

**3127 FITE CIRCLE
RANCHO CORDOVA, CA**

**2,454 SF - 7,387 SF OPEN CEILING SHOWROOM SUITE
WITH EXCELLENT FREEWAY VISIBILITY AND SIGNAGE
FENCED, PAVED YARD**

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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PROPERTY DETAILS:

- Attractive open showroom suite with excellent freeway visibility from Hwy 50.
- Suites D and E warehouse is fully conditioned
- 2,700 SF fenced, paved yard area in rear of space
- Excellent freeway signage available on Hwy 50 with 130,000+ cars per day.
- 200 Amp, 110/208V, 3-Phase Power per suite
- Zoned OIMU

FEATURES:

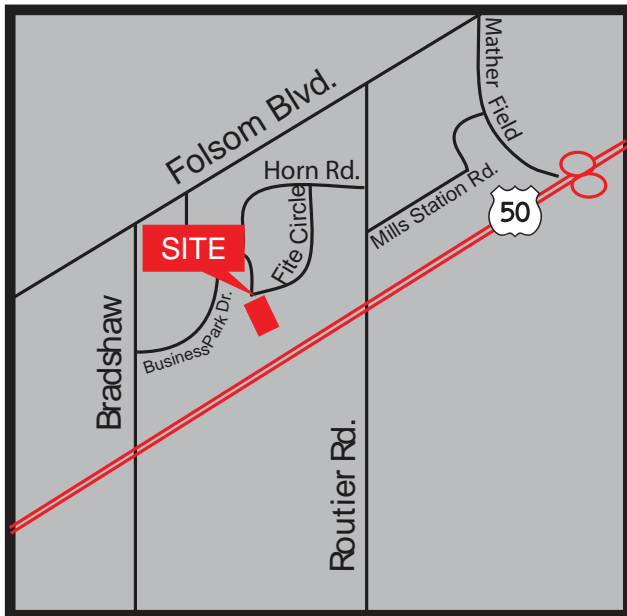
Attractive, remodeled facility with excellent visibility from Hwy 50. Easy accessibility with Bradshaw Road exit off HWY 50 a mile from property. Showroom suite available with open ceilings, HVAC, and three roll-up doors.

Property falls within an Opportunity Zone thus allowing eligible uses preferential tax treatment.

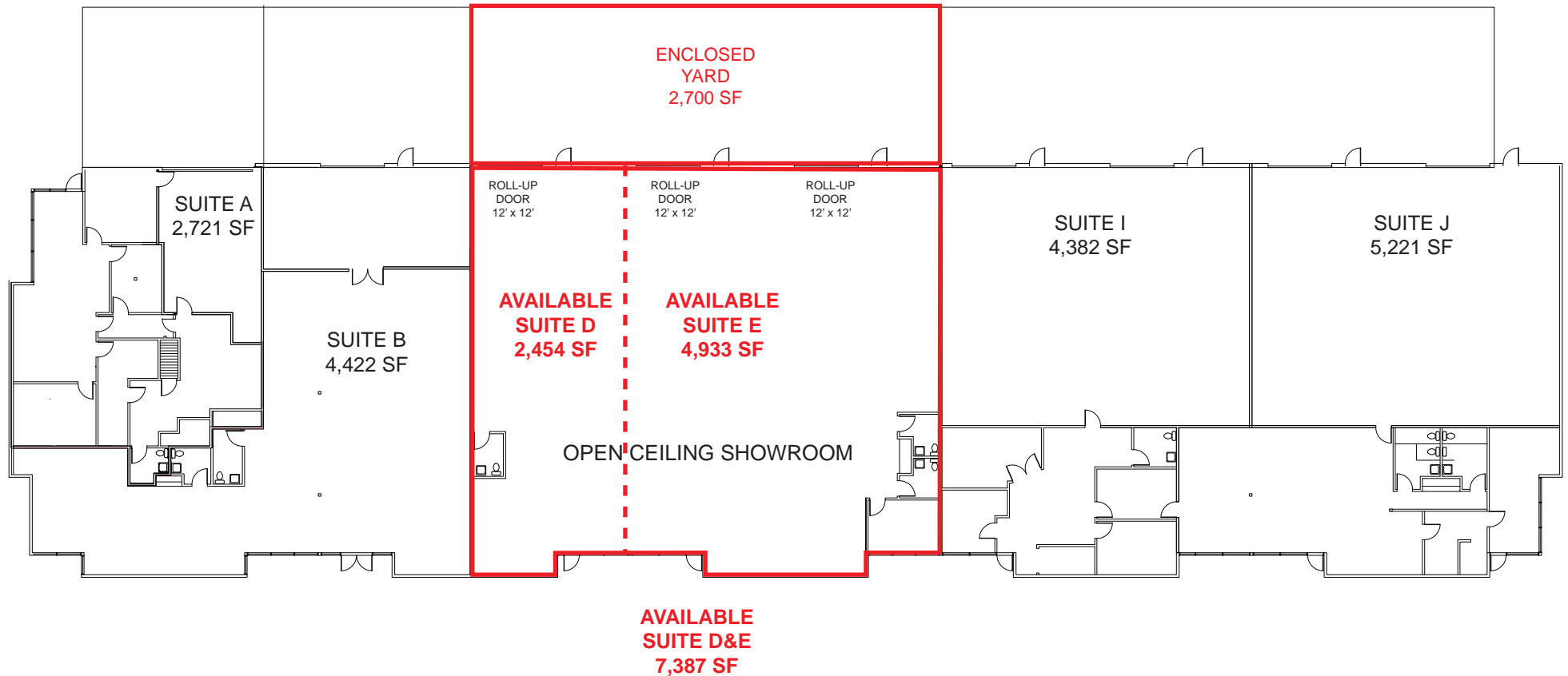
LEASE RATES:

Suite D - 2,454 SF:	\$2,061.00 (\$0.84 PSF, NNN)
Suite E - 4,933 SF:	\$3,897.00 (\$0.79 PSF, NNN)
Suite D/E - 7,387 SF:	\$5,540.00 (\$0.75 PSF, NNN)
Yard - 2,700 SF:	\$ 486.00 (\$0.18 PSF, NNN)

NNN charges are approximately \$0.19 PSF.



FLOORPLAN





ETHAN CONRAD PROPERTIES, INC.

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www.ethanconradprop.com

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.