

FOR SALE / LEASE

10293 Rockingham Drive

14,665 SF Office/Flex Building on a 1.07 AC Lot, Sacramento, CA



\$1,299,000 (\$88.60/SF) - \$1.15/SF (+ELECTRIC & JANITORIAL)

On the corner of Rockingham Drive and Old Placerville Road;
immediate access to HWY 50 via Mather Field Road

APN: 077-0050-044, zoned OIMU (very flexible zoning) allowed
uses: schools, adult day care, community center, religious,
financial, medical, veterinary and warehousing uses etc.

Super high speed internet capability via AT&T and heavy
electric power options by SMUD

Owner can remodel inside and out to suit tenants needs;
Possible seller carry option

CONTACT

Jon Walker
916.751.3631
jwalker@kiddermathews.com
Lic #01204666



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CURRENT FLOOR PLAN



- SUITE 101: 7,648 SF
- SUITE 103: 1,542 SF
- SUITE 105: 5,474 SF

Floor plan not to scale

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WAREHOUSE OPTION

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- SUITE 101: 7,648 SF
- SUITE 103: 1,542 SF
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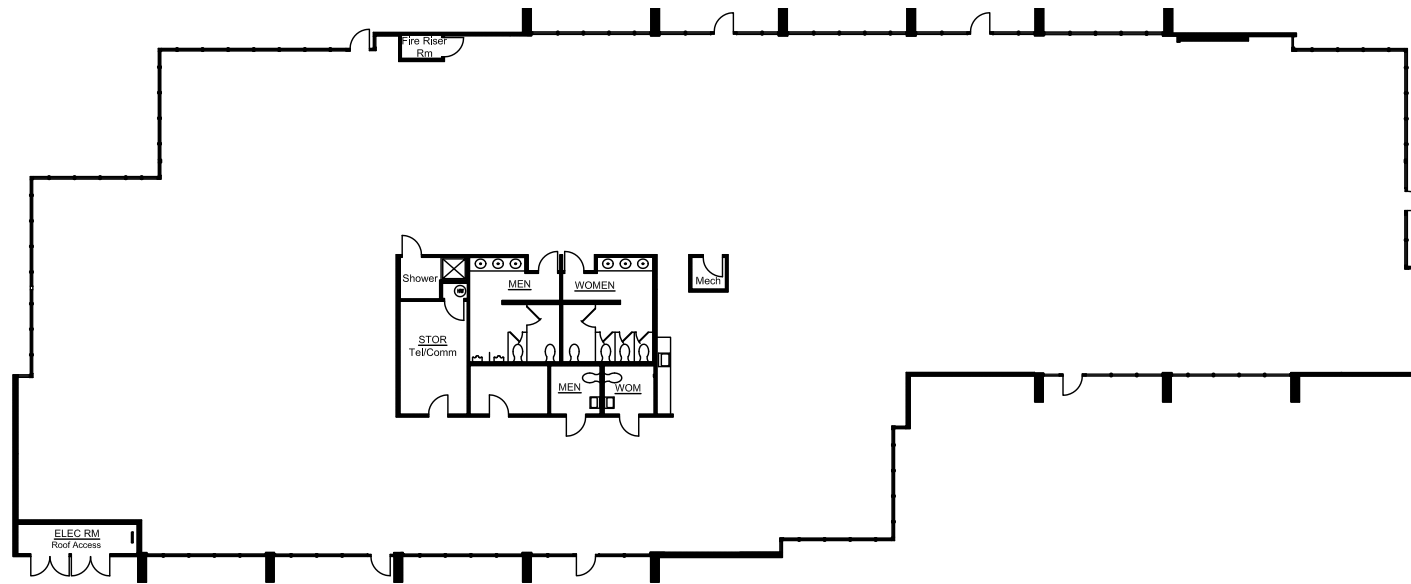
Floor plan not to scale



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OPEN FLOOR PLAN



Floor plan not to scale

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SURROUNDING AREA



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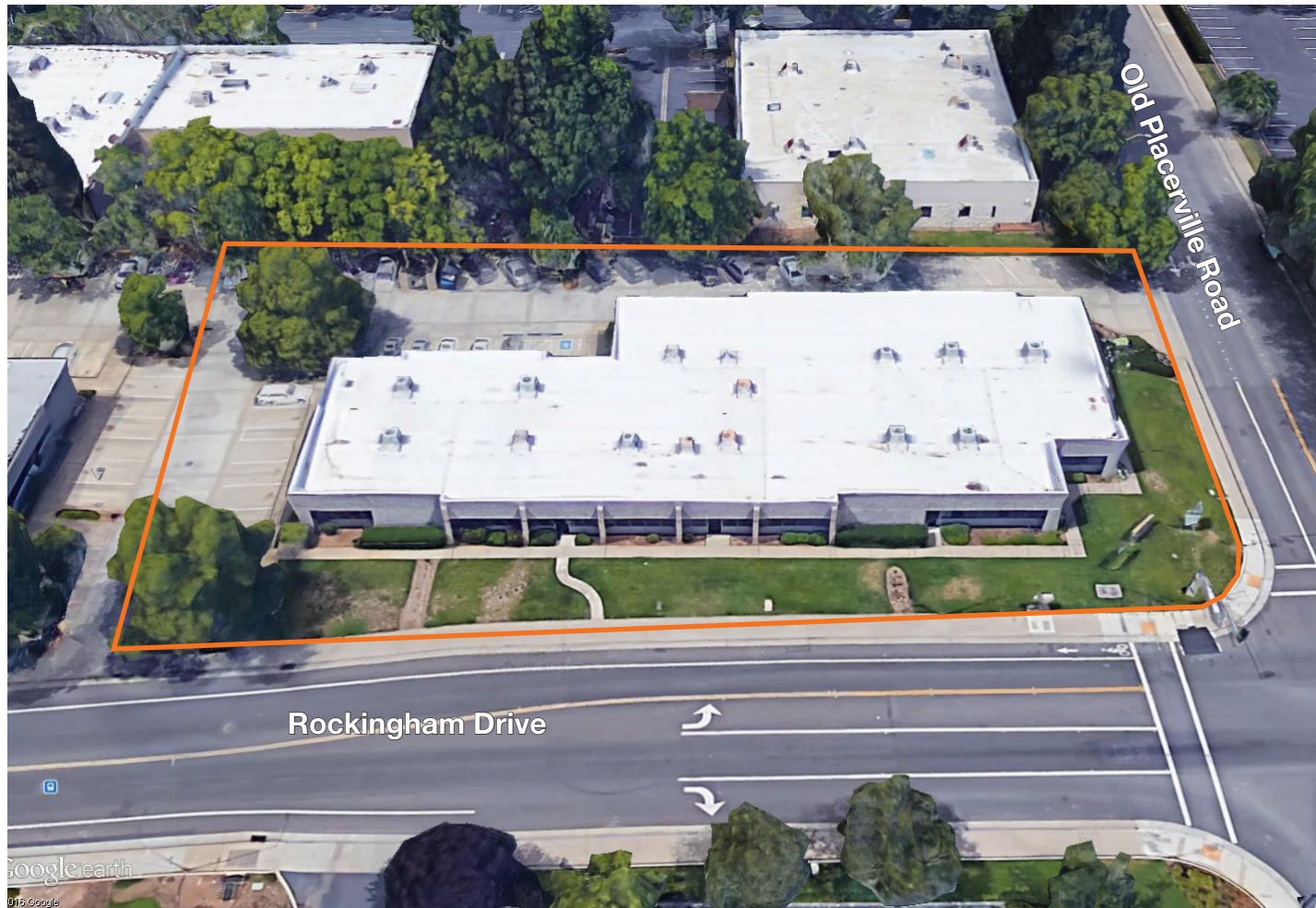
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CLOSE UP OF BUILDING



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TRANSIT SYSTEMS MAP

1 mile to the nearest light rail station (Mather Field/ Mills Station (EB))

LIGHT RAIL STATIONS			
BLUE LINE (Watt/I-80 to Meadowview)			
A Watt/I-80 P 243 spaces Watt Ave. Street Level Lower Level 1 15 19 26 80 84 93 103	B Watt/I-80 West P 248 spaces	C Roseville Road P 1,087 spaces 85	
D Marconi/Arcade P 416 spaces 23 63 67	E Swanston P 311 spaces	F Royal Oaks P 22 23	
G Arden/Del Paso P 45 spaces 13 15 19 22 23 88	H Globe P 15	I 4th Ave./Wayne Hultgren P 62	
J City College P 61	K Fruitridge P 61	L 47th Avenue P 423 spaces	
M Florin P 1,076 spaces 53 63 61	N Meadowview P 690 spaces 53 47 63		
GOLD LINE (Downtown to Sunrise/Folsom)			
1 39th Street P 299 spaces 23 63 61 62 67	2 48th Street P 299 spaces 61	3 59th Street P 299 spaces 61	
4 University/65th Street P 299 spaces 23 63 61 62 67	5 Power Inn P 299 spaces 61	6 College Greens P 299 spaces 61	
7 Watt/Manlove P 498 spaces 72 80 64	8 Starfire P 498 spaces 74	9 Tiber P 498 spaces 74	
10 Butterfield P 406 spaces 21 23 72 74 75	11 Mather Field/Mills P 235 spaces 21 23 72 74 75	12 Zinfandel P 235 spaces 23	
13 Cordova Town Center P 23 spaces 2	14 Sunrise P 487 spaces 74	15 Hazel P 432 spaces 2	
16 Iron Point P 216 spaces	17 Glenn P 216 spaces	18 Historic Folsom P 102 spaces	
GREEN LINE (13th St. to 7th & Richards/Township 9)			
1 13th Street P 11 15	2 8th & K P 11 15	3 7th & Richards/Township 9 P 11 15	
See Central City map on other side for Green Line route and stations.			
Central City Stations			
Alkali Flat/La Valentina 33	8th & Capitol		
Cathedral Square	Archives Plaza		
7th & Capitol	16th Street 63 B		
8th & O	29th Street 89 67 68		
13th Street B	8th & K		
23rd Street	7th & I/County Center		
Broadway 51 62	8th & H/County Center		
12th & I	Sacramento Valley Station 60		
St. Rose of Lima Park	7th & Richards/Township 9 11 15		
See other side for map of downtown area			



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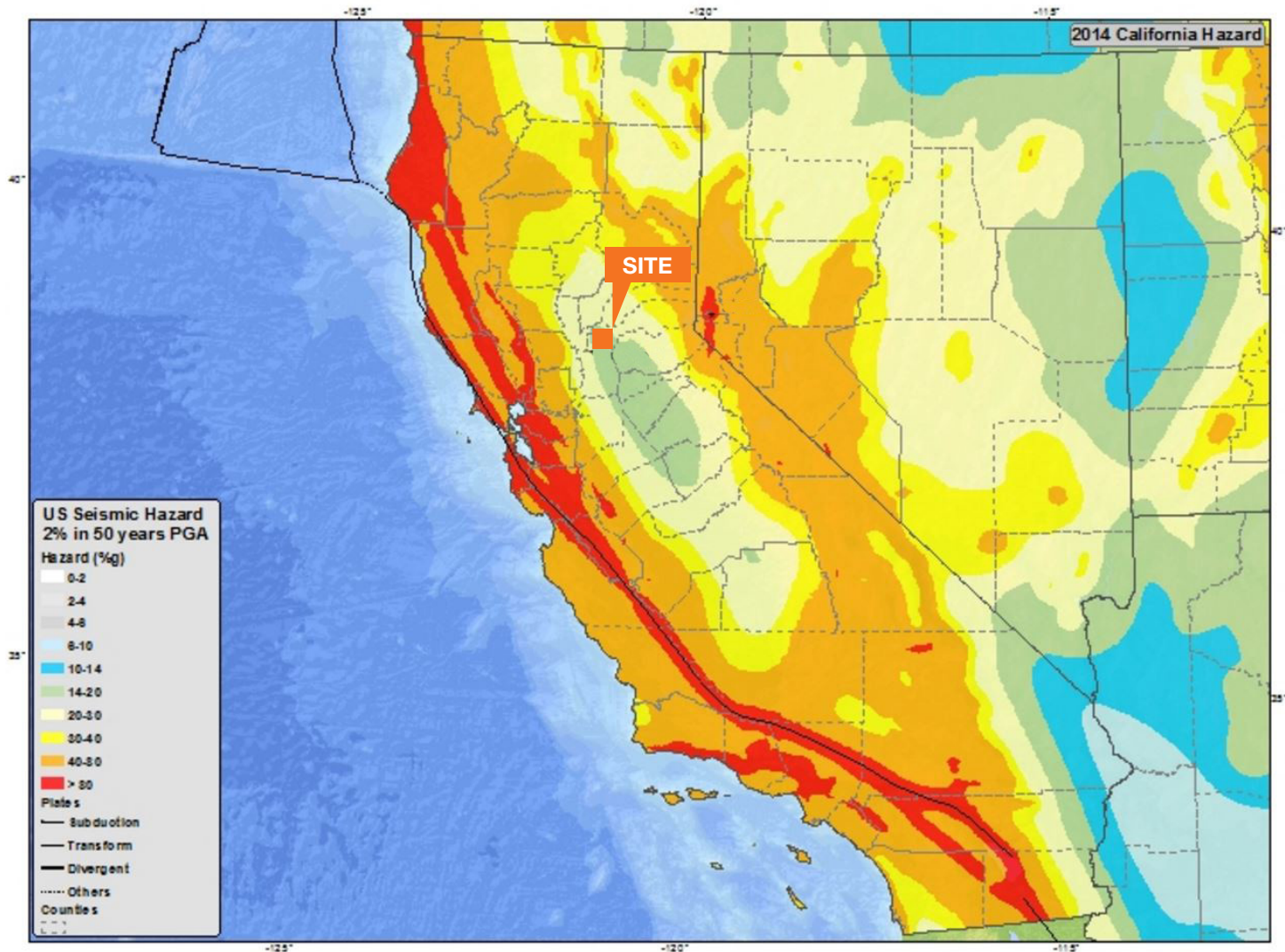
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10293 ROCKINGHAM IS IN ONE OF THE MOST SEISMICALLY STABLE REGIONS OF CALIFORNIA



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