

FOR SALE/LEASE

Price Reduced: \$2,180,000 ~~\$2,340,000~~

±23,583 SF Industrial Building (±21,765 SF + 1,819 SF Mezzanine)

11390 SUNRISE GOLD CIRCLE, RANCHO CORDOVA, CA



CONTACT

Jay Richter, CCIM

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LIC #01305696



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11390 Sunrise Gold Circle

FEATURES & HIGHLIGHTS

Sale Price: \$2,180,000, \$100/SF

Lease Rate: \$0.50-\$0.60 PSF, NNN

Building: ±21,765 SF + 1,819 SF Mezzanine

Heavily improved, single/multi-tenant, industrial building

Parking: 2/1,000 (42 spaces)

Power: 1,000 amps, 120/208V

18-20' clear height / fully sprinklered

±1.15 acre parcel size

AVAILABLE ±23,583 SF

Suite	Square Footage
100	±12,581 SF Total ±4,105 SF Office ±2,108 SF 2 nd Story Office ±4,483 SF Warehouse ±1,819 SF Mezzanine ±66 SF SMUD Room
800	±11,002 SF Total ±5,520 SF Office ±5,400 SF Warehouse ±82 SF SMUD Room



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SPACE DETAILS

±3,927 SF 2nd floor improvements with 54% office and 46% fully functional mezzanine space

Quality improvements; ready for occupancy

Drive-through capabilities with multiple access points and additional cut outs roughed in

18-20' clear height / fully sprinklered

(3) 12 x 14' grade level roll up doors

Power: 1,000 amps, 120/208V

1.15 acre parcel / small yard area possible

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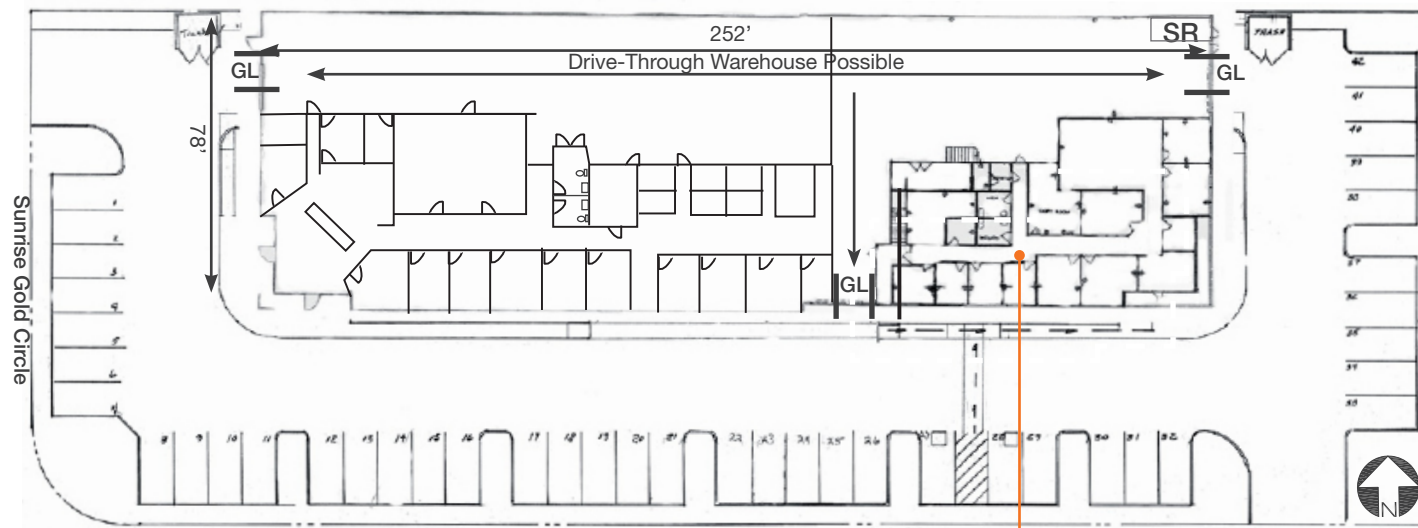
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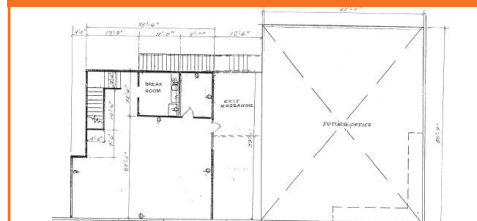
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SINGLE / MULTI-TENANT CONFIGURATION (NOT TO SCALE)



2ND STORY OFFICE & MEZZANINE



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SURROUNDING AREA



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