

FOR SALE OR LEASE | 11,840 SF BUILDING 5,920 SF WITH ±2,500 SF YARD SPACE AVAILABLE

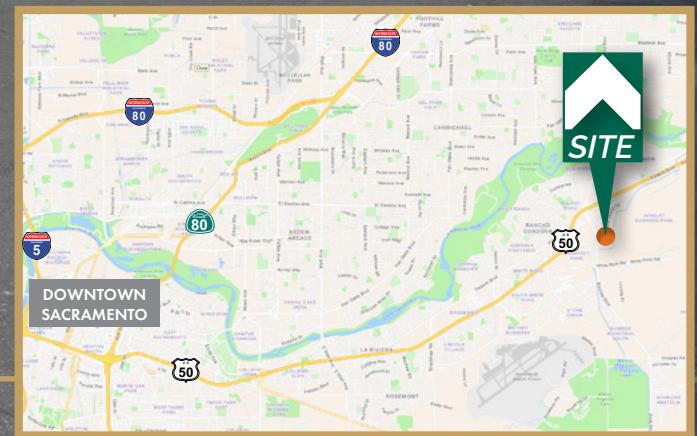
**11361 SUNRISE GOLD CIRCLE,
RANCHO CORDOVA, CA 95742**

LOCATED WITHIN A 1/2 MILE TO HWY 50 OFF SUNRISE BLVD,
WHERE SUNRISE GOLD CIRCLE AND MERCANTILE DRIVE MEET

Available
Suites C/D: ±5,920 RSF
with ±2,500 SF Yard



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EXECUTIVE SUMMARY

ADDRESS:

11361 Sunrise Gold Cir
Rancho Cordova, CA 95742

TOTAL BUILDING SF:

±11,840 SF

AVAILABLE SF:

±5,920 SF - Suite C/D

Includes:

±2,500 SF Yard

±1,200 SF of Office

Two (2) 12'x12' Grade Level Door

SUITES:

SUITE A: ±3,040 SF

SUITE B: ±2,880 SF

SUITE C/D: ±5,920 SF

PARCEL SIZE:

0.62 Acres

CONSTRUCTION:

Masonry; Built in 1982

ELECTRICAL:

400a/208v 3p Power (Buyer/Tenant to Verify)

CLEAR HEIGHT:

16'-18'

GRADE LEVEL DOORS:

Four (4) Total - 12'x12'

ZONING:

M-1 (Light Industrial)

HIGHLIGHTS:

- Skylights
- Excellent Access to Hwy 50, Located within 1/2 Mile
- Close to Restaurants, Retail, and other Amenities

LEASE RATE:

\$0.95/SF Per Month

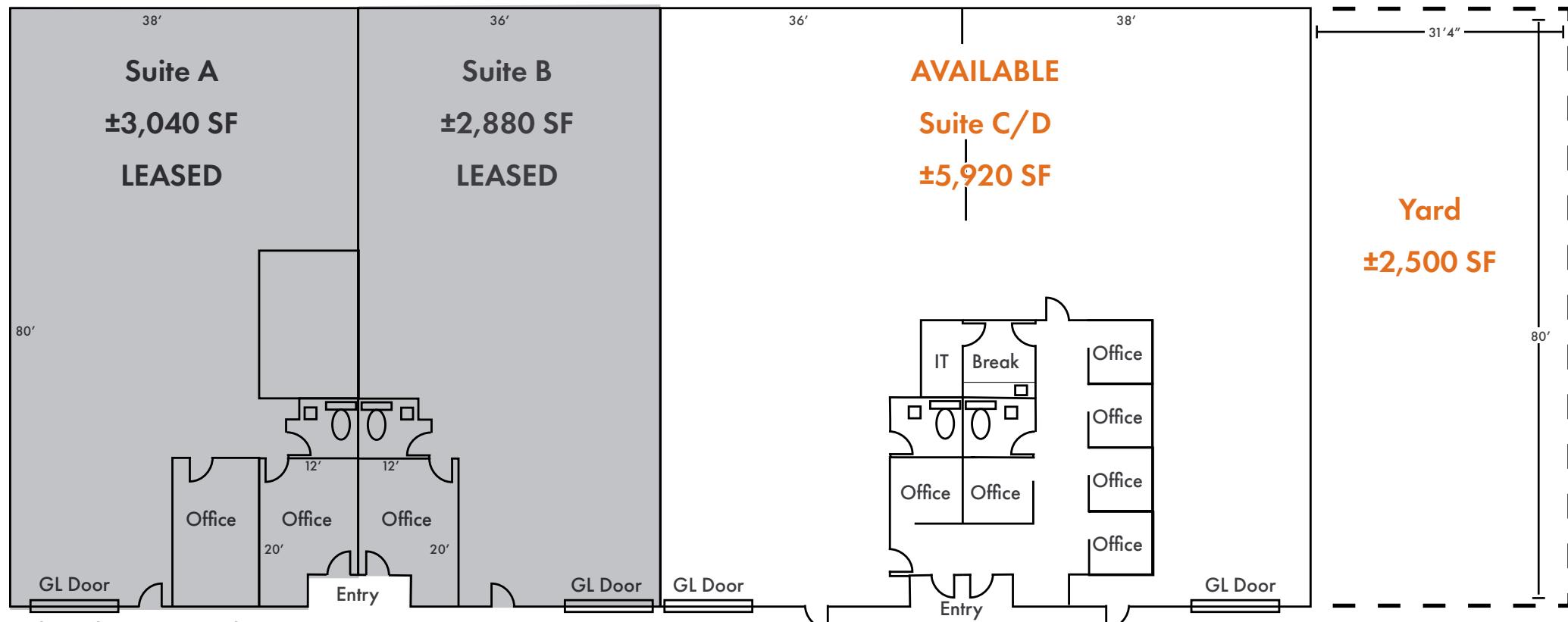
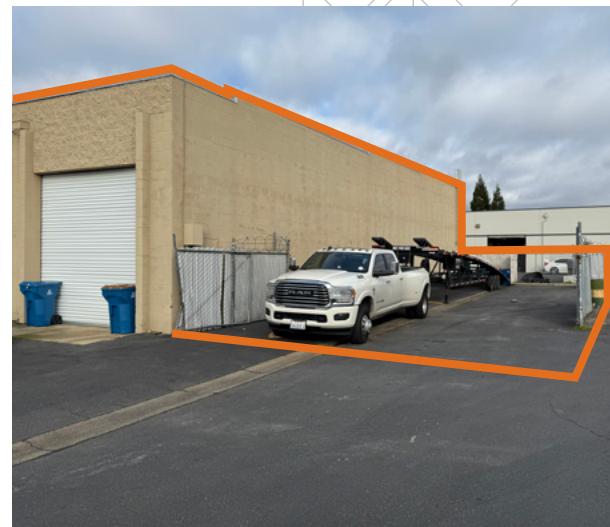
SALES PRICE:

\$2,420,000.00



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FLOOR PLAN

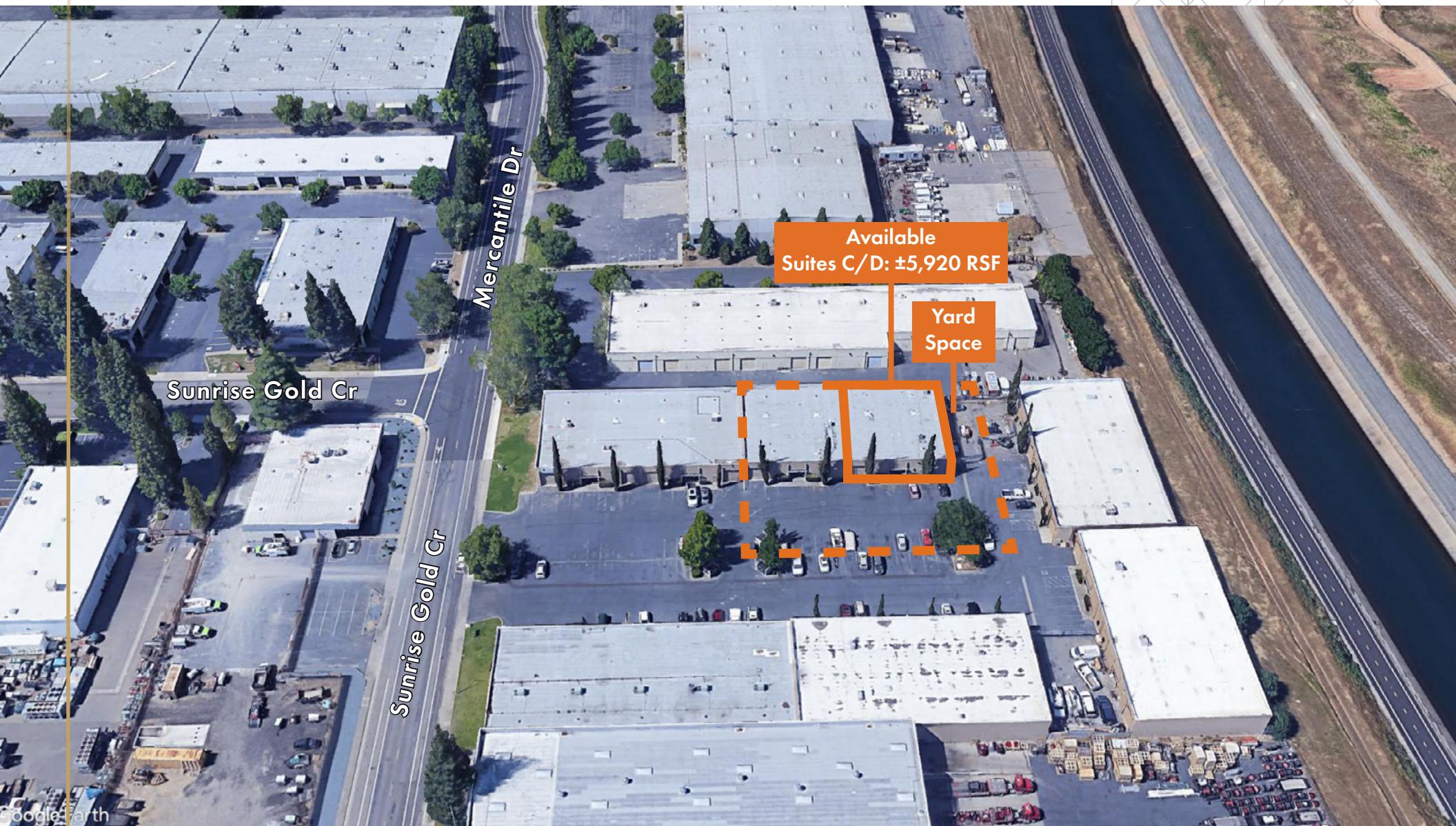


Floor Plan Not to Scale - Measurements are Approximate

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PROPERTY AERIAL



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