

11155 International Dr

Rancho Cordova, CA 95670

Professional Office / Flex with Dock Door / Data Center

FOR SALE OR LEASE



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11155 International Dr

FOR SALE
\$27,600,000
Rancho Cordova, CA 95670



Address:	11155 International Dr, Rancho Cordova, CA 95670
Total Bldg SF:	±58,448 SF Office Building with Data Center and Dock Door <ul style="list-style-type: none">±29,224 SF 1st Floor Office / Data Center and Small Warehouse±29,224 SF 2nd Floor Office
Parcel Size:	4.33 Acres
APN:	072-0680-063
Zoning:	Office Professional Mixed-Use (OPMU), City of Rancho Cordova
Building Class:	B
Year Built/Renovated:	1999
Power:	<ul style="list-style-type: none">Existing Site Power: +/- 1 MWCurrent Site Max Capacity: +/- 3 MW (with a Design & Planning Review of about 9 months Lead Time)Potential Site Capacity: 20 - 30 MW (with a Design & Planning Review and 2-3 year Lead Time and would need a customer-built/ owned/maintained substation; this sub would be tied directly to SMUD's 69kV line.)
Elevator:	One (1)
Dock-Hi Door:	One (1) 10x12 Roll Up Door
Parking:	4.52/1,000 SF (264 Stalls)
Lease Rate:	Contact for Details
Sale Price:	Contact for Details

OFFER MEMORANDUM

Presenting an offer for an opportunity to Own or Lease this unique ±58,448 SF Professional Office Building with Dock Door and Data Center. Includes separate outside secure pad for Data Center's Back-up Power and Cooling Towers.

Located in the Highway 50 Corridor, known for being Sacramento's largest suburban submarket, stretching from Howe Ave eastward to Hazel Ave and encompassing Mather Air Force base. The submarket consists of 378 office buildings mostly built in the late 90's and early 2000's. The property is located in the City of Rancho Cordova, an emerging urban center with a small-town feel. The city is amenable to new businesses entering the area with many resources available to assist in its expanding workforce. In addition, many new projects are also coming to Rancho Cordova, from infrastructure improvements to new civic amenities.

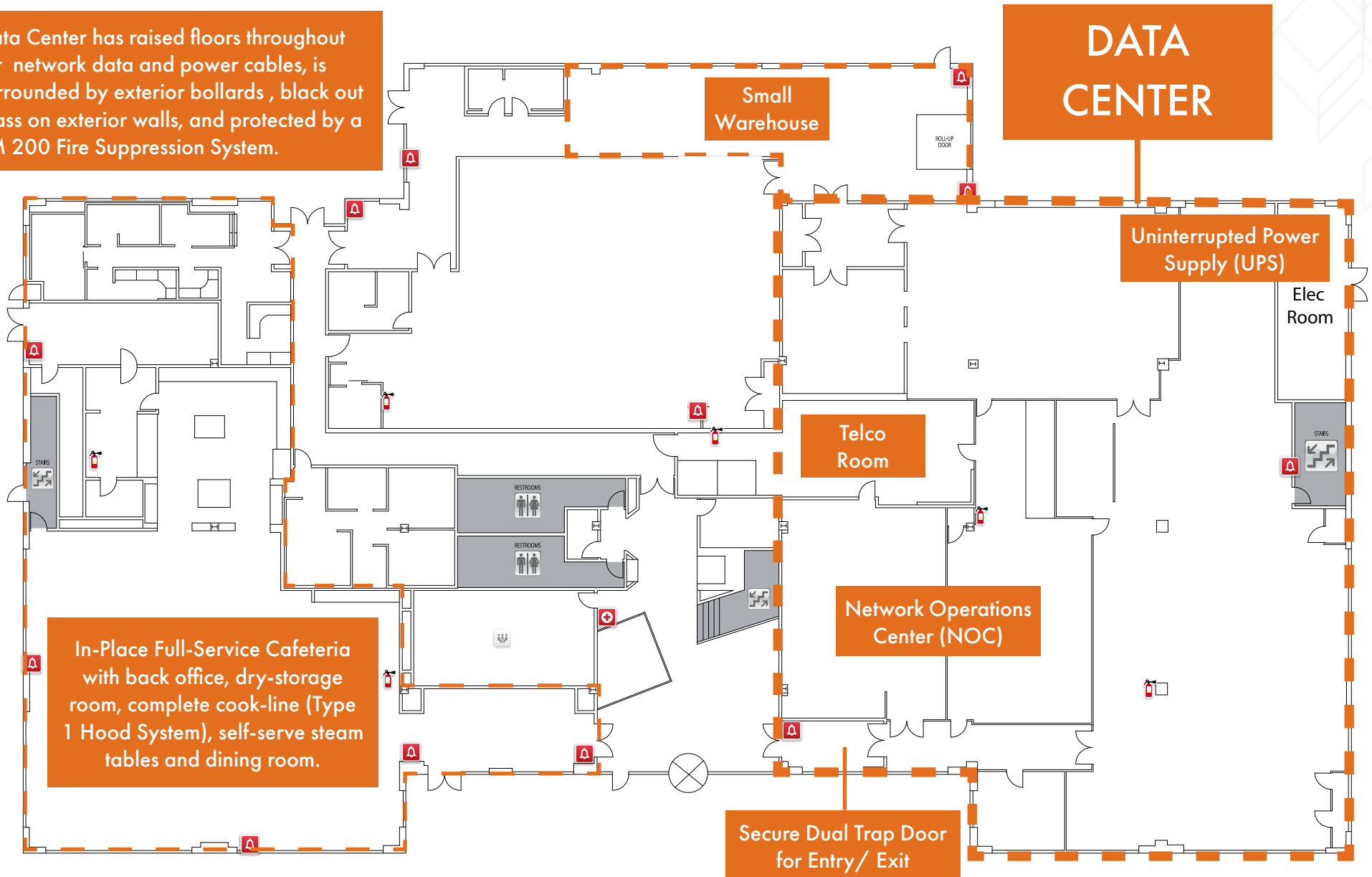
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1st Floor Plan

Possible opportunity to expand warehouse on the first floor for user needing large flex office space.

Data Center has raised floors throughout for network data and power cables, is surrounded by exterior bollards, black out glass on exterior walls, and protected by a FM 200 Fire Suppression System.



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2nd Floor Plan

Open office floor plan with private offices and conference rooms along the exterior.

Terrific opportunity to expand the Data Center onto the second floor - meeting the digital economy's growing need for cloud computing, AI & Generative AI with increased rack density capabilities.



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Building Aerial

Designated Data Center Power / Back-up Power / Water Cooling

- 20-30 Mega Watt Capacity per Sacramento Municipal Utility District (SMUD)
- 1.5 Mega Watt Back-up Diesel Generator with a 2,000 Gallon above Ground Tank
- Two (2) 270 Ton Evapco Cooling Towers with Dual Alternating Circulating Pumps to provide continuous water cooling

Designated Rooftop Office Building Cooling

- Nine (9) 20 Ton AC units, Two (2) 5 Ton AC units, and Two (2) 8 Ton AC units

Additional On-Site Power Generation Capabilities

With the ample available roof space and lot area, there's capability for sustainable energy installations, micro grid, and additional Uninterrupted Power Supply (UPS):

- Solar
- Hydrogen fuel
- Natural Gas
- Small Modular Reactors (SMRs)

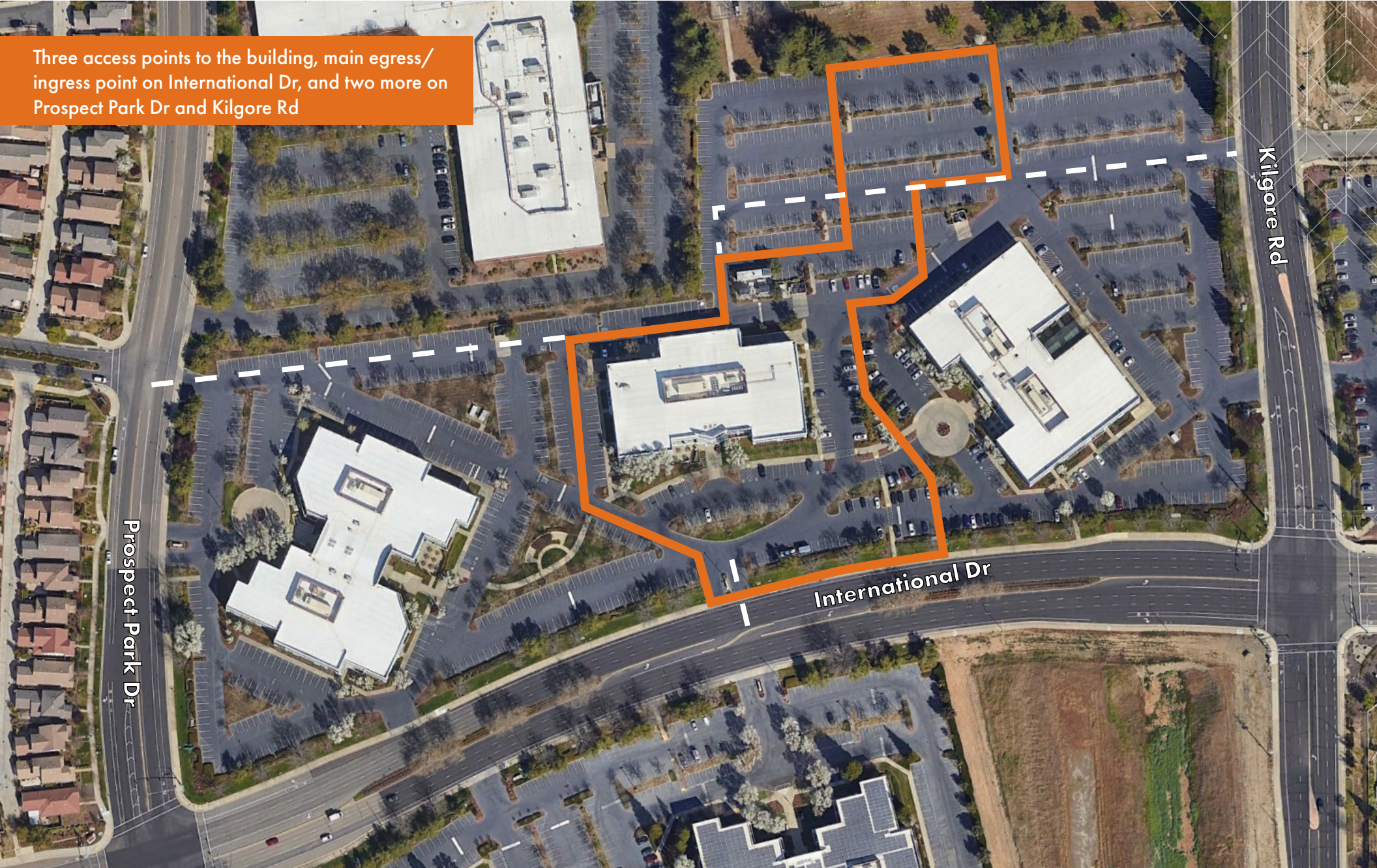


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Aerial Site Plan

Three access points to the building, main egress/ingress point on International Dr, and two more on Prospect Park Dr and Kilgore Rd



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Property Photos



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Data Center Photos



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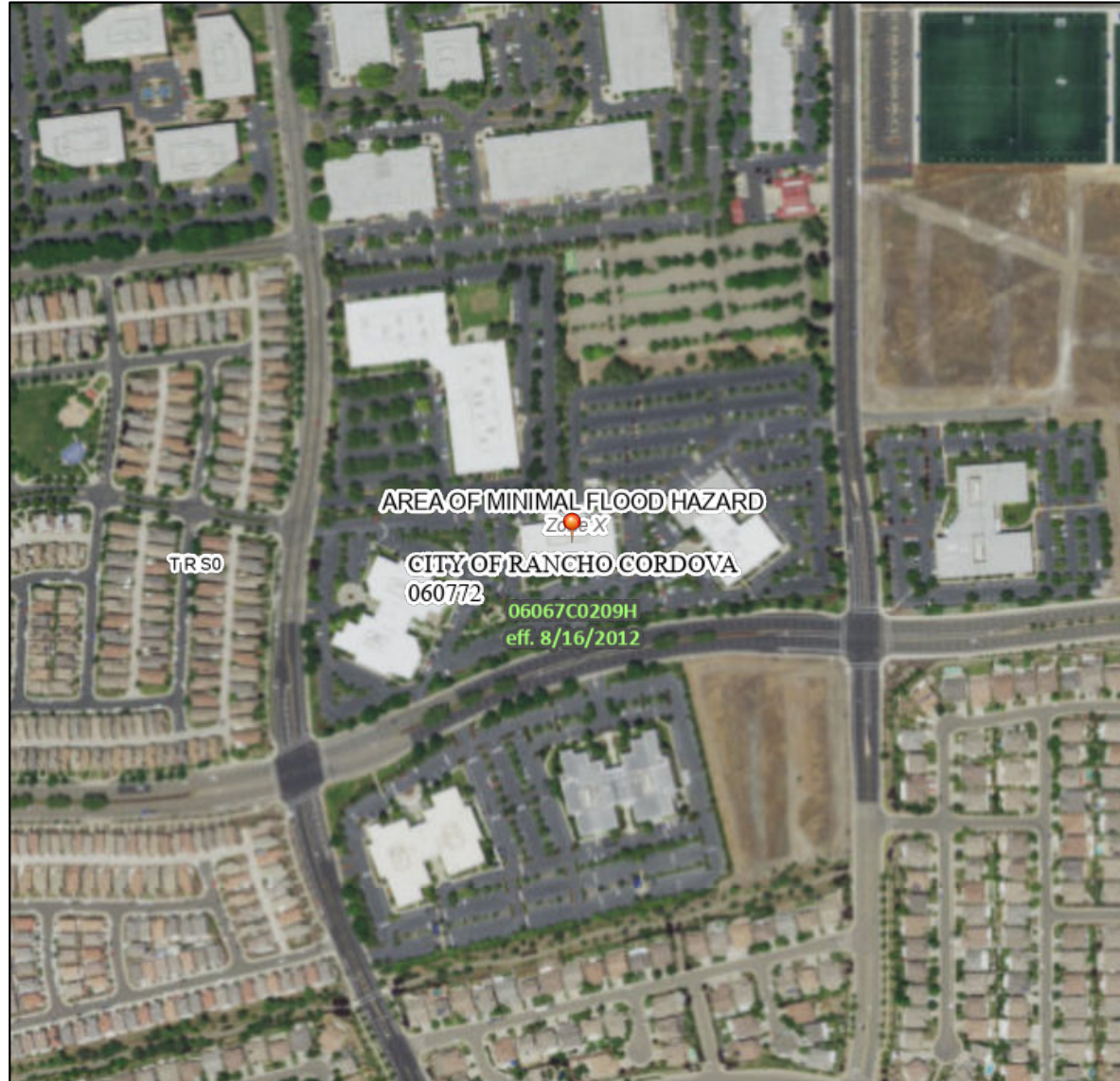
Flood Map

Subject property is located in Area of Minimal Flood Hazard per FEMA, effective 8/16/2012

National Flood Hazard Layer FIRMette



121°16'42"W 38°35'20"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	
	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
MAP PANELS	
	Digital Data Available
	No Digital Data Available
	Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/8/2024 at 2:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and modernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

121°16'4"W 38°34'52"N

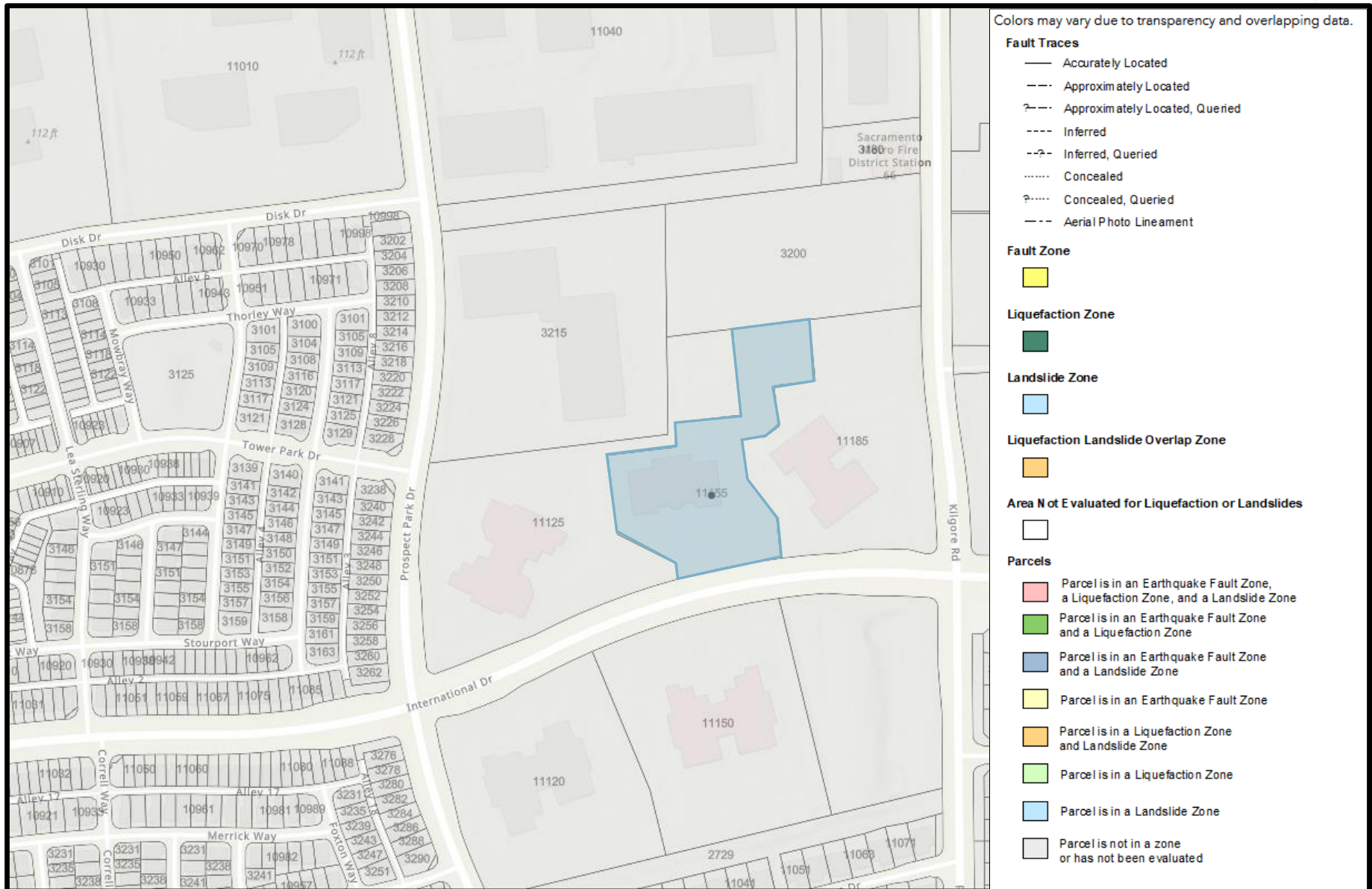
Basemap Imagery Source: USGS National Map 2023

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Earthquake Zone Map

Subject property is not located within an Earthquake Zone of Required Investigation per the California Geological Survey.



Source: California Conservation Corps

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Nearby Amenities



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FIND YOUR GOLDEN HOUR IN RANCHO CORDOVA, A REGION RIFE FOR MEMORABLE EXPERIENCES.

In the heart of sun-soaked Gold Country, with exploration waiting in every direction, you will find the perfect backdrop for your business.

Rancho Cordova, CA is an emerging urban center with a small-town feel, with excellent access to Highway 50 and located 12 miles from Downtown Sacramento. Rancho Cordova offers a wide variety of event centers, museums, banquet halls, and a close proximity to wineries, along with an award-winning Barrel District where you can sip delicious craft brews and spirits. With a thriving and diverse foodie scene, your workforce will have a variety of restaurants and eateries that are ready to welcome your group. Being one of the largest employment centers in the region Rancho Cordova is committed to supporting and expanding its business community.

Avg. Drive Time to Work
± 22 Min (3 Mile Radius)

Avg. Household Income
\$114,939 (3 Mile Radius)

Businesses in the Area
3,602 (3 Mile Radius)

Workforce Population (16ys old +)
35,103 (3 Mile Radius)

Approx. Work from Home
19.2% (3 Mile Radius)



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,815	68,946	178,367
Households	2,891	24,721	68,409
Average Household Income	\$147,941	\$114,939	\$137,747
Median Age	35.5	36.4	40.0
Total Businesses	865	3,602	7,198
Daytime Demographics 16+	16,941	63,069	127,534
White Collar Workers	70.9%	63.9%	68.8%
Blue Collar Workers	29.1%	36.1%	31.2%

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

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ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.



www.tricommercial.com

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