

AVAILABLE: AUTOMOTIVE SALES & SERVICE FACILITY

10796 COLOMA RD, RANCHO CORDOVA, CA

±3,744 SF Freestanding Bldg on ±0.5 AC

Lease Rate: \$7,500/mo Gross

Sacramento County APN: 058-0242-008

±564 SF Office

Clear Height: ±10'

Grade Level Doors: (2) 12'x9', (1) 10'x9'

Electrical: Lessee to Independently Verify

Zoning: CMU, City of Rancho Cordova

Current Use: Used Automotive Sales and Repair

Year Built: 1985

Full Perimeter Fencing: Wrought Iron on Street and Chain
Linked Fencing with Privacy Slats in Rear

Improvements: New HVAC 2024, Roof Approximately 6 Years
Old, Prominent Pylon Signage, Lighting in Yard

Construction: Masonry

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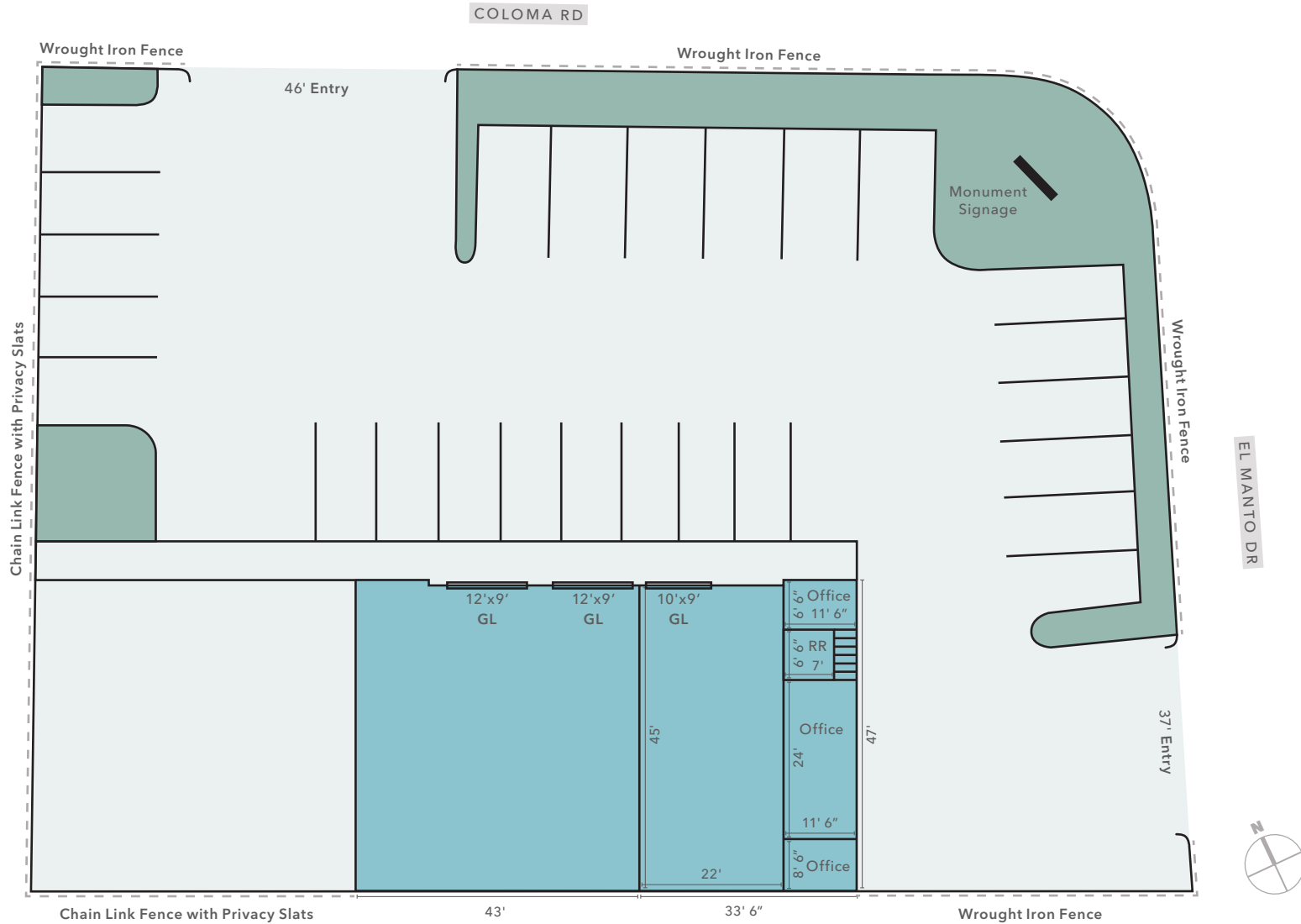
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km Kidder
Mathews

SITE PLAN

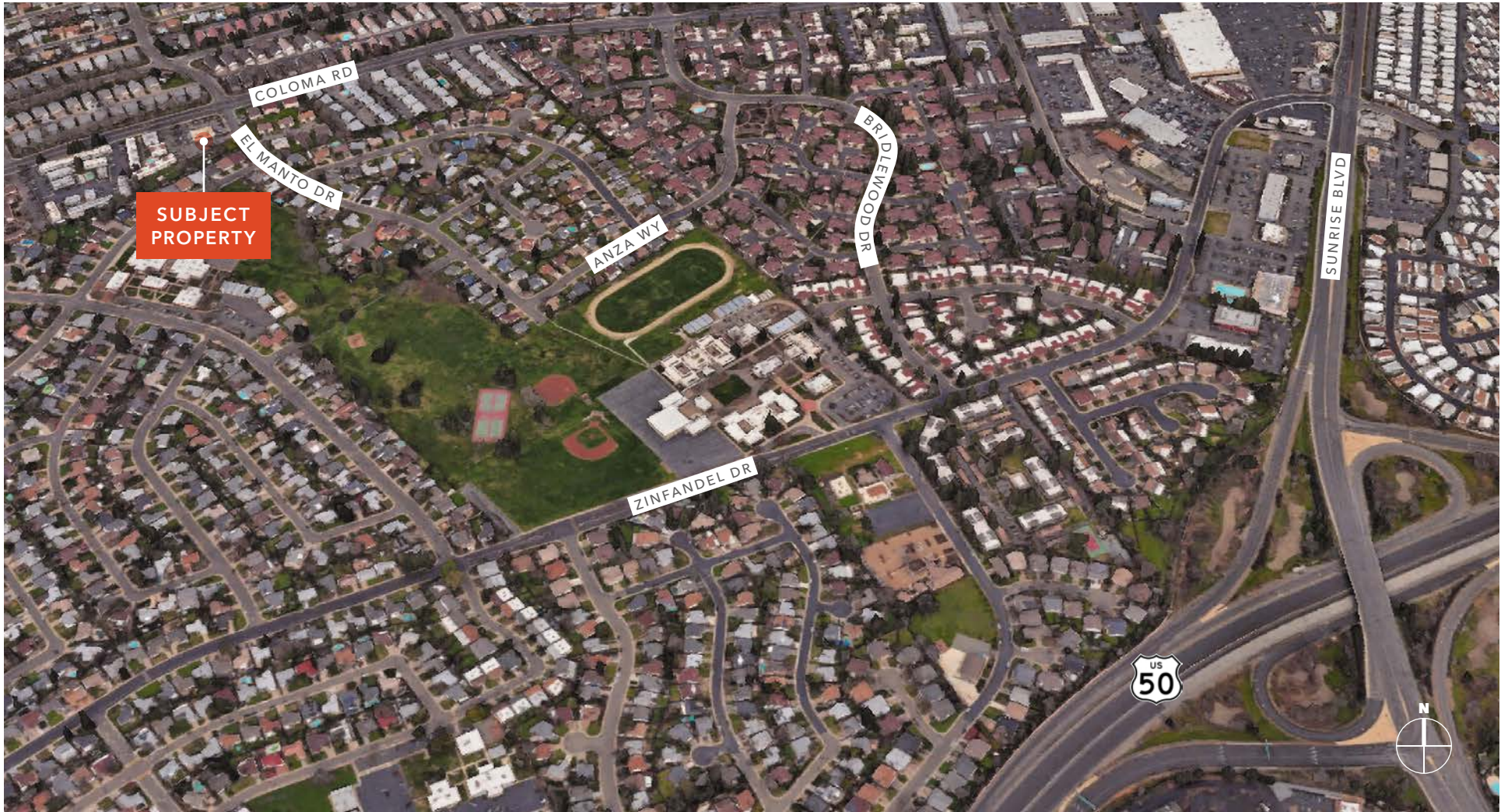


Site Plan Not To Scale

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LOCATION AERIAL



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