

Industrial | For Lease

±6,750 SF Office/Warehouse Space

11201 Sun Center Drive, Suite B | Rancho Cordova, CA 95670



Contact Us:

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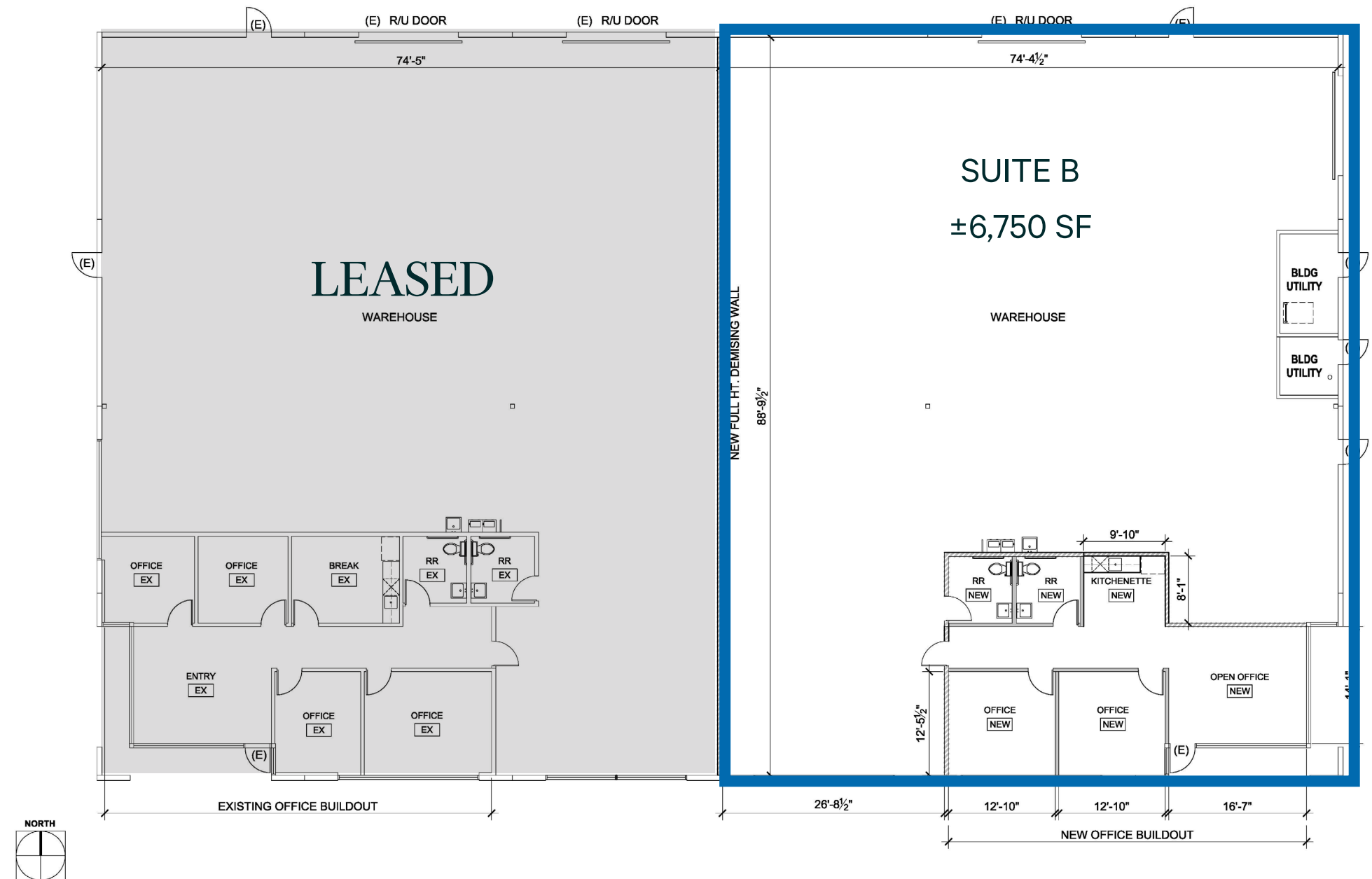
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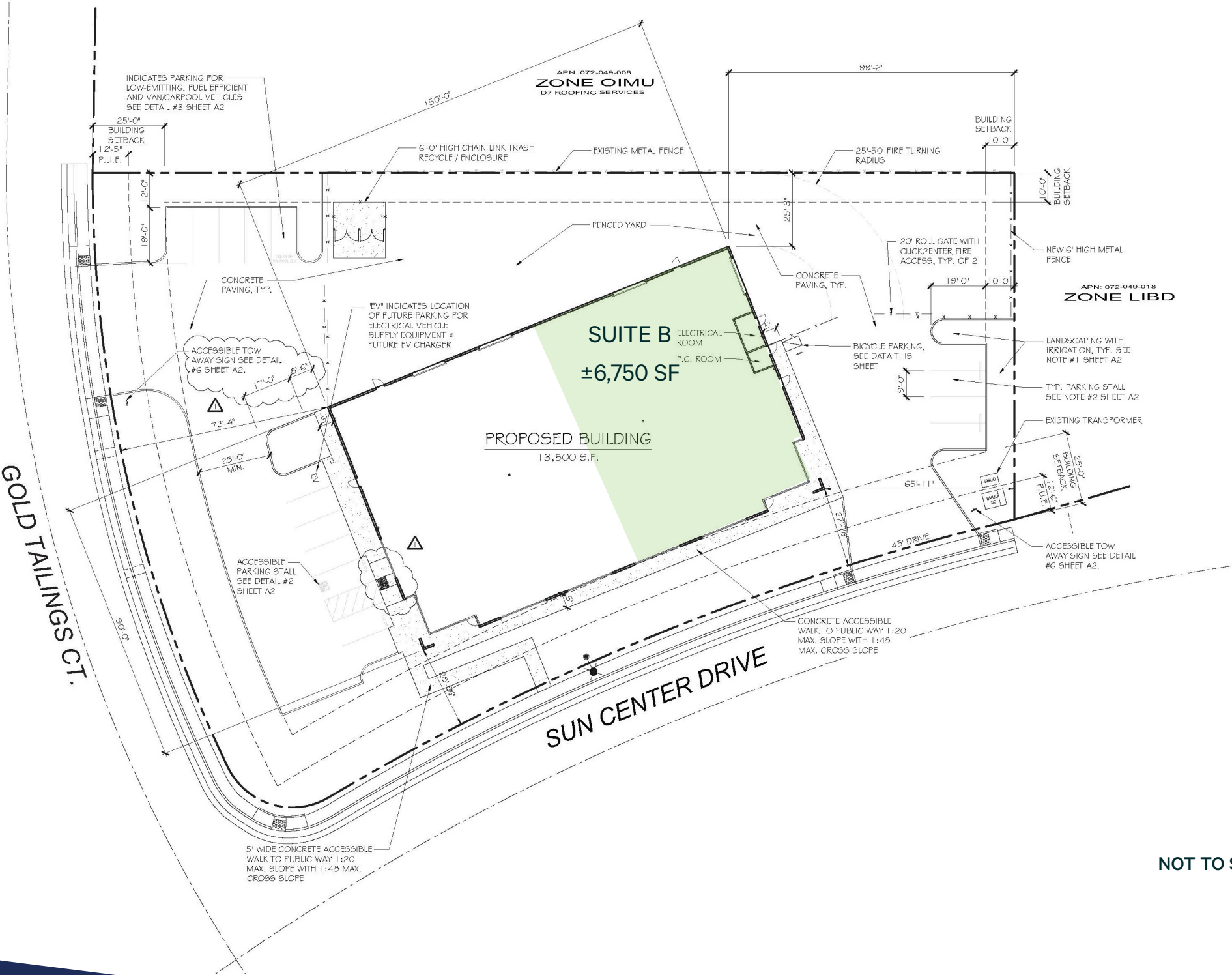
Property Features

- Total: ±6,750 SF
- Warehouse: ±5,993 SF
- Office: ±757 SF
- Concrete Yard: ±6,335 SF
- Total GL Doors: 2 (±12'x14')
- Clear Height: ±18'-20'
- Parking: 16 surface spots
- Zoning: OIMU Rancho Cordova
- Visibility to Sunrise Blvd.



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

Site Plan



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Building Aerial



Drive Time to Major Distribution Destinations



Local &
Regional

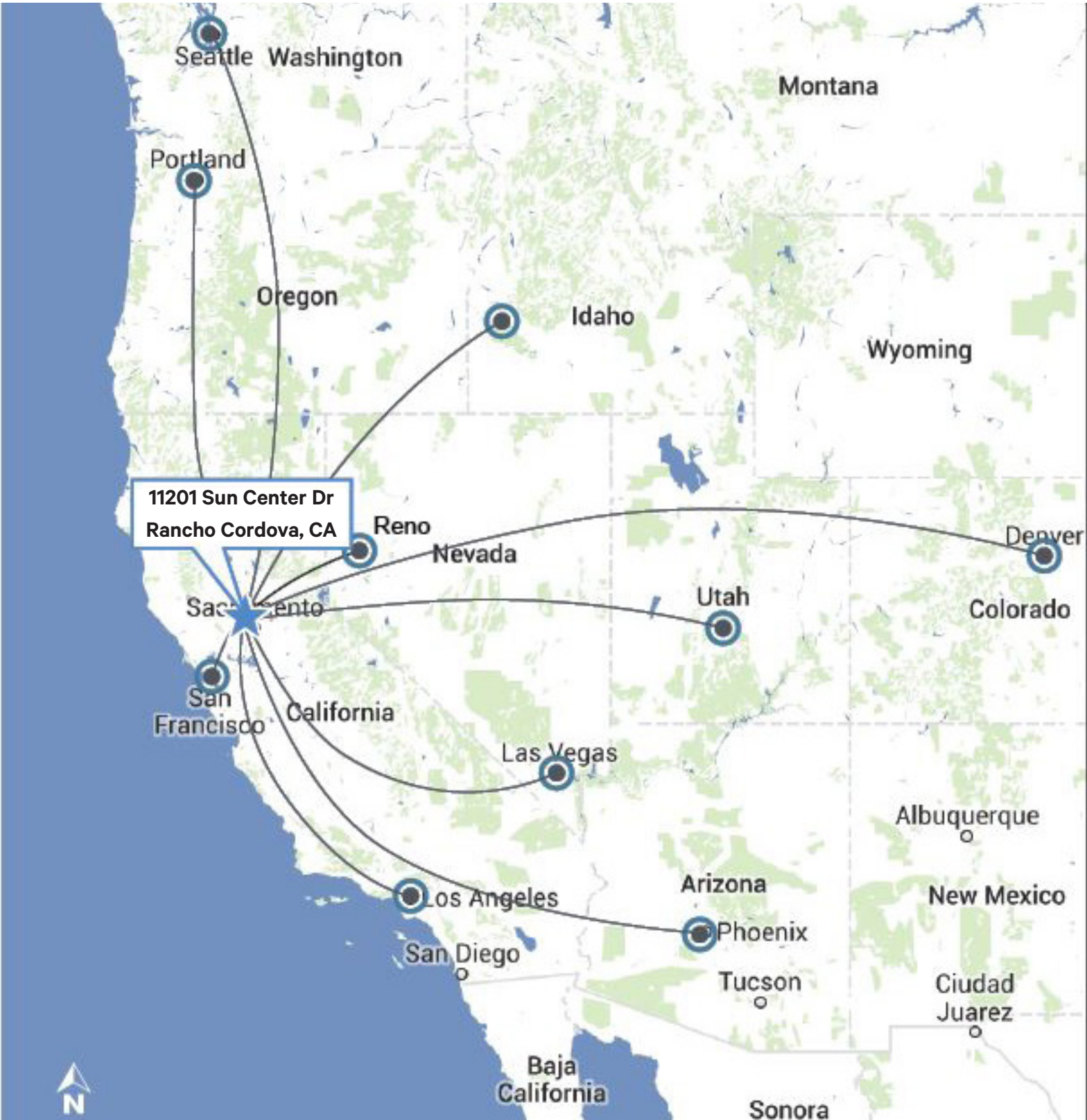
| CITY | MILES |
|---------------|-------|
| DAVIS | 37 |
| SACRAMENTO | 27 |
| OAKLAND | 109 |
| SAN FRANCISCO | 110 |
| SAN JOSE | 142 |
| RENO | 116 |
| FRESNO | 199 |
| LOS ANGELES | 411 |
| PORTLAND | 569 |
| SALT LAKE | 634 |
| SEATTLE | 742 |
| PHOENIX | 780 |



Western
U.S.

| AIRPORT | MILES |
|---------------|-------|
| SACRAMENTO | 24 |
| STOCKTON | 79 |
| OAKLAND | 114 |
| SAN FRANCISCO | 121 |
| SAN JOSE | 140 |

| PORT | MILES |
|---------------------------|-------|
| PORT OF STOCKTON | 77 |
| PORT OF OAKLAND | 105 |
| PORT OF LA/ LONG BEACH | 438 |
| PORT OF PORTLAND | 581 |
| PORT OF SEATTLE | 744 |



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