

# FOR LEASE INDUSTRIAL BUILDING WITH YARD

3167 FITZGERALD ROAD | RANCHO CORDOVA, CA



TOM TYER, SIOR  
SENIOR VICE PRESIDENT  
+1 916 563 3027  
LICENSE #00947850  
tom.tyer@colliers.com

COLLIERS INTERNATIONAL  
301 University Avenue Ste 100  
Sacramento, CA 95825  
+1 916 929 5999  
www.colliers.com/sacramento



# FOR LEASE

## INDUSTRIAL BUILDING WITH YARD

3167 FITZGERALD ROAD | RANCHO CORDOVA, CA



### PROPERTY HIGHLIGHTS

- › ±4,000 SF Industrial building
- › ±5,380 SF Fenced concrete yard area
- › ±550 SF Office
- › Flexible M-2 Zoning
- › Renovated office and restroom rebuilt with new electrical, lighting and HVAC
- › Newly installed roll-up doors
- › (2) - 12x12 GL doors - Drive thru
- › 3-Phase power
- › Heavy electrical distribution
- › LED lighting
- › 2 Skylights
- › Clearspan
- › Natural gas
- › Swamp cooler
- › Space heater

### LEASE RATE

- › \$3,350 Per month, Gross
- › Tenant pays all utilities

TOM TYER, SIOR  
SENIOR VICE PRESIDENT  
+1 916 563 3027  
LICENSE #00947850  
tom.tyer@colliers.com

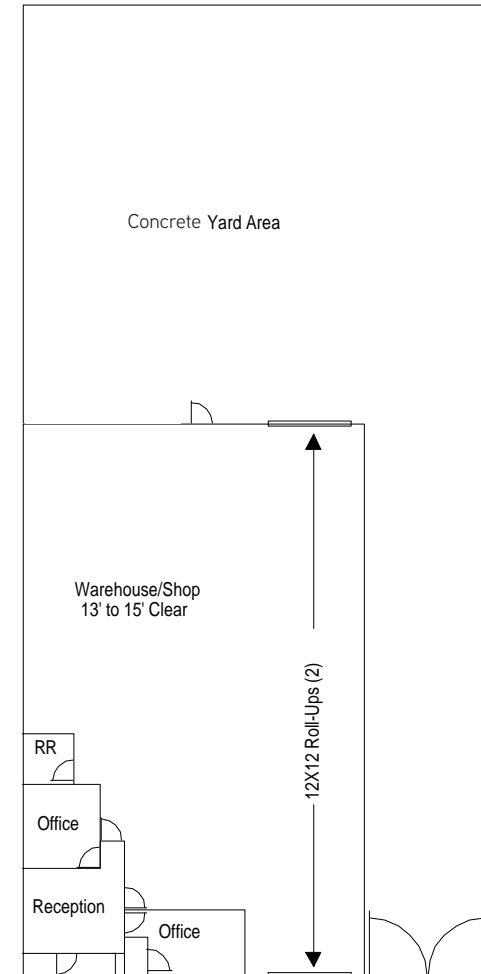
COLLIERS INTERNATIONAL  
301 University Avenue Ste 100  
Sacramento, CA 95825  
+1 916 929 5999  
www.colliers.com/sacramento



# FOR LEASE

## INDUSTRIAL BUILDING WITH YARD

3167 FITZGERALD ROAD | RANCHO CORDOVA, CA



TOM TYER, SIOR  
SENIOR VICE PRESIDENT  
+1 916 563 3027  
LICENSE #00947850  
tom.tyer@colliers.com

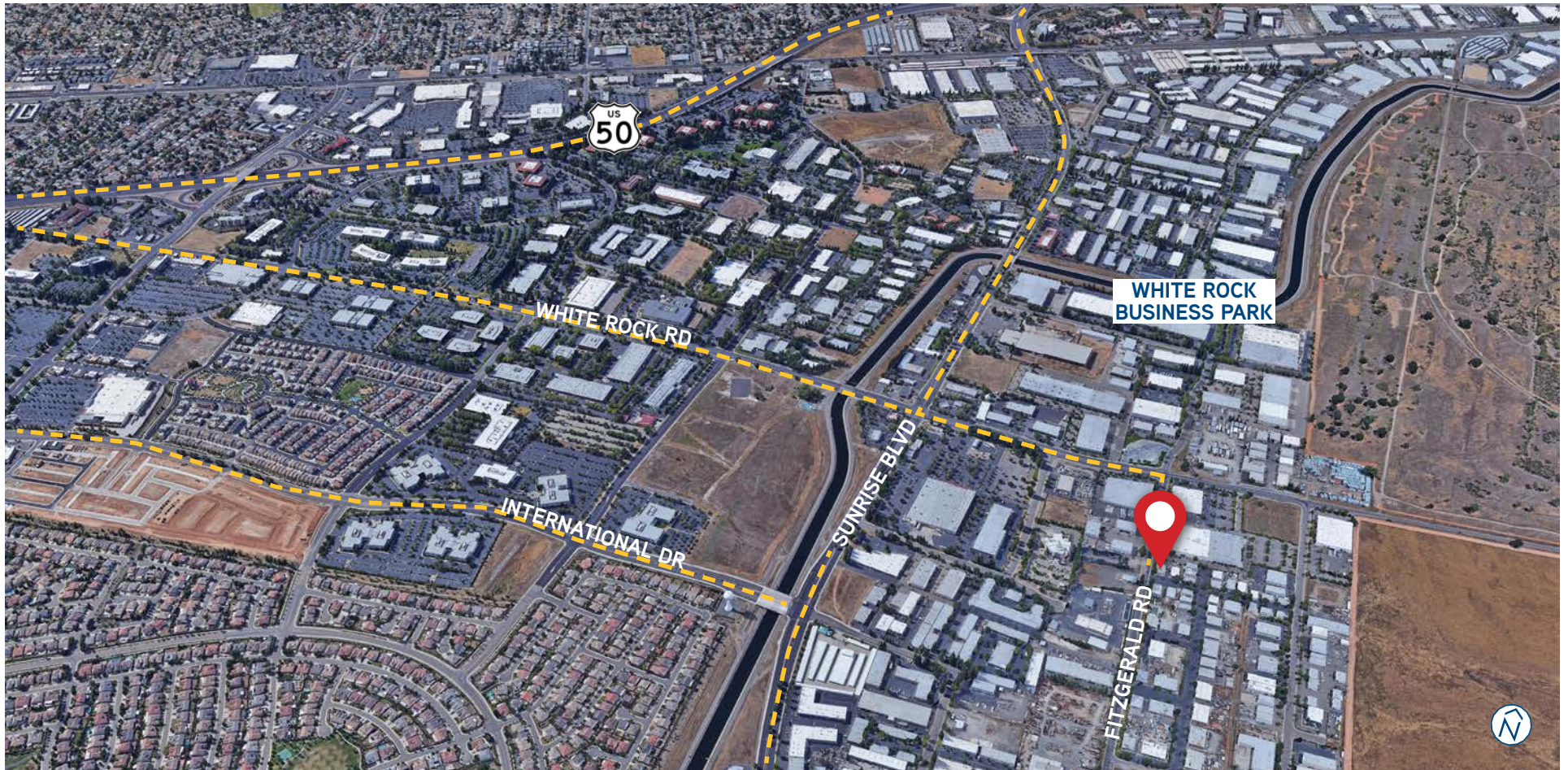
COLLIERS INTERNATIONAL  
301 University Avenue Ste 100  
Sacramento, CA 95825  
+1 916 929 5999  
www.colliers.com/sacramento



# FOR LEASE

## INDUSTRIAL BUILDING WITH YARD

3167 FITZGERALD ROAD | RANCHO CORDOVA, CA



±2 MILES FROM HIGHWAY 50 ACCESS

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2017. All rights reserved.

