

3130 KILGORE ROAD, RANCHO CORDOVA

AVAILABLE FOR LEASE OR SALE

Office/R&D Building in Prospect Business Park



±60,800 Square Feet Available

Asking Price: \$7,904,000 (\$130/SF)

Todd Eschelman
Executive Managing Director
916.569.2347

Ben Faubion
Associate Director
916.569.2361

teschelman@ngkf.com
CA RE License #01051148

bfaubion@ngkf.com
CA RE License #01946163

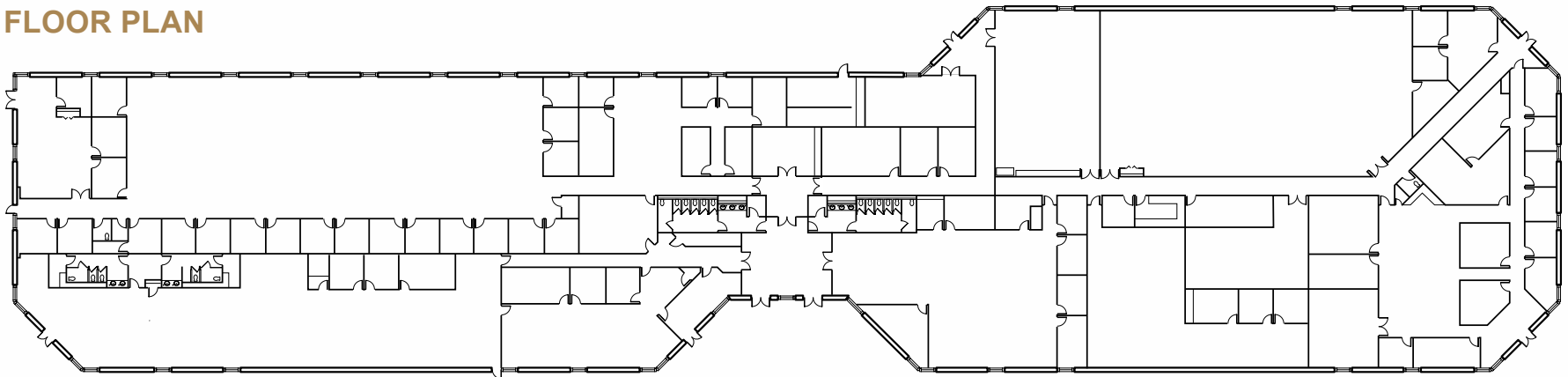
Newmark Knight Frank
980 Ninth Street, Suite 2500, Sacramento, CA 95814 | www.ngkf.com



PROPERTY HIGHLIGHTS

- Great owner/user opportunity
- Below market assumable fully amortized financing
- Single-story, 60,800 square foot office building
- Divisible to $\pm 10,000$ square feet
- Desirable Highway 50 Corridor location in the heart of Prospect Business Park
- Excellent single tenant opportunity in freestanding building
- On-site backup 1,000 amp generator
- 2000 amp service to the building
- Fiber served to the building
- Close proximity to public transportation services, such as Light Rail and Sacramento Regional Transit
- Highly visible at the signalized corner of White Rock Road and Kilgore Road
- Several blocks from Capital Village Center, an urban infill, mixed-use lifestyle development providing immediate access to housing, parks, retail, restaurants and banking
- Floor-to-ceiling glass
- 14' high ceilings in open bullpen areas
- State-of-the-art and fully redundant data center (see next page)

FLOOR PLAN



STATE-OF-THE-ART DATA CENTER

- Back up 1000 KVA Generator
- UPS Redundancy
- Cooling Redundancy
- Environmentally Controlled
- Raised Floor
- Fire Suppression System



AMENITIES AERIAL & INTERIOR PHOTOS





Todd Eschelman
Executive Managing Director
916.569.2347

teschelman@ngkf.com
CA RE License #01051148

Ben Faubion
Associate Director
916.569.2361

bfaubion@ngkf.com
CA RE License #01946163

