

# ±39.62 ACRES OF COMMERCIAL LAND

## 5 PARCELS | AVAILABLE FOR SALE



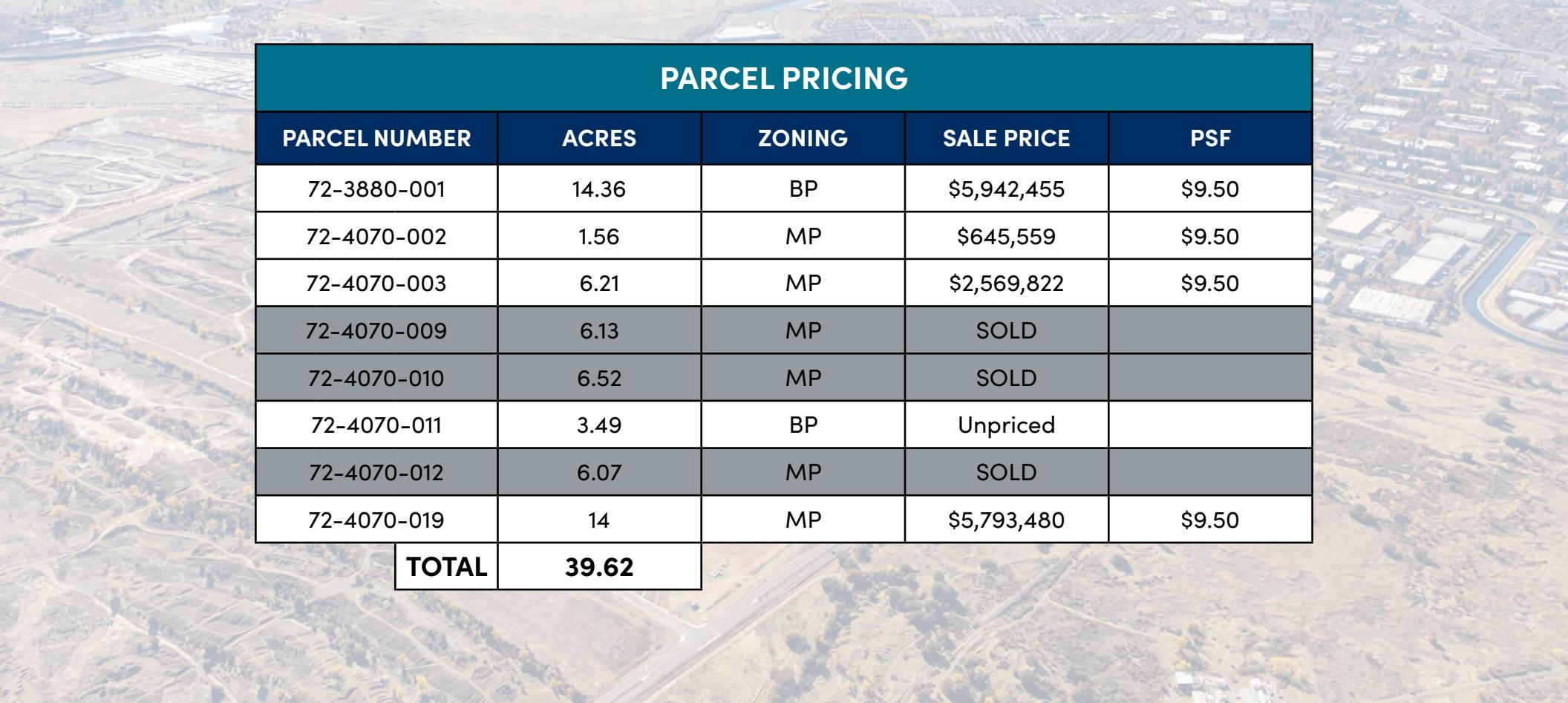
**JOE CURTIS** | Managing Director  
916.569.2373  
[joe.curtis@nmrk.com](mailto:joe.curtis@nmrk.com)  
CA RE License #01338980

**KEVIN JASPER, SIOR** | Senior Managing Director  
916.569.2325  
[kevin.jasper@nmrk.com](mailto:kevin.jasper@nmrk.com)  
CA RE License #01164925

**NEWMARK**

## THE OFFERING

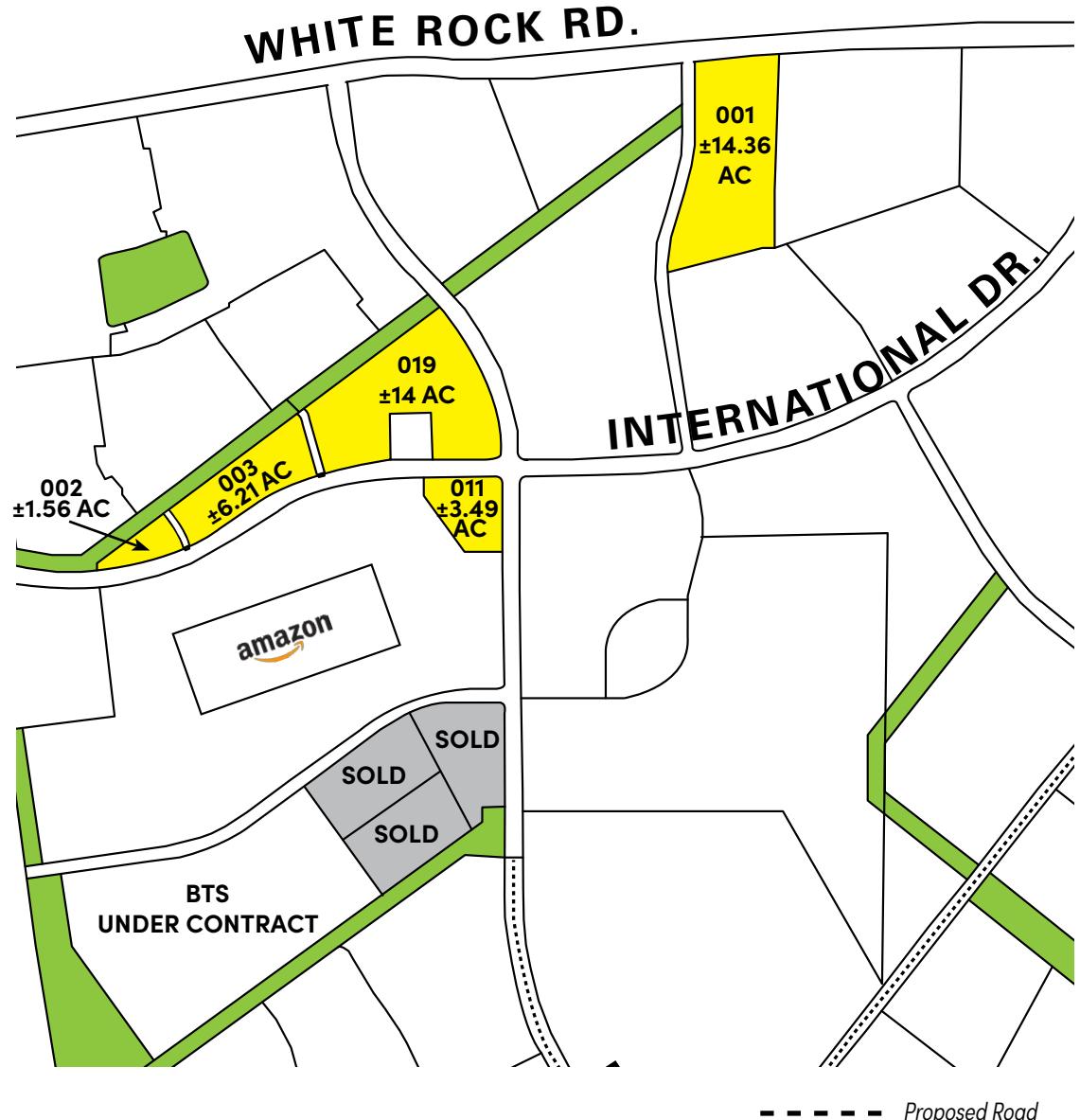
Newmark, as exclusive advisor, is pleased to present an exceptional opportunity to acquire the fee simple interest of multiple parcels of office (BP) and industrial (MP) land in Rancho Cordova. These parcels are in the new Rio Del Oro development by Elliott Homes, on the eastern edge of the Rancho Cordova industrial submarket. The parcels may be sold individually or in bulk. The individual parcels range in size from 1.56 acres up to 14.36 acres, with the ability to put together up to 25.26 contiguous acres. With the new Amazon fulfillment center being completed nearby, as well as a large built-to-suit project in the works – this offering represents one of the few opportunities to acquire industrial land in a fast growing and in-fill area within the Greater Sacramento Region.



PARCEL PRICING				
PARCEL NUMBER	ACRES	ZONING	SALE PRICE	PSF
72-3880-001	14.36	BP	\$5,942,455	\$9.50
72-4070-002	1.56	MP	\$645,559	\$9.50
72-4070-003	6.21	MP	\$2,569,822	\$9.50
72-4070-009	6.13	MP	SOLD	
72-4070-010	6.52	MP	SOLD	
72-4070-011	3.49	BP	Unpriced	
72-4070-012	6.07	MP	SOLD	
72-4070-019	14	MP	\$5,793,480	\$9.50
<b>TOTAL</b>	<b>39.62</b>			

## PROPERTY HIGHLIGHTS

- High voltage 69 KVA SMUD power readily available
- Road and utility improvements recently completed
- Close proximity to retail and commercial services and rapidly developing residential communities
- Currently  $\pm$ 2.7 miles from Highway 50 via Sunrise Blvd. and will have closer direct access via Rancho Cordova Parkway in  $\pm$ 5 years
- Excellent logistical location to service the communities along Highway 50 - Sacramento, Rancho Cordova, Folsom, and El Dorado Hills
- Outside the FEMA 500-year flood plain
- Less than 5 miles to Mather Airport, 80+ companies including UPS and DHL air cargo centers
- Parcels are graded and construction ready



# ZONING - PERMITTED USES

## BUSINESS PARK (BP)\*

The following uses are permitted within the **Business Park (BP)** land use areas:

1. Office
2. Business
  - a. Research and development
  - b. State-of-the-art business and communications services/e-commerce
  - c. Professional services
  - d. Small business incubation/start-up facilities
  - e. Corporate home or branch offices
3. Structured parking facilities
4. Multiple-tenant and corporate office headquarters with flex-space floor plans and service courts with loading facilities at one side or at rear of building
5. Limited convenience and service retail uses at ground floor locations
6. Exemplary "signature" corporate
7. Headquarters or branch offices
8. Public/quasi-public facilities

The following uses are permitted within the BP areas with a conditional use permit (CUP):

1. Religious institutions
2. Associations or membership organizations
3. Hospitals

## LIGHT INDUSTRIAL (MP)\*

The following are permitted uses within the Light Industrial (MP) land use areas:

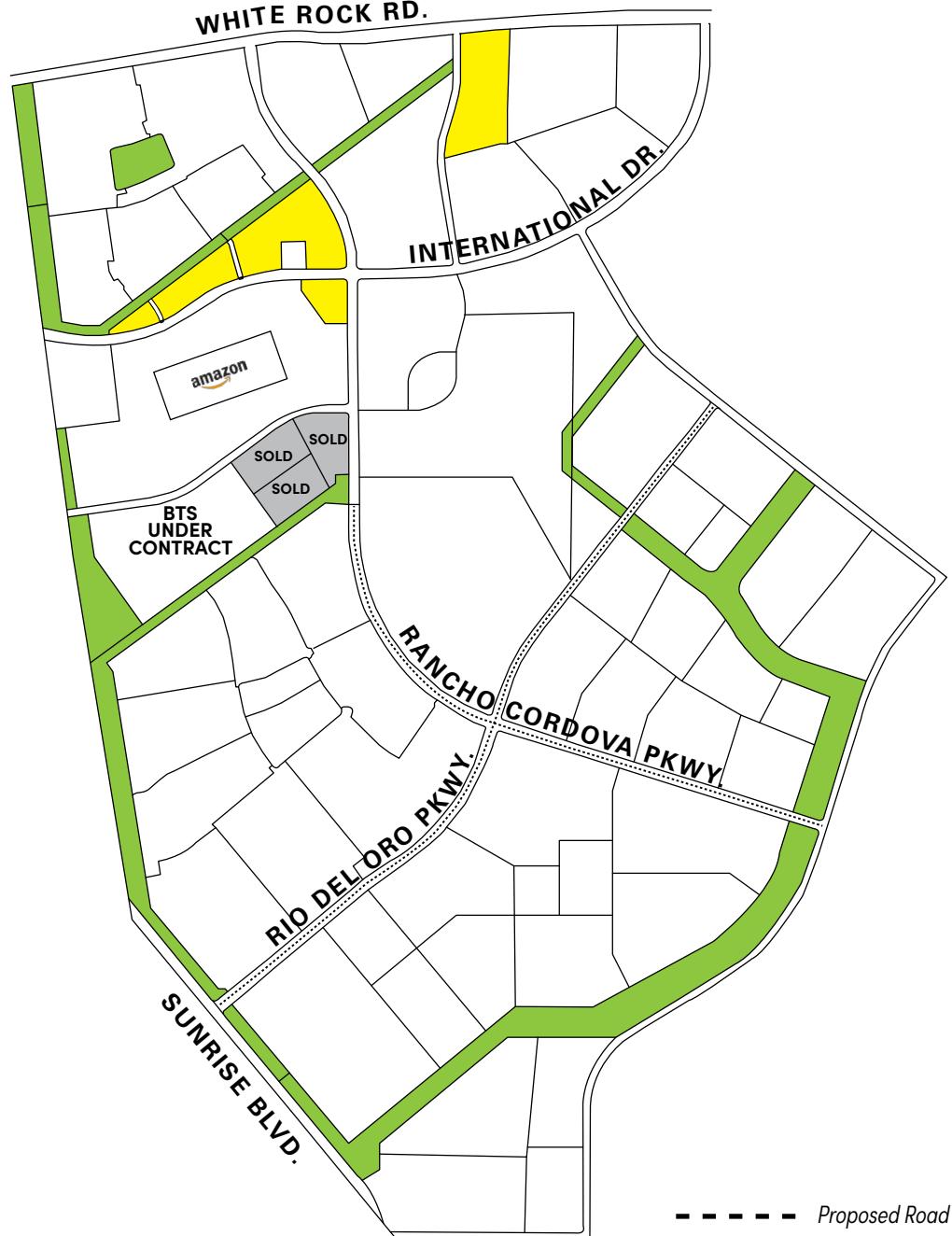
1. Light industrial research and development
2. Light manufacturing and assembly
3. Office/industrial flex space
  - a. Warehouse and/or local and regional distribution facilities with multiple-bay shipping and receiving truck loading docks at one side or at rear of buildings

The following uses are permitted with a conditional use permit (CUP):

1. Automotive retail and services:
  - a. Auto sales and or leasing
  - b. Auto parts and/or accessory sales
  - c. Tire, lube, and/or muffler service
2. Park and recreation facilities (indoor and outdoor)

*\*Source: <https://www.cityoffranchocordova.org> - (Buyer to verify)*

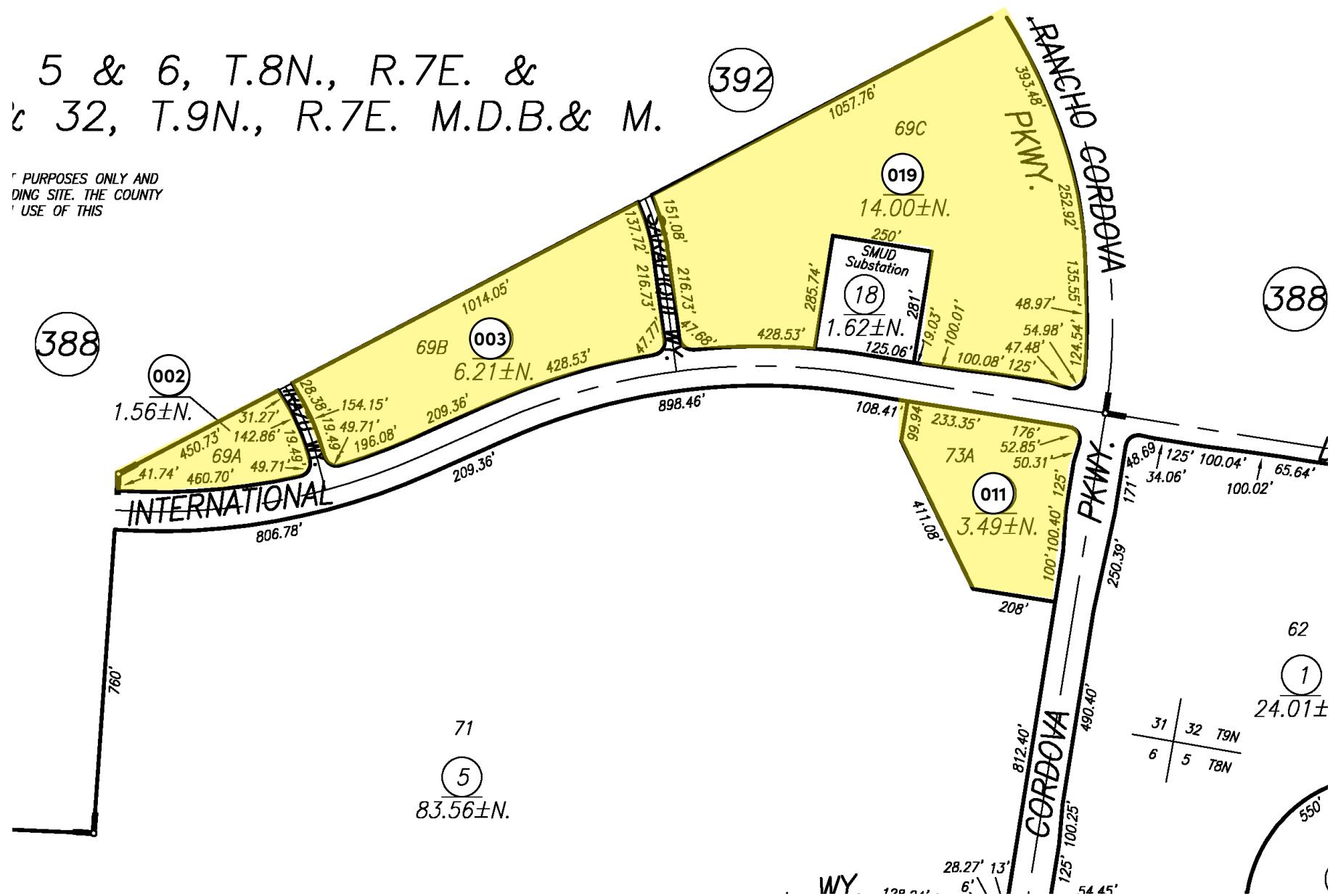
## SITE MAP



## PARCEL MAPS

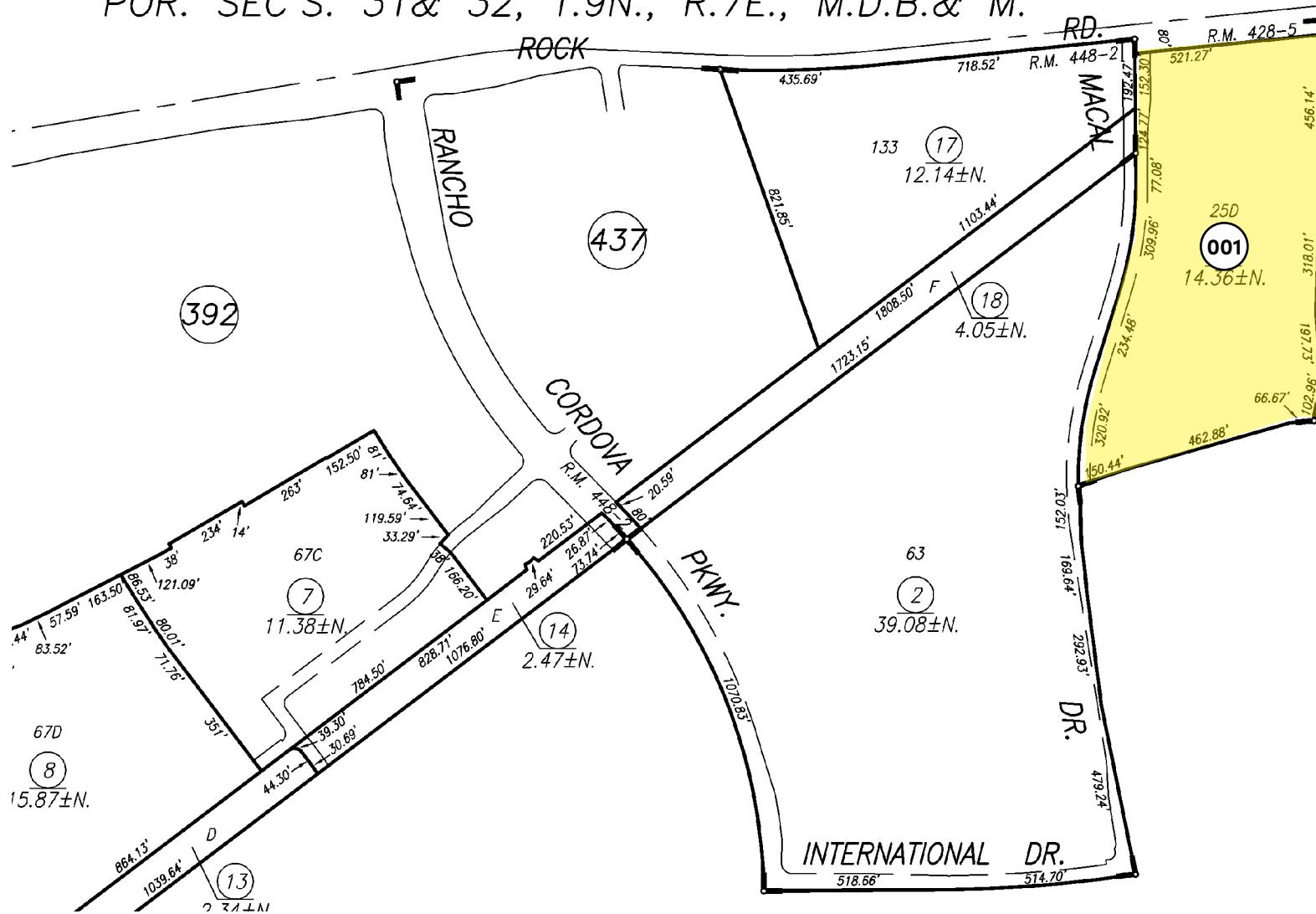
5 & 6, T.8N., R.7E. &  
& 32, T.9N., R.7E. M.D.B. & M.

PURPOSES ONLY AND  
DING SITE. THE COUNTY  
USE OF THIS



## PARCEL MAPS

POR. SEC'S. 31& 32, T.9N., R.7E., M.D.B.& M.



# SITE AERIAL



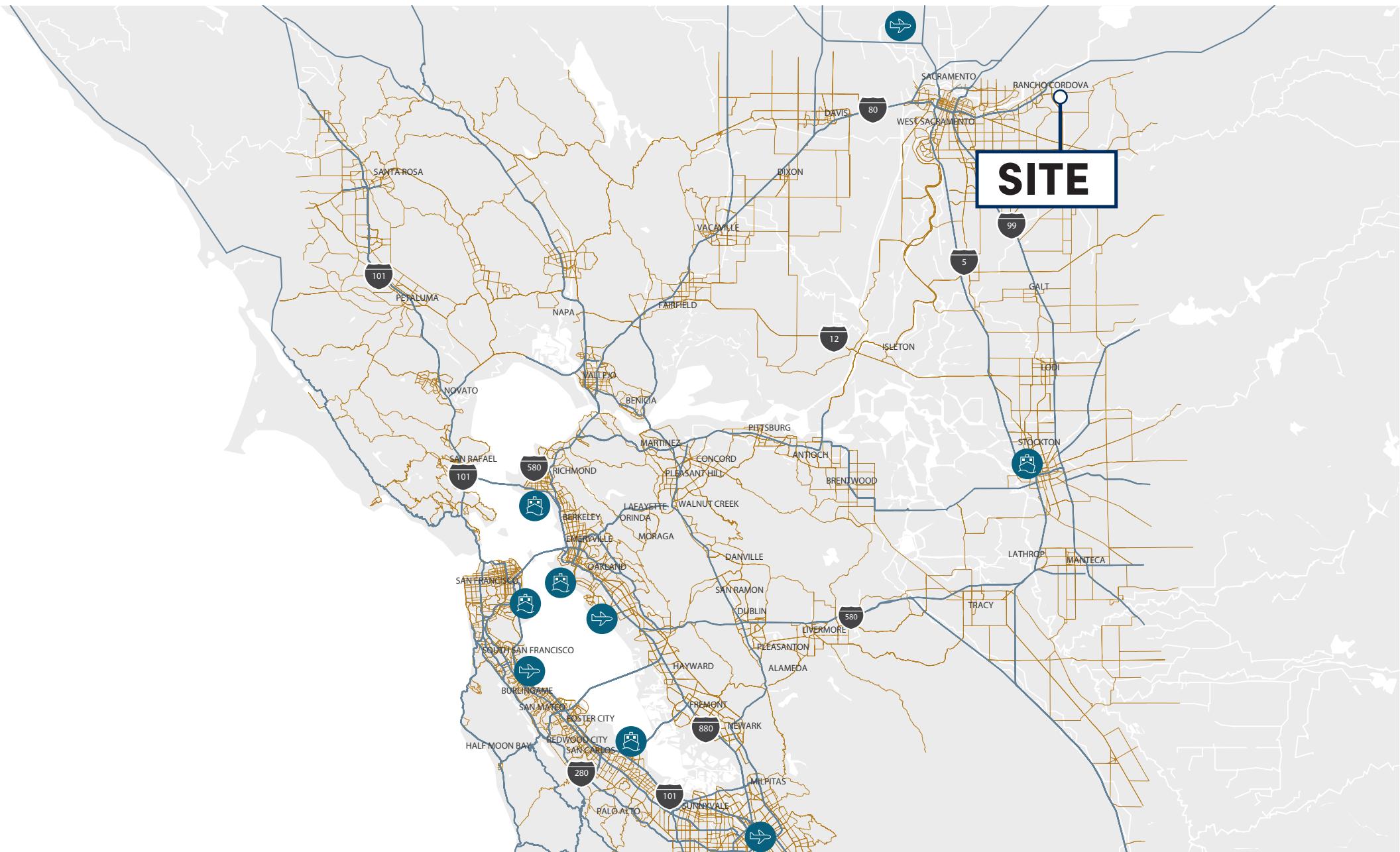
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## LOCATION AERIALS



## REGIONAL AERIAL

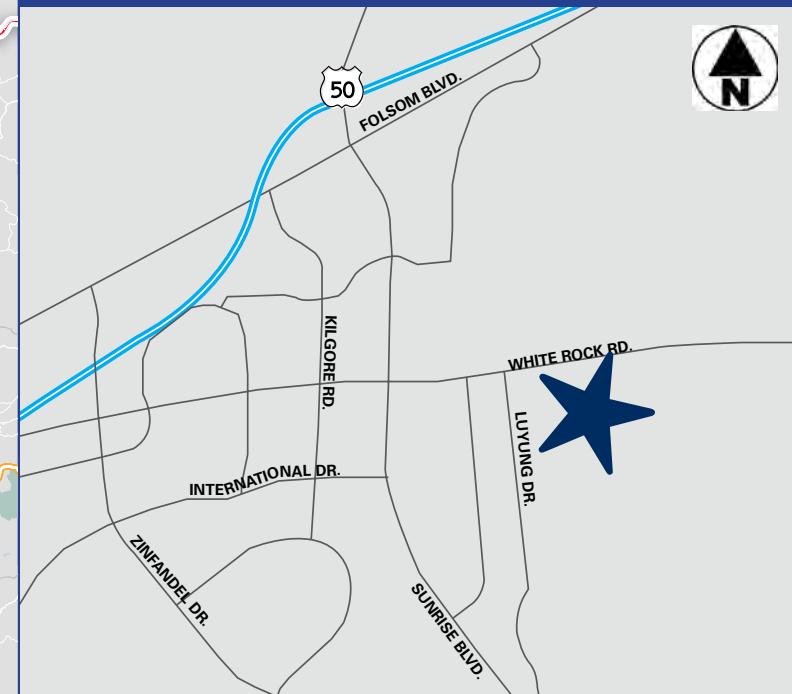
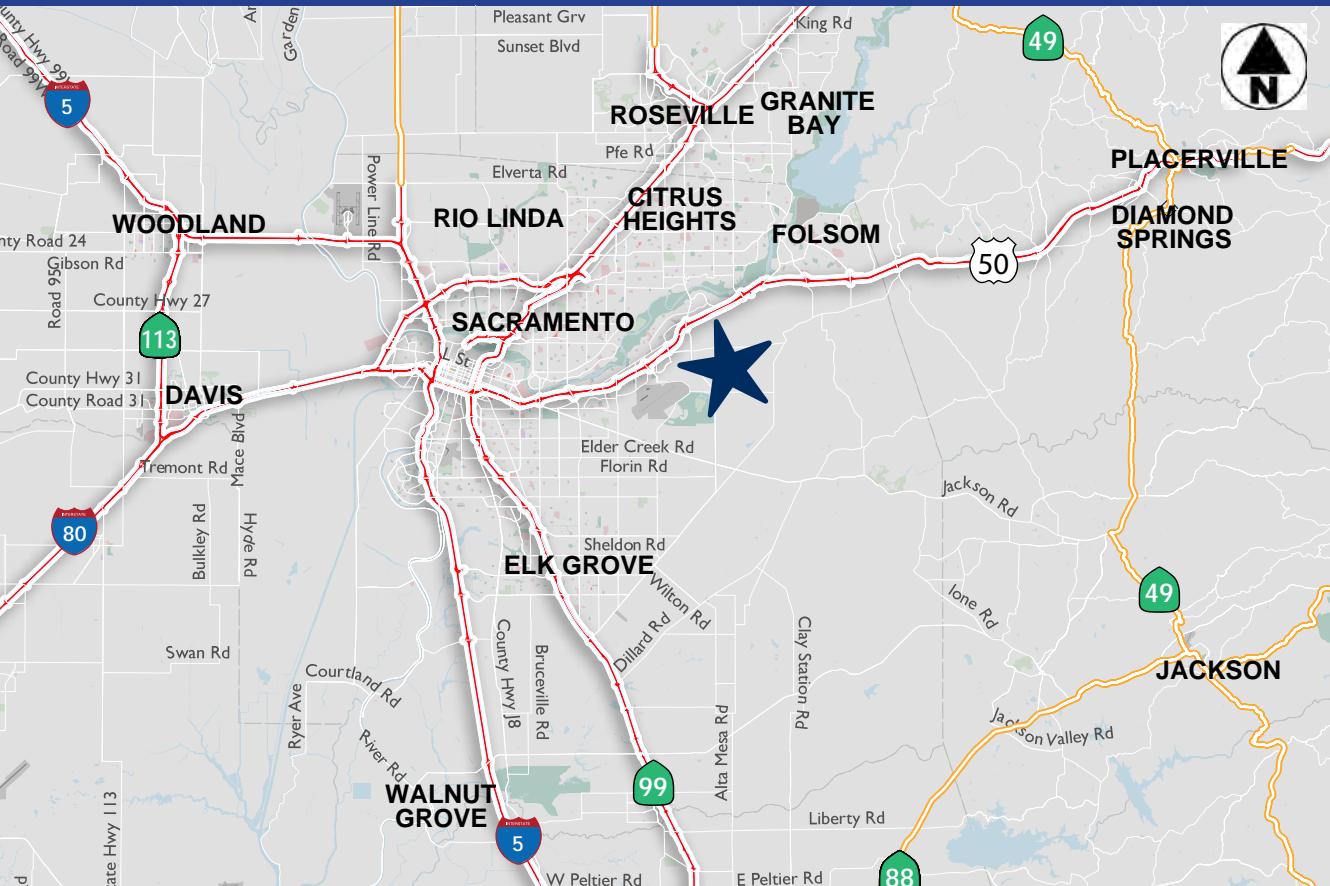


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Managing Director

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Senior Managing Director

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