

11135 TRADE CENTER DR
RANCHO CORDOVA, CA
34,657 SF OFFICE/FLEX FOR LEASE

ETHAN CONRAD
PROPERTIES, INC.



FOR MORE INFORMATION CONTACT:

Grant Keeney
DRE: #00891996
grant@ethanconradprop.com

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

916.779.1000

OFFICE/WAREHOUSE BUILDING FOR LEASE

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PROPERTY DETAILS:

- Zoned CMU (FBSP) – Commercial Mixed Use
- 6.17 Acres – APN 072-0222-037
- Flood Zone X
- Not in Alquist-Priolo Earthquake Fault Zone
- Fully Sprinklered - Up to 26' Clear Height

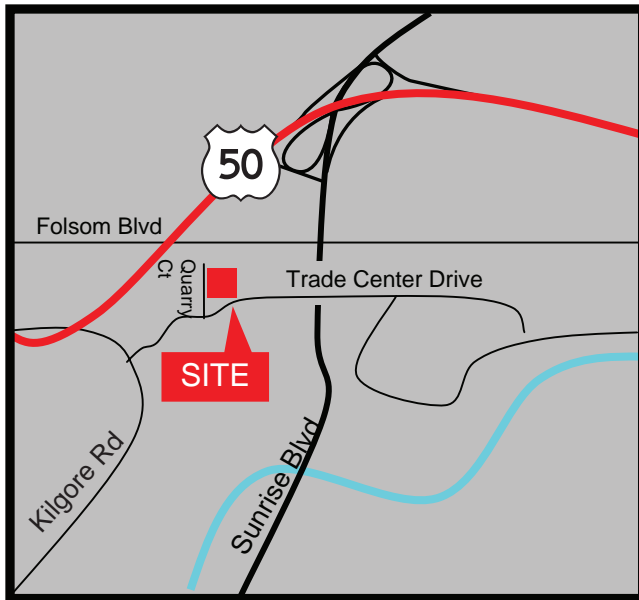
FEATURES:

Suite 160 - 34,657 SF

- 27,657 SF office & 7,000 SF tech; primarily open with high occupancy restrooms, breakroom and variable sized conference facilities.
- 12' clear T-bar ceiling throughout.
- 600 Amps of 227/480V power
- Covered loading dock

LEASE RATE:

\$0.79 PSF, Modified Gross
\$27,379.00/month



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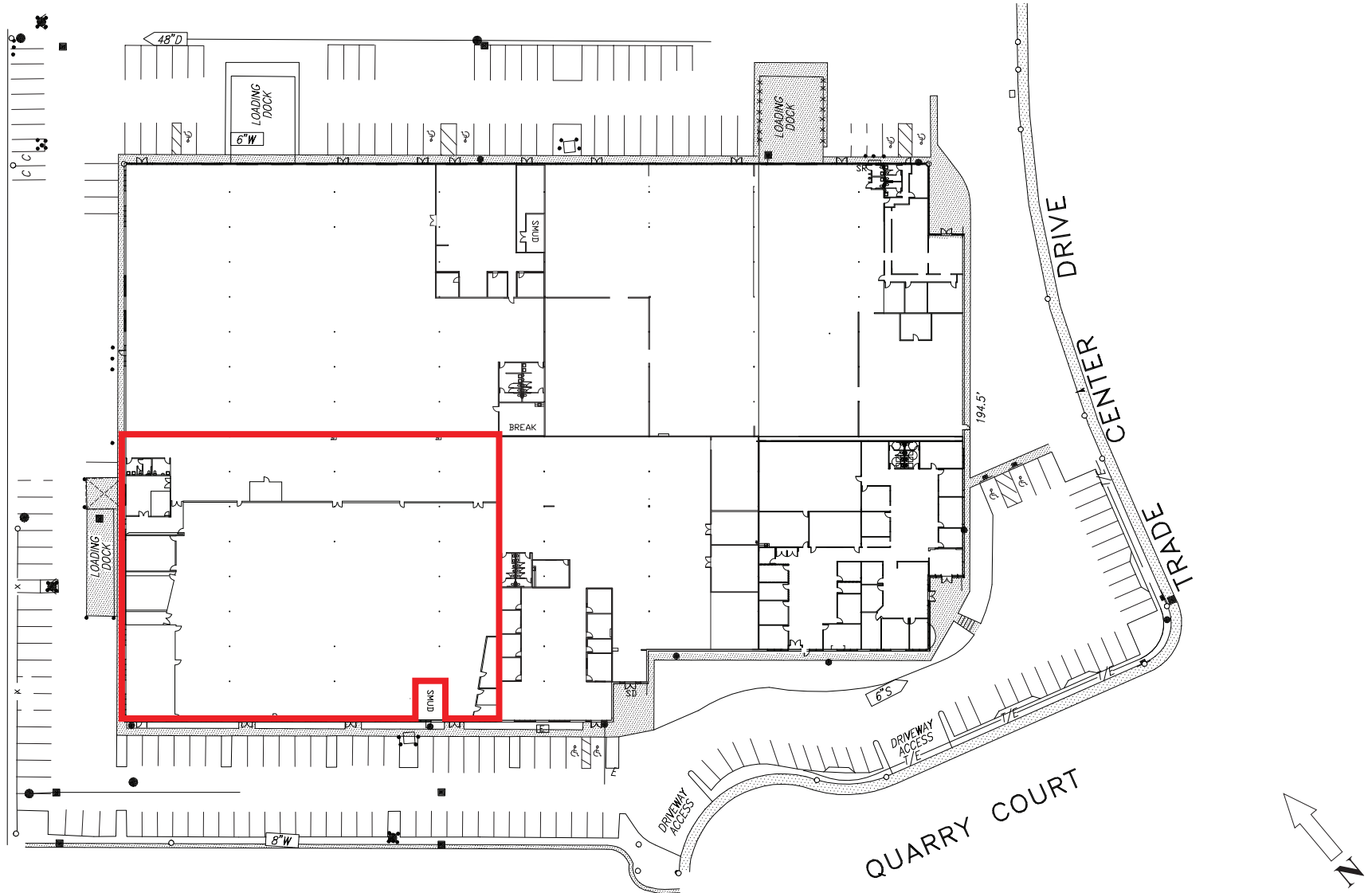
ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy 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.

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SITE PLAN



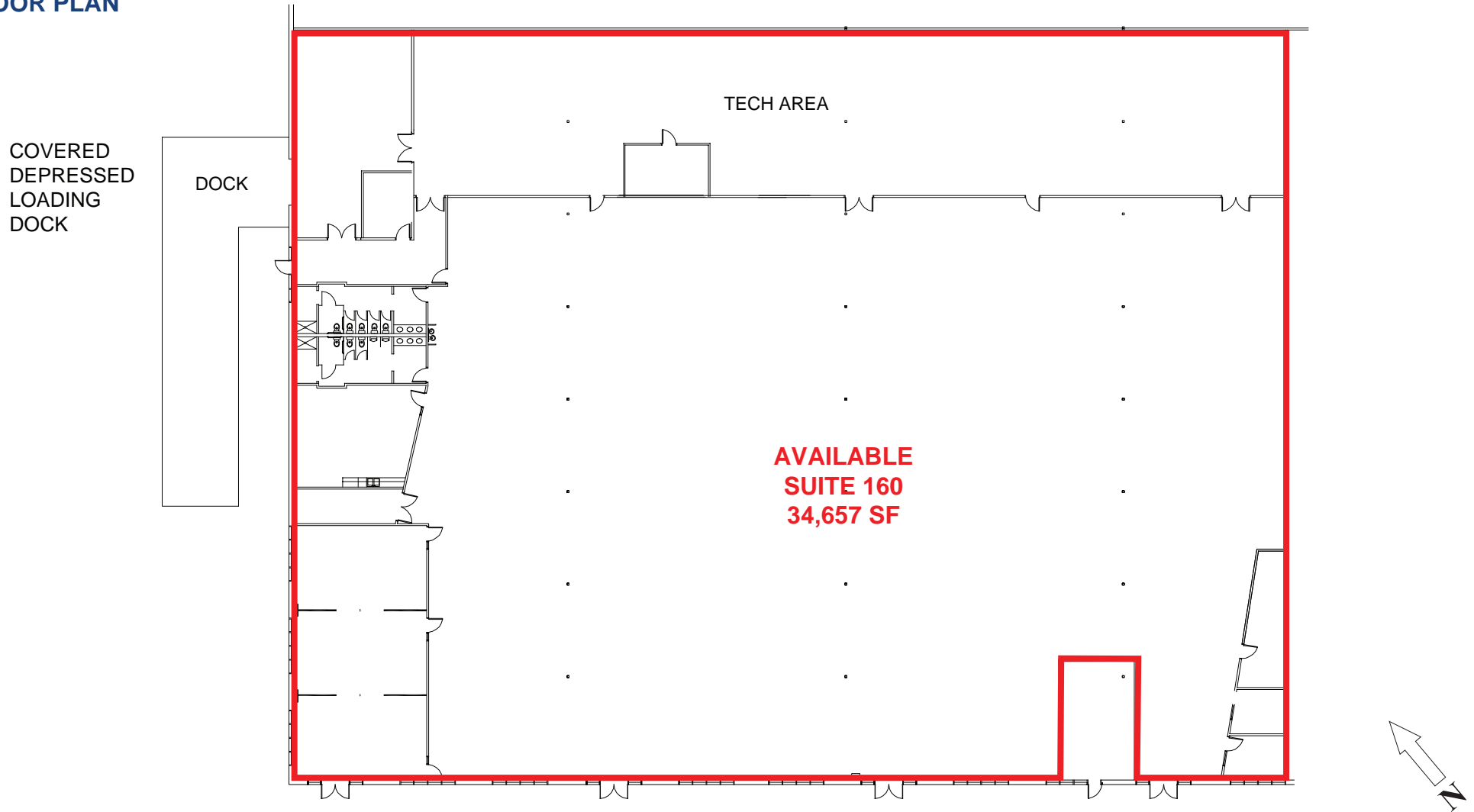
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FLOOR PLAN



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