



Sunrise Industrial Submarket

**11282 Pyrites Way
Gold River, CA 95670**

**Lease Rate:
\$0.95 PSF + NNN**

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 ± 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



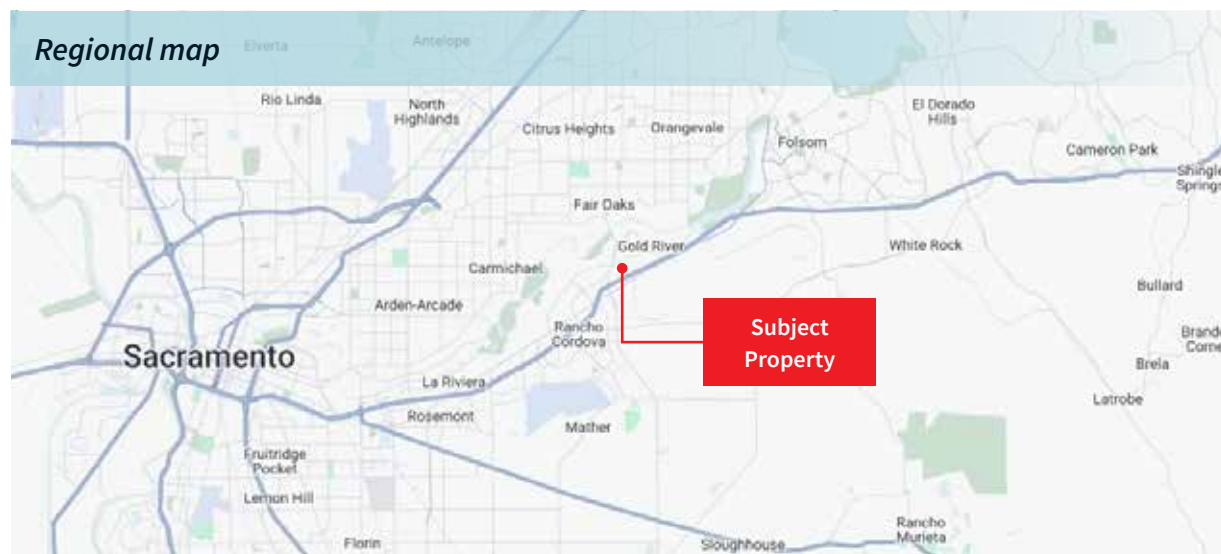
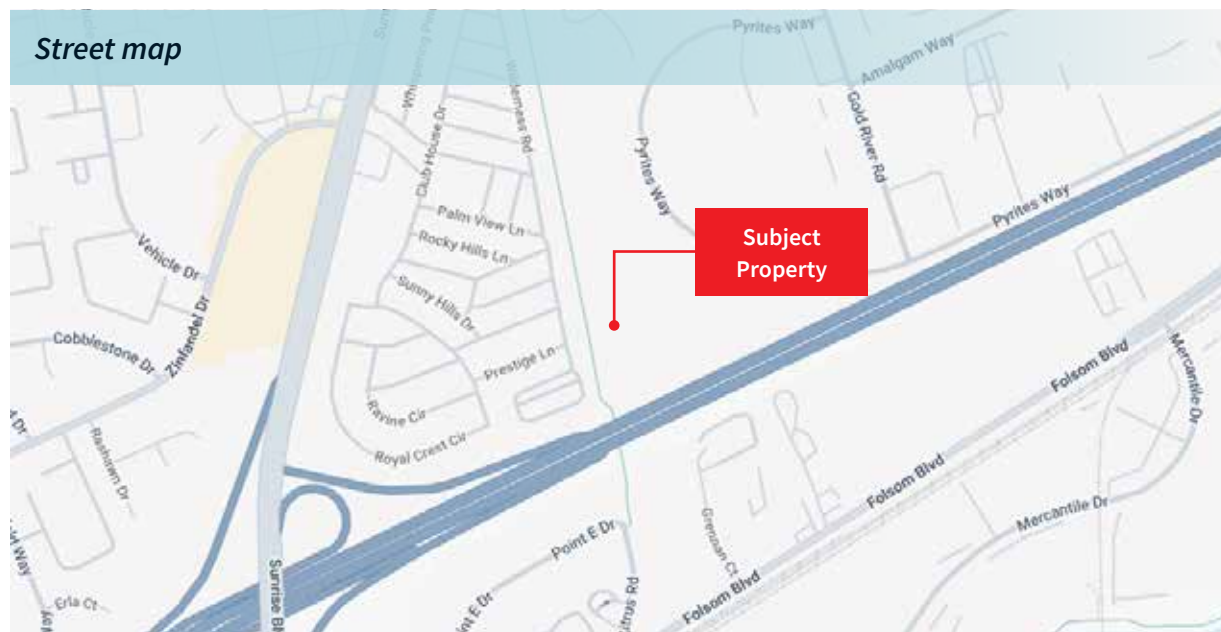
Floor Plan



■ = Grade-level door



FLOOR PLAN NOT TO SCALE.
ALL DIMENSIONS ARE APPROXIMATE.



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MAPS NOT TO SCALE.

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