

FOR LEASE

LIGHT INDUSTRIAL
AND OFFICE/FLEX

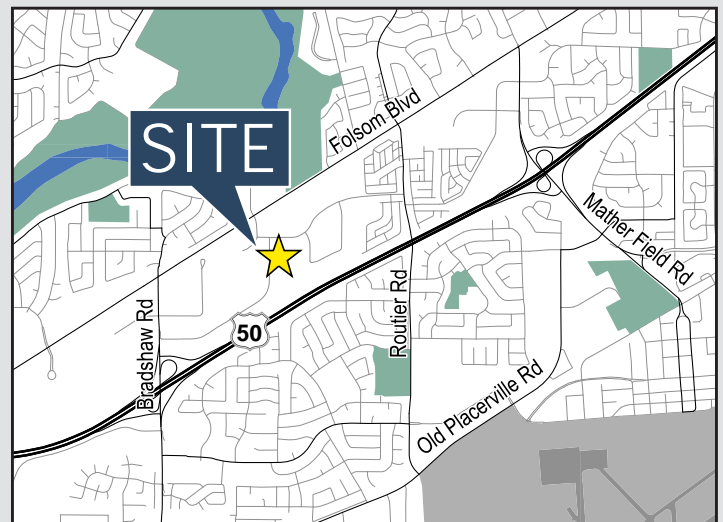
Bradshaw Business Centre

9828, 9912, 9940 & 9960 Business Park Drive
Rancho Cordova, CA



Property Overview

- Quick access to Highway 50 via Bradshaw Rd
- Abundant parking
- Move in ready units available with new carpet & paint
- Comcast Business Class service available
- 14' - 16' Clear height in warehouse
- Recently painted, parking lot sealed and striped
- Grade level roll-up doors in most units
- MP Zoning Business Park
- Property Management on-site



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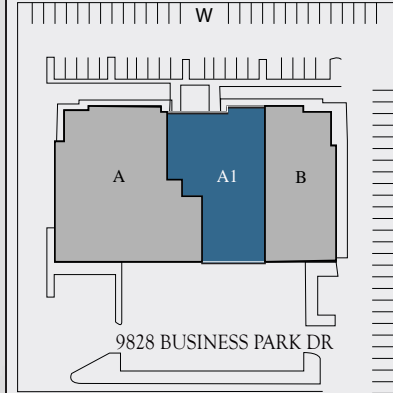
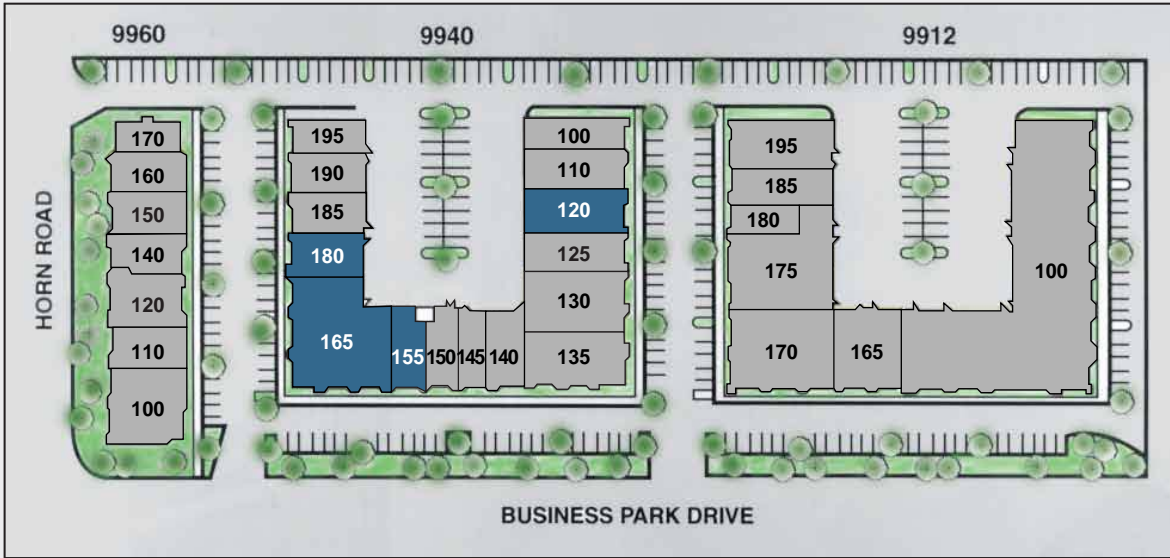
REAL ESTATE SERVICES

Owned by



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AVAILABLE SUITES

| Address | Total SF | Office SF | Warehouse SF | Grade Level Roll-up Doors | Price Per SF | Comments |
|------------------|----------|---------------------|--------------|---------------------------------|-----------------|---|
| 9828 - Suite A1 | 9,214 | 8,214 (Showroom) | 1,000 | 1 | \$0.82/NNN | Showroom space with freeway frontage/visibility, 7 private offices, 3 conference rooms, kitchenette & server room |
| 9940 - Suite 120 | 2,263 | 2,263 | — | Possible | \$0.40/NNN | 100% office space with 4 private offices, conference room, reception area & kitchenette |
| 9940 - Suite 155 | 1,431 | 1,075 | 356 | 1 | \$0.45/NNN | Available in 30 days – Flex space with 75% office (1,075 SF), 2 private offices, reception area, kitchenette & warehouse space (356 SF) |
| 9940 - Suite 165 | 6,420 | 6,420 | — | — | \$0.45/NNN | 100% office space with 5 private offices, reception area, conference room, open bullpen area, server room & kitchenette |
| 9940 - Suite 180 | 1,680 | 450 | 1,230 | 1 | \$0.39/NNN | Move-In ready warehouse space (1,230 SF) with 1 private office & reception area (450 SF) |

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