

FOR LEASE OR SALE

# 2711 CITRUS ROAD

*±28,021 SF Flex/Assembly/  
R&D Building*



## *Property Features*

Divisible to ±14,000 SF

Existing Offices

Fully Conditioned Space

1,600 amps of 480v Power  
(To be independently verified by  
Tenant or Buyer)

Two (2) Grade Level Doors

2.05 AC Site

Wired for Fiber Optics

4.4 per 1,000 Parking

High Image Building With  
Extensive Glass and Landscaping

Quick Access to Hwy 50

Many Nearby Amenities

M-1 Zoning

Competitive Pricing, Significantly  
Below Replacement Cost

**PETER WINTERLING**

916.730.7350

[peter.winterling@kidder.com](mailto:peter.winterling@kidder.com)

**LIC N° 00992375**

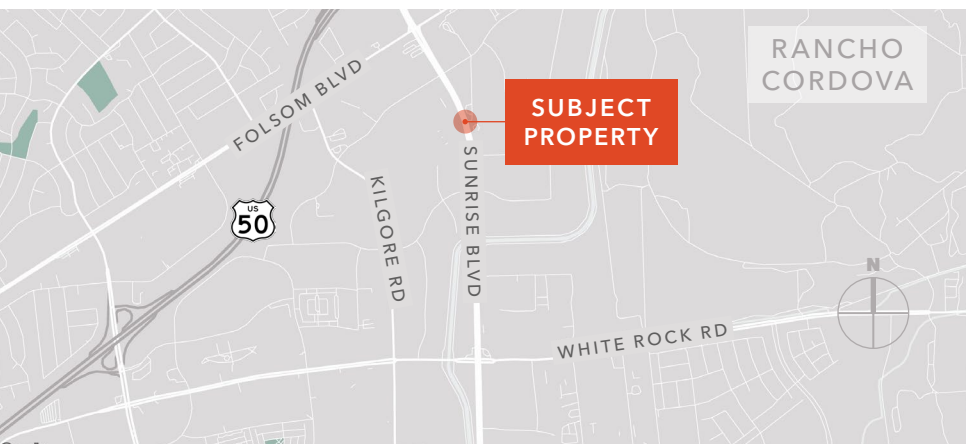
**JACK NIETHAMMER**

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**LIC N° 02205255**

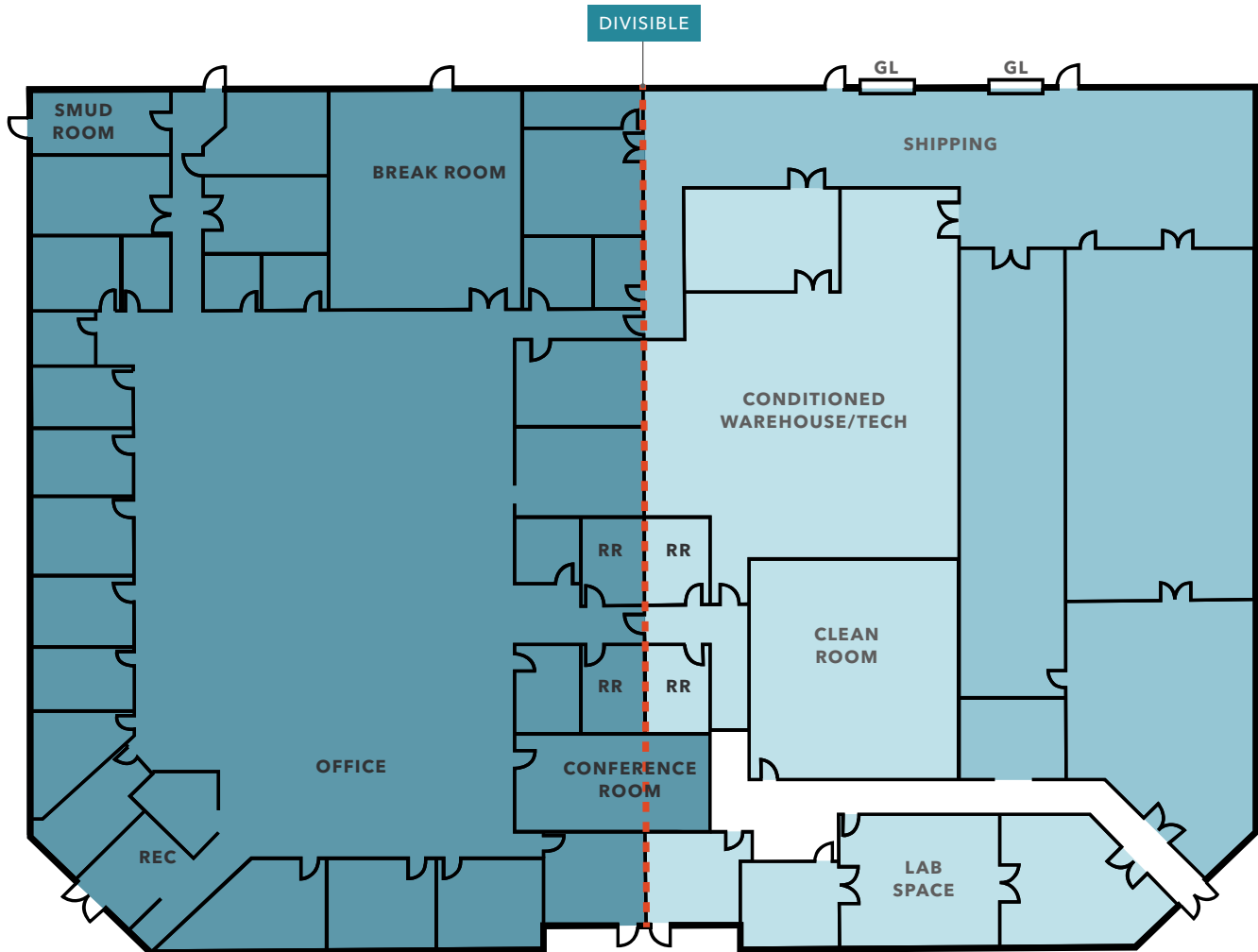
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**km Kidder  
Mathews**

# FLOOR PLAN

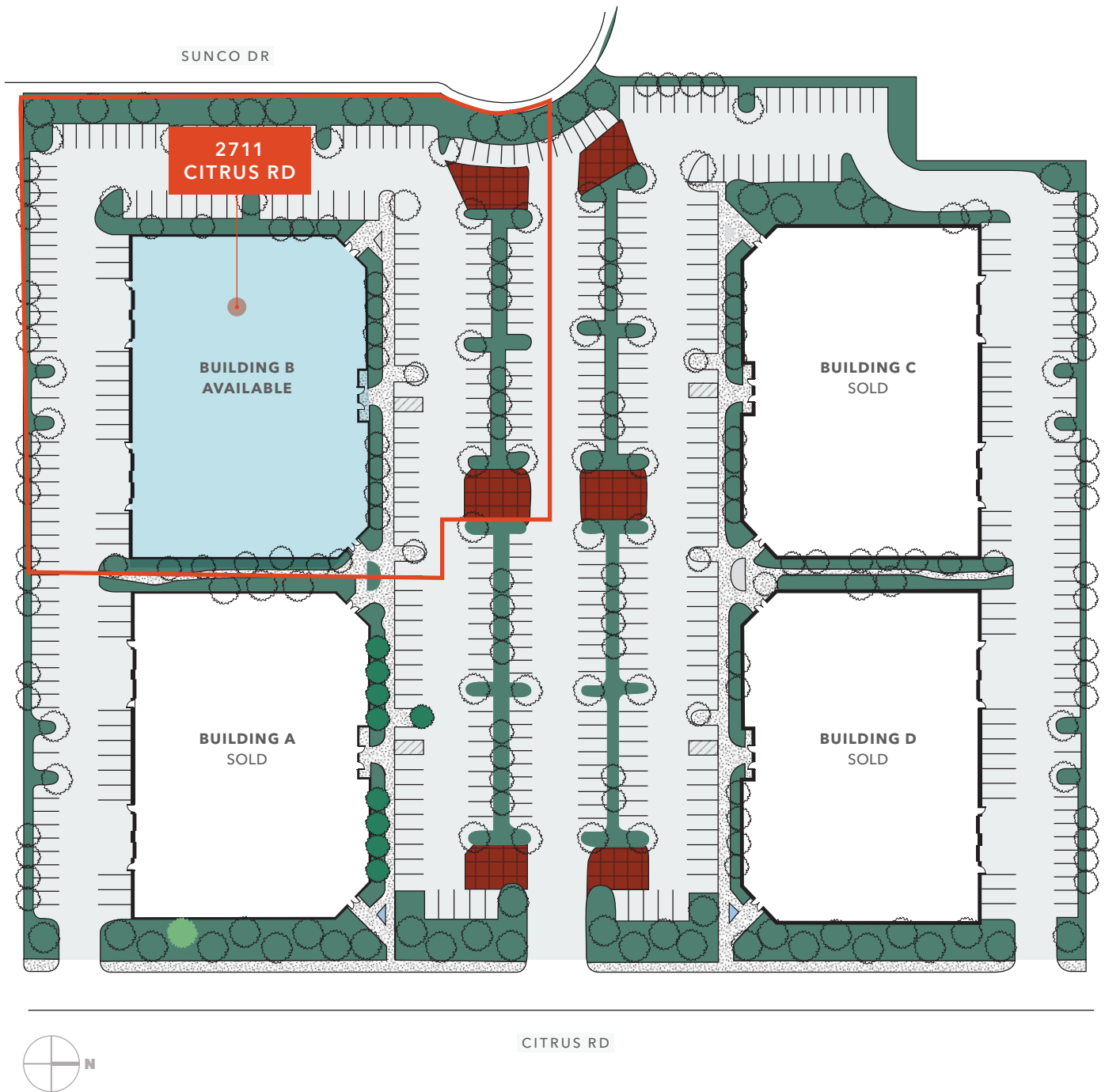


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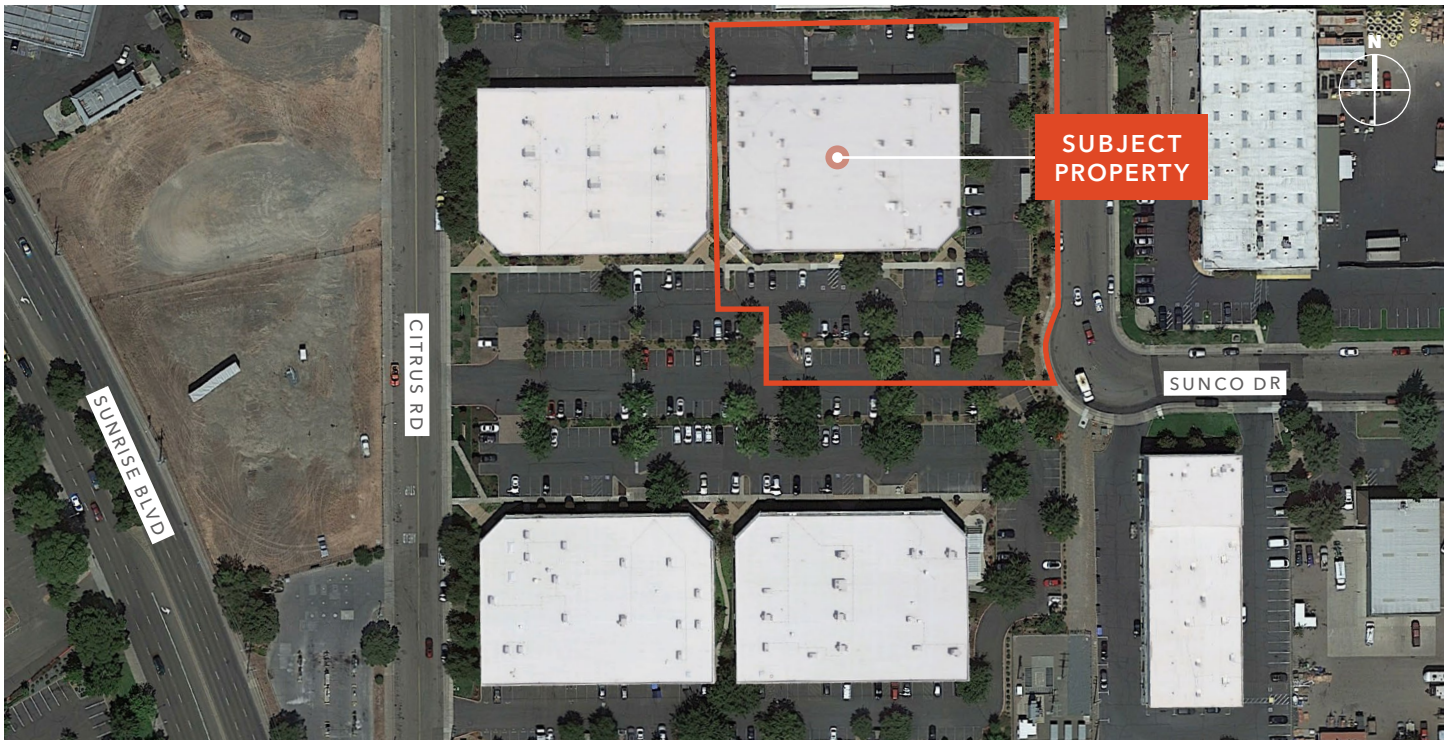
# SITE PLAN



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