

FOR LEASE

LIGHT INDUSTRIAL
AND OFFICE/FLEX

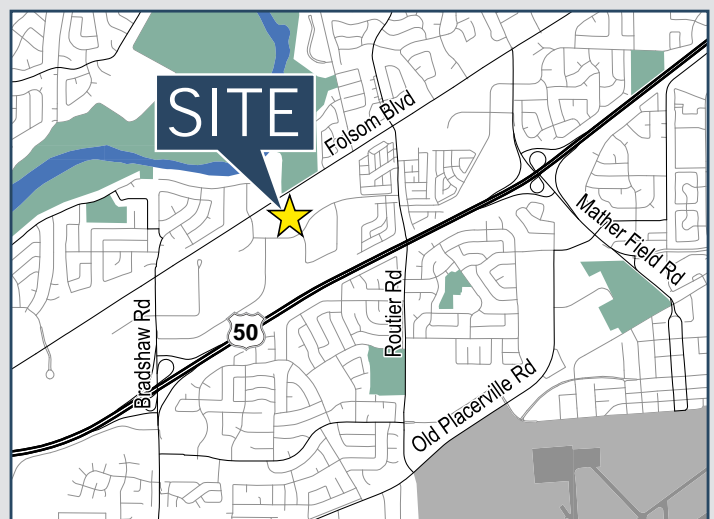
Horn Road Commerce Center

9881 - 9969 Horn Road
Rancho Cordova, CA



Property Overview

- Well maintained Industrial Park
- Quick access to Highway 50 via Bradshaw Road
- Abundant parking
- MP Zoning Business Park
- Grade level loading in most units
- 14' - 16' Clear heights
- Showrooms available with street visibility
- Units are move-in ready
- Professionally managed



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AVAILABLE SUITES

Address	Total SF	Office SF	Warehouse SF	Grade Level	Monthly Asking Rate	Comments
9901 - Suite B	4,000	1,600	2,400	1	\$0.35/NNN	Flex space with 2 private offices, bullpen area, conference room & warehouse (2,400 SF) with 1 roll-up door
9911 - Suite B	7,000	2,000	5,000	2	\$0.33/NNN	Move-in ready warehouse (5,000 SF) with 3 private offices, conference room, reception area and storage (2,000 SF)
9941 - Suite F	1,990	800	1,190	1	\$0.36/NNN	Flex space with warehouse (1,190 SF) & reception, 1 private office & work room (800 SF)
9951 - Suite B	1,800	1,800	—	—	\$0.30/NNN	100% office (1,800 SF) with 3 privates & kitchenette
9961 - Suite A	21,600	21,600	—	—	\$0.29/NNN	100% open area office space with 15 private offices, large kitchen/break room, fenced-in server area, storage room & conference room
9969 - Suite A	14,000	4,000	10,000	4	\$0.25/NNN	Freestanding building with warehouse space (10,000 SF), 4 roll-up doors, and an office area (4,000 SF) with 6 private offices, kitchenette & conference room

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