

# FOR LEASE

11151 Trade Center Drive  
Rancho Cordova, CA



**±3,600 SQUARE FEET OF INDUSTRIAL SPACE AVAILABLE**

**LEASE RATE:  
\$0.85/SF  
NNN**



## PROPERTY HIGHLIGHTS:

- For Lease: ±3,600 SF
- Insulated with Sky lights and 19' - 21' ceilings
- Close to Freeway

For More Information Contact:

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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

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## ±3,600 SQUARE FEET OF INDUSTRIAL SPACE AVAILABLE

**Lease Rate:** \$0.85 PSF; NNN  
**Building Size:** 56,270  
**Year Built:** 1981  
**Construction Type:** Concrete Tilt-up  
**Grade Level Doors:** **Unit 204:**  
(2) 12' x 14'  
  
**Dock Level Doors:** N/A  
**Parking Ratio:** 2.0/1000 SF  
**Parcel Number:** 072-0222-032  
**Land Area:** 2.81 acres  
**Fire Sprinklers:** Yes  
**Zoning:** CMU  
**Building Class:** C  
**Electric Service:** 200 Amps / Unit  
**Gas:** Yes  
**Ceiling Height:** 19' - 21'  
**Number of Stories:** 1



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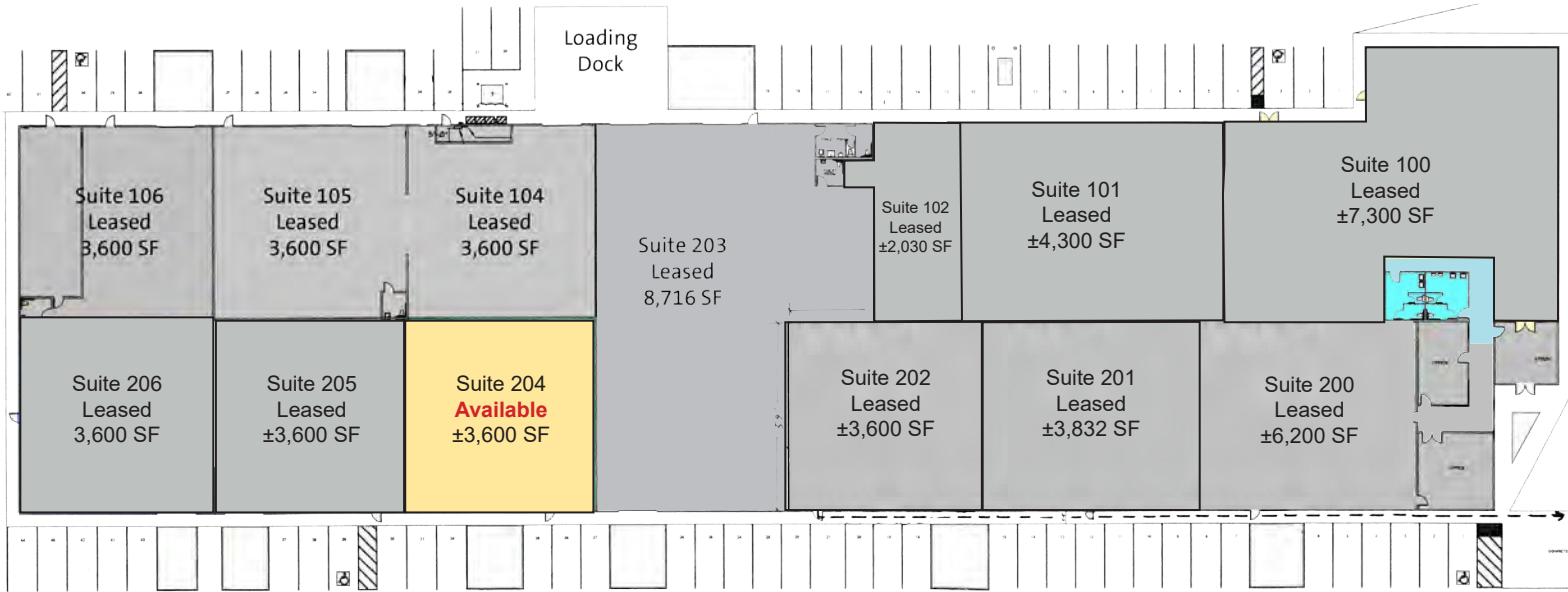
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## FLOOR PLAN



FLOOR PLAN

SCALE: 1/8"=1'-0"

### AVAILABLE SPACES:

- Suite 204**                      ±3,600 SF
- Two roll up doors
  - Sky lights
  - L-e-d overhead lighting
  - Air conditioned 300 sf office
  - New paint and carpet
  - Painted warehouse floor
  - 200 amp power
  - \$0.85 nnn

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## AERIAL



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## MAP & DEMOGRAPHICS



### DEMOGRAPHICS (2010 Estimate):

	1 Mile	5 Miles	10 Miles
<b>Population:</b>	7,575	190,008	752,488
<b>Ave Household Income:</b>	\$53,966	\$78,934	\$75,285
<b>Daytime Population:</b>	17,220	96,723	345,194

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