



11282 Pyrites Way  
Gold River, CA 95670

Lease Rate:  
\$0.95 PSF + NNN



*Sunrise Industrial Submarket*

# For lease

±10,000 SF  
Flex/warehouse space

 **JLL** SEE A BRIGHTER WAY

# Property information

## Strategic location

The Property is located in Building 4 of the Buffalo Creek Industrial Park, a 7-building project which was developed in 2003.

Ideally situated just 1 mile from the Sunrise Boulevard off-ramp of US-50, and currently consisting of  $\pm 10,000$  of office/ flex space. The property is zoned M-1 (Light Industrial) with nice finishes on office spaces.

## Building highlights

- Total available SF:  $\pm 10,000$ 
  - Office SF:  $\pm 4,240$
  - Warehouse SF:  $\pm 5,760$
- Parcel size  $\pm 0.7$  acres
- Zoned: M-1
- Grade-level doors: (2), 12' x 14'
- Clear height:  $\pm 18'$
- Parking ratio: 2:1000
- Electrical: 400 Amps/277-480v, 3-phase  
*(to be independently verified by tenant prior to entering into a binding agreement)*
- Skylights
- Sprinklered



## Site Plan



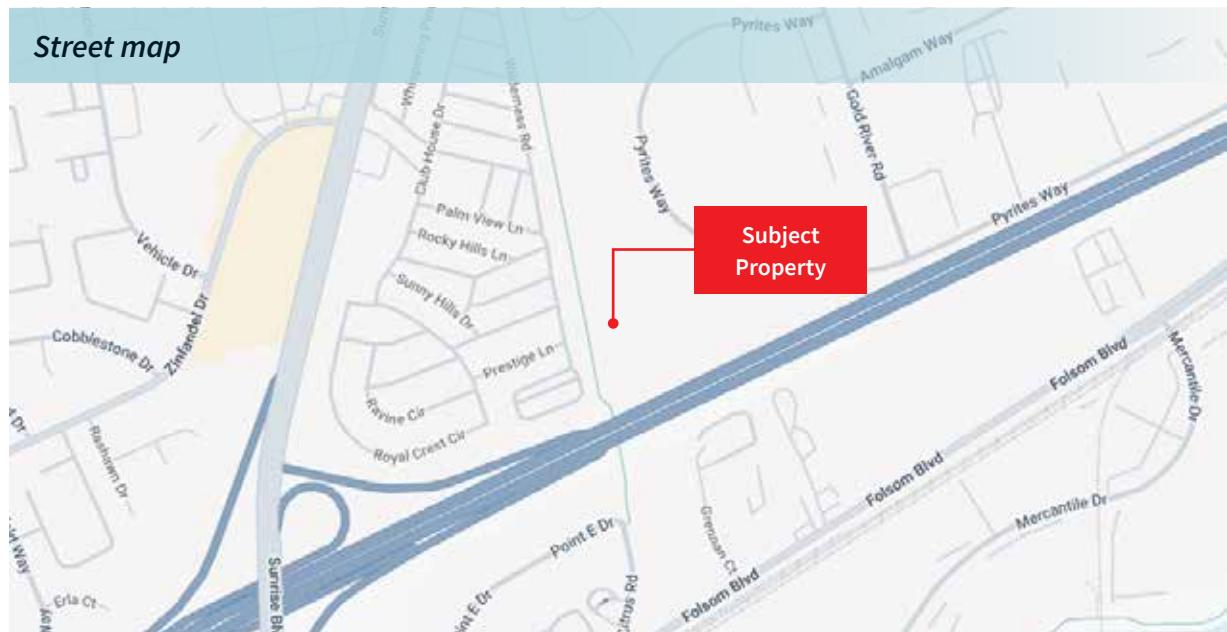
# Floor Plan



■ = Grade-level door

N

FLOOR PLAN NOT TO SCALE.  
ALL DIMENSIONS ARE APPROXIMATE.



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