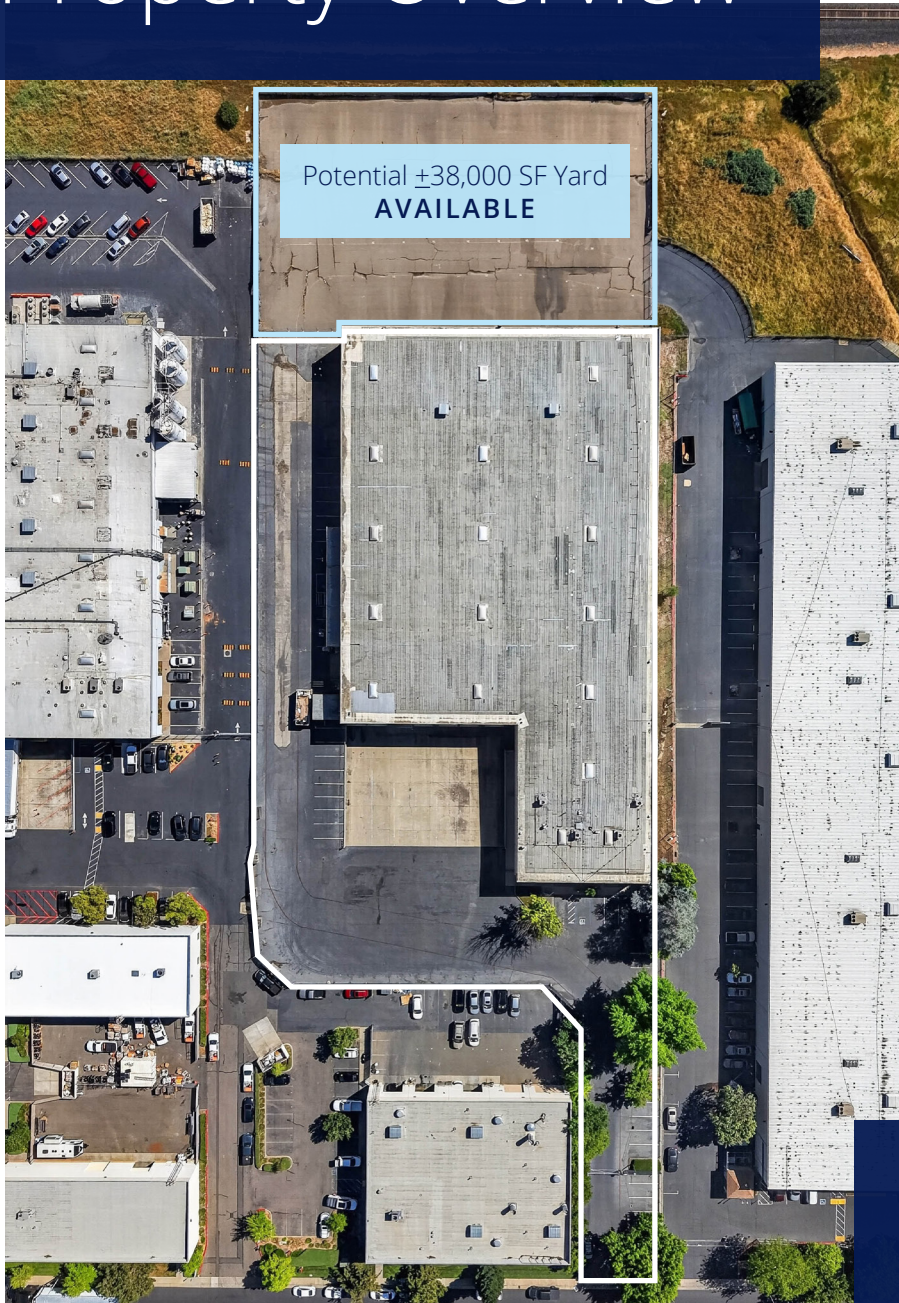
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Property Overview



Square Footage

- Office: ±4,100 SF
- Mezzanine: ±4,100 SF
- Warehouse: ±49,941 SF
- Parcel Size: ±2.68 Acres

Power

600A High-Voltage, 3-Phase

Clear Height

27' - 29'

Column Spacing

47' x 47'

- Six (6) 10x10 Weather Protected Docks
- Equipped with Edge-of-Dock Levelers
- Natural Gas
- Built in 1988
- Insulated Roof Deck
- Sprinklered Exterior Canopy
- Concrete Tilt-up Construction
- Gated Entry with Automatic Gate
- Warehouse/Office Restrooms & Breakrooms
- Zoned LI - Light Industrial, City of Elk Grove

Asking Price

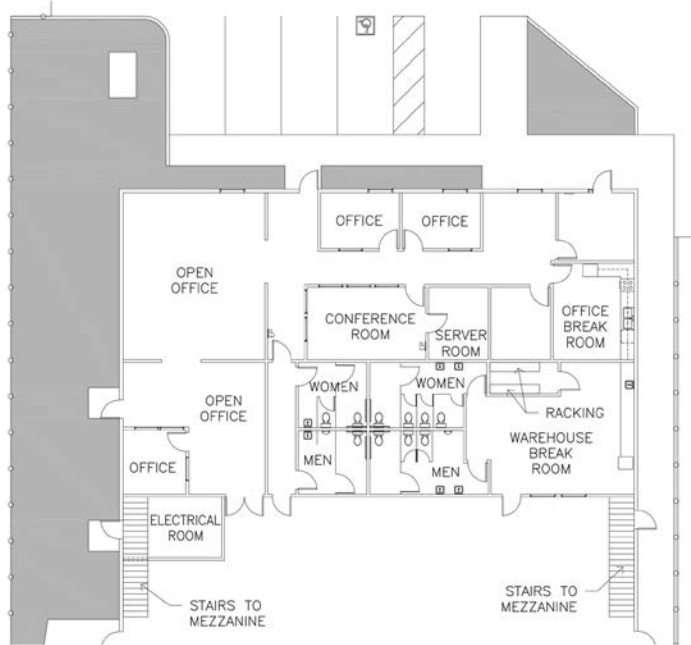
\$9,250,000

Lease Rate

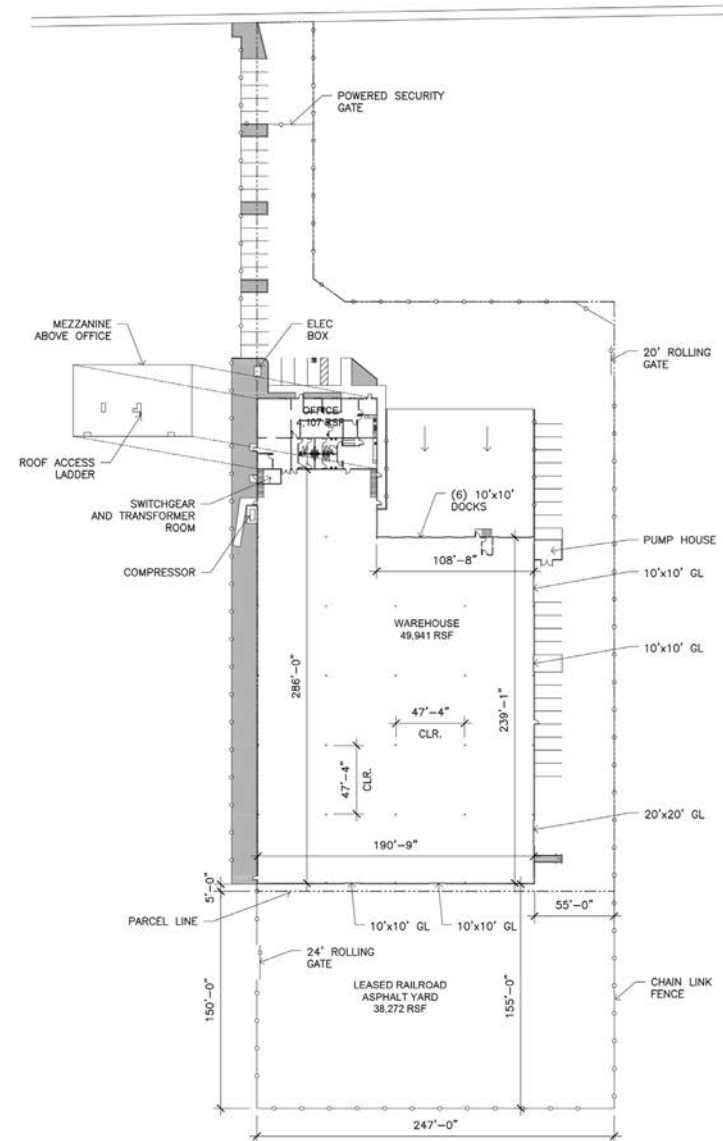
\$0.88/SF NNN

Floor & Site Plans

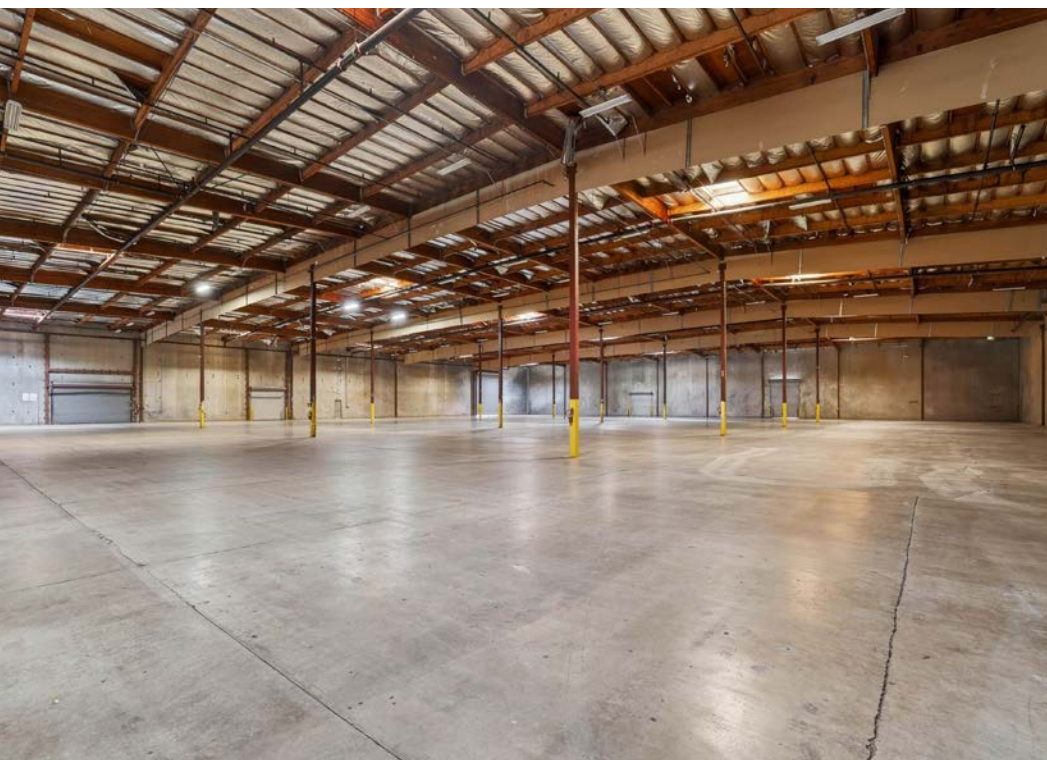
Office Floor Plan



Building Site Plan









**Immediate access
to Highway 99 -
1 - 3 Minutes**

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