

**3301-3333 SUNRISE BLVD**  
**RANCHO CORDOVA, CA**

**3,261 SF OFFICE/WAREHOUSE**  
**SUITE AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES, INC.



**REMODEL COMPLETE**

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ETHAN CONRAD PROPERTIES, INC.  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200  
www.ethanconradprop.com

**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

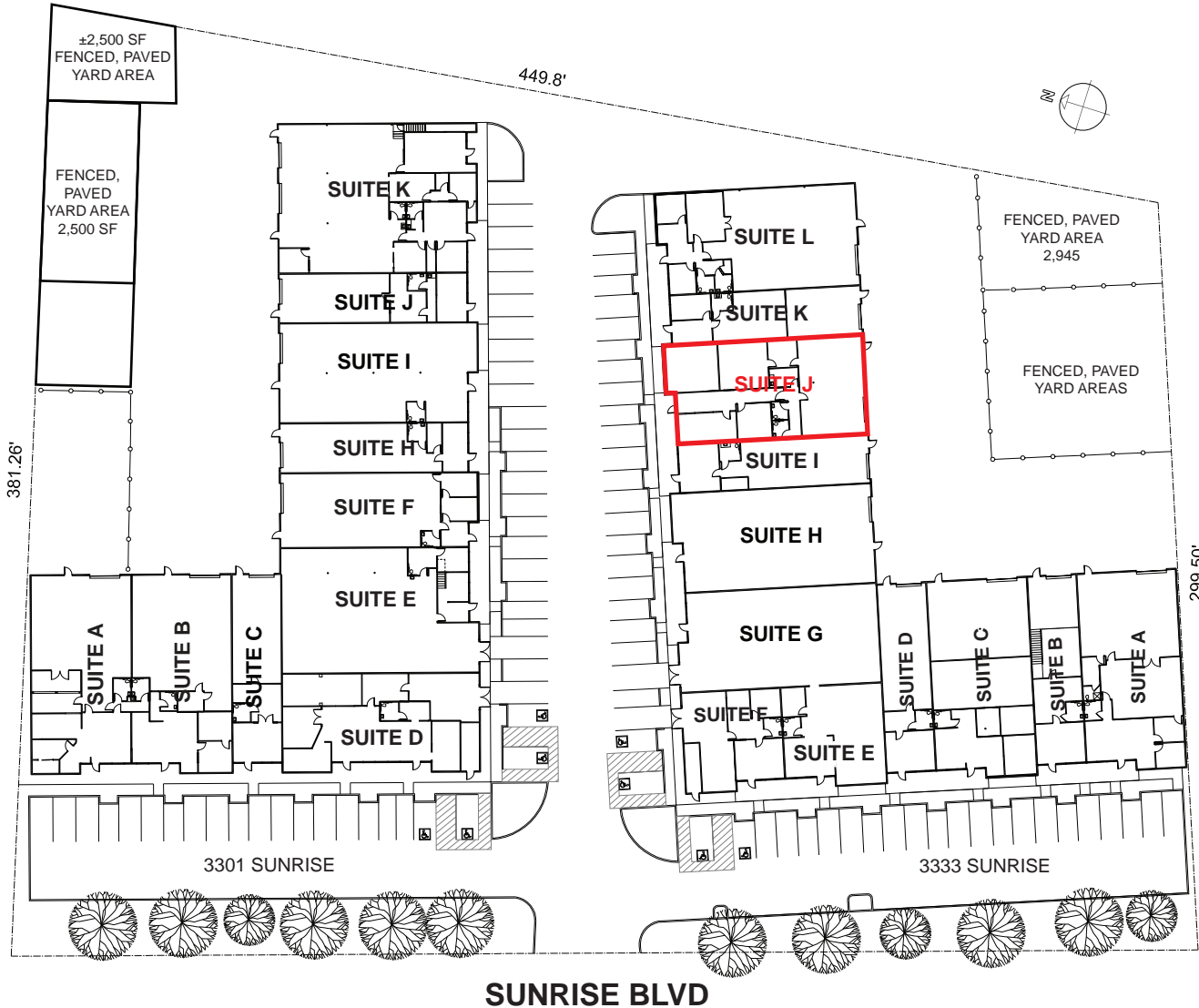
**LEASE RATES:**

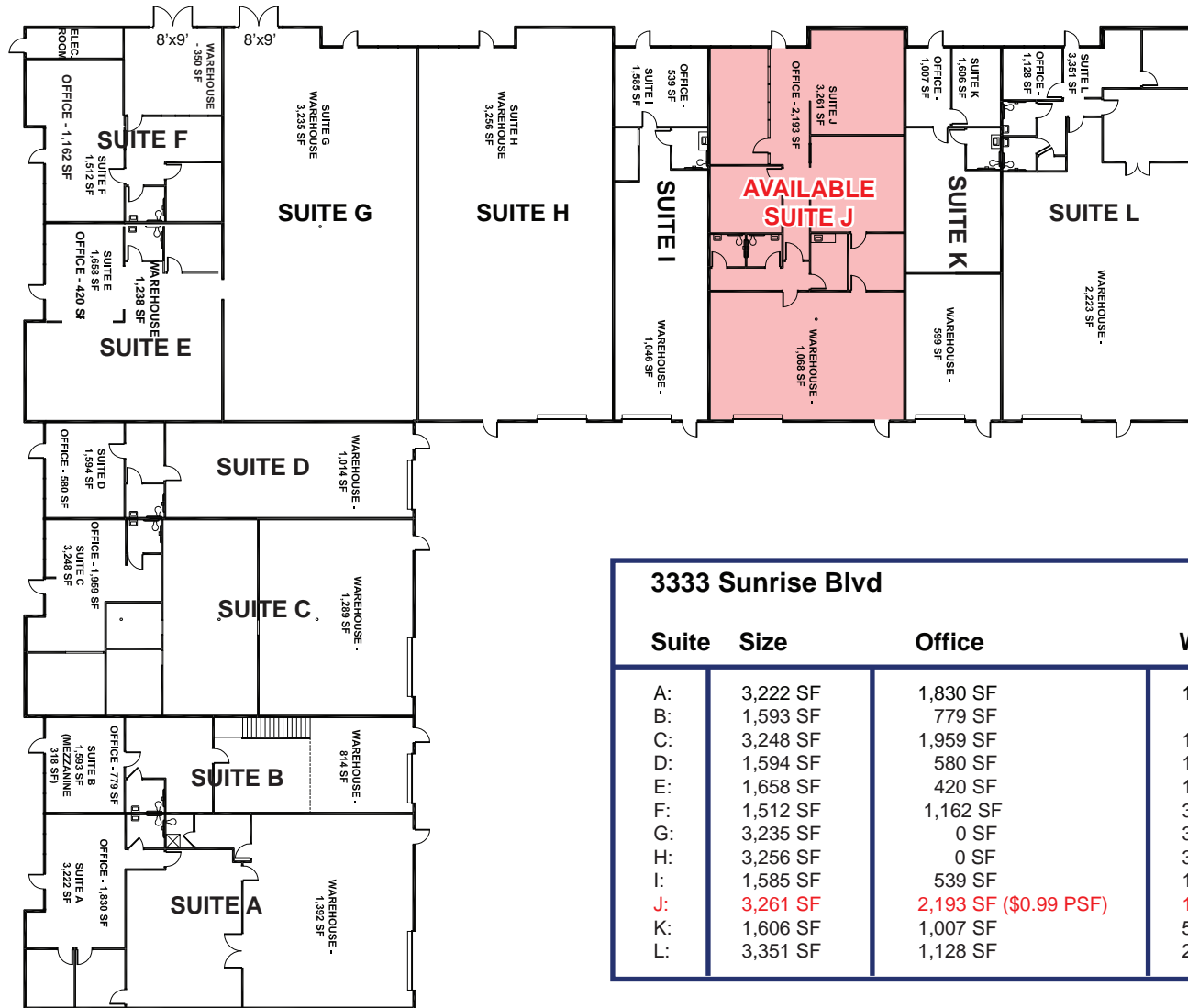
3333 Sunrise Blvd:			
Suite:	Office:	Warehouse:	Rent:
J: 3,261 SF	2,193 SF (\$0.99 PSF)	1,068 SF (\$0.79 PSF)	\$3,015.00

NNN costs are approximately \$0.16 PSF.



SITE PLAN





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		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 (\$0.99 PSF)	1,068 SF (\$0.79 PSF)	\$3,015	200
K:	1,606 SF	1,007 SF	599 SF		125
L:	3,351 SF	1,128 SF	2,223 SF		200

NNN costs are approximately \$0.16 PSF.

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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.

FOR LEASE

OFFICE/WAREHOUSE SUITES  
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