

3301-3333 SUNRISE BLVD
RANCHO CORDOVA, CA
3,235 SF - 4,827 SF OFFICE/WAREHOUSE
SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES, INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
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PROPERTY DETAILS:

- Excellent retail visibility on well traveled Sunrise Blvd
- Recently remodeled with attractive exterior appearance
- Turn-key suites good for Office/Warehouse/Showroom uses
- Close proximity to retail services and restaurants

FEATURES:

- High visibility with steady traffic flow on Sunrise Blvd
 - Minutes from Hwy 50 at Sunrise Blvd and Zinfandel Dr
 - 1.8 miles from Hwy 50 via Sunrise Blvd
 - 2.8 miles from Hwy 50 via Mather Rd
- 2.0/1,000 SF parking ratio
- M-1 Zoned; Industrial grade building
- 10' x 12' roll-up door

LEASE RATES:

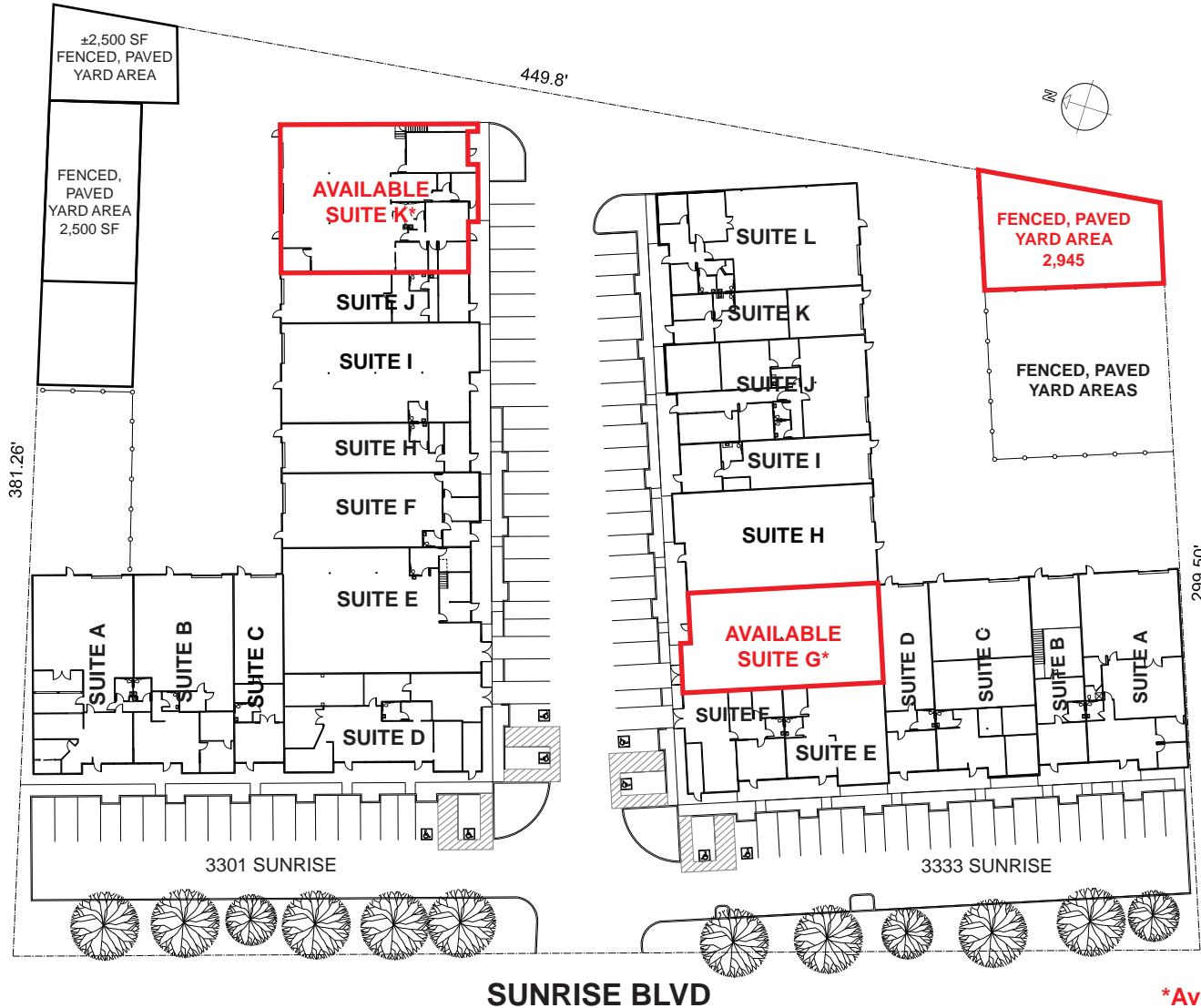
3301 Sunrise Blvd:			
Suite:	Office:	Warehouse:	Rent:
K*: 4,827 SF	2,086 SF (\$0.89 PSF)	2,741 SF (\$0.69 PSF)	\$3,748.00
3333 Sunrise Blvd:			
Suite:	Office:	Warehouse:	Rent:
G*: 3,235 SF		3,235 SF (\$0.52 PSF)	\$1,682.00
Paved, Fenced Yard:		2,945 SF (\$0.18 PSF)	\$ 530.00

NNN costs are approximately \$0.16 PSF.

*Available with 30 days notice.



SITE PLAN



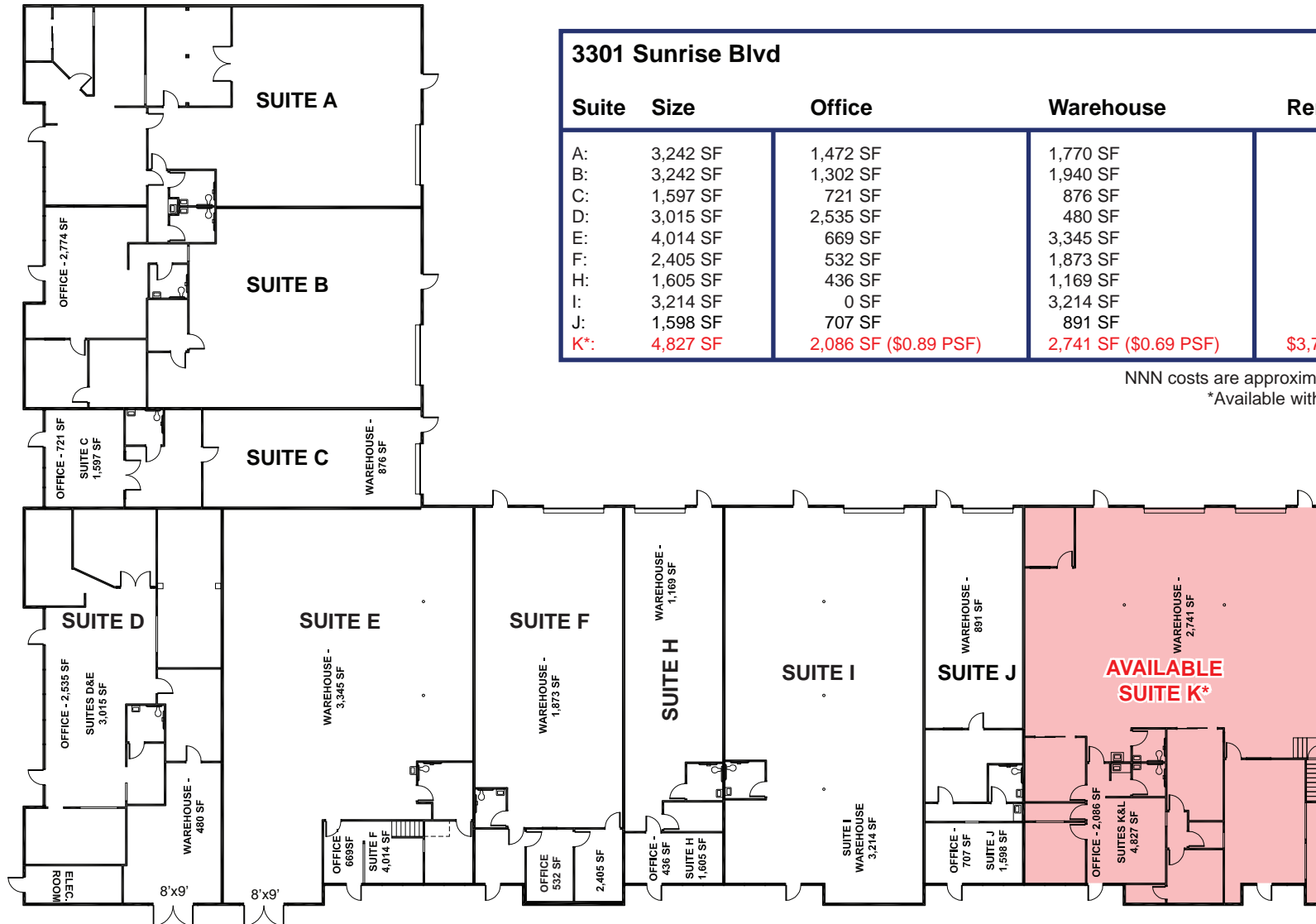
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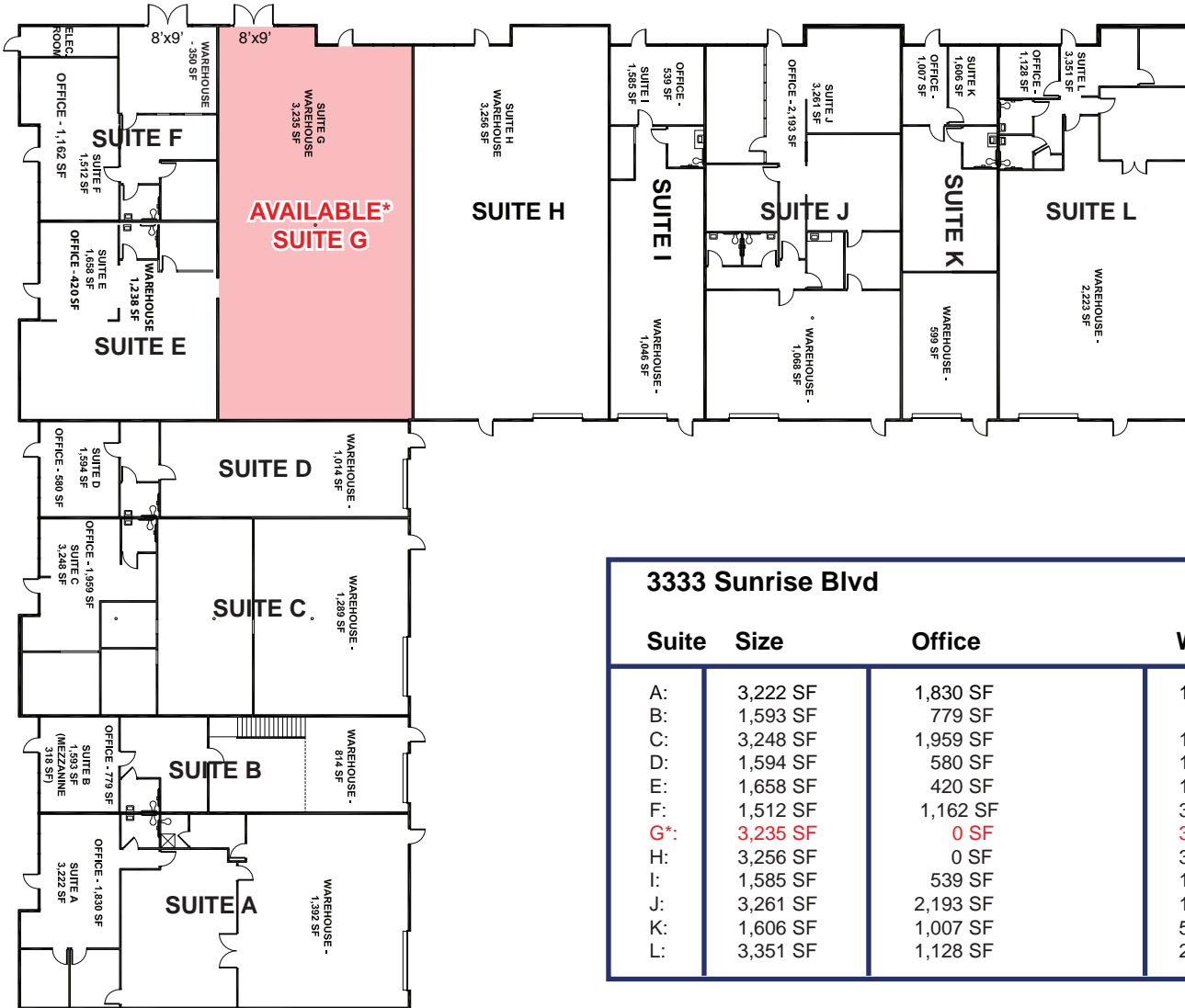
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



3301 Sunrise Blvd					
Suite	Size	Office	Warehouse	Rent	Amps
A:	3,242 SF	1,472 SF	1,770 SF		200
B:	3,242 SF	1,302 SF	1,940 SF		200
C:	1,597 SF	721 SF	876 SF		100
D:	3,015 SF	2,535 SF	480 SF		100
E:	4,014 SF	669 SF	3,345 SF		200
F:	2,405 SF	532 SF	1,873 SF		200
H:	1,605 SF	436 SF	1,169 SF		200
I:	3,214 SF	0 SF	3,214 SF		200
J:	1,598 SF	707 SF	891 SF		100
K*:	4,827 SF	2,086 SF (\$0.89 PSF)	2,741 SF (\$0.69 PSF)	\$3,748	200

NNN costs are approximately \$0.16 PSF.
 *Available with 30 days notice.



3333 Sunrise Blvd					
Suite	Size	Office	Warehouse	Rent	Amps
A:	3,222 SF	1,830 SF	1,392 SF		200
B:	1,593 SF	779 SF	814 SF		100
C:	3,248 SF	1,959 SF	1,289 SF		200
D:	1,594 SF	580 SF	1,014 SF		200
E:	1,658 SF	420 SF	1,238 SF		100
F:	1,512 SF	1,162 SF	350 SF		100
G*:	3,235 SF	0 SF	3,235 SF (\$0.52 PSF)	\$1,682	200
H:	3,256 SF	0 SF	3,256 SF		200
I:	1,585 SF	539 SF	1,046 SF		100
J:	3,261 SF	2,193 SF	1,068 SF		200
K:	1,606 SF	1,007 SF	599 SF		125
L:	3,351 SF	1,128 SF	2,223 SF		200

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FOR LEASE

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