

11135 TRADE CENTER DR RANCHO CORDOVA, CA

FOR LEASE 34,250 SF
LARGE WAREHOUSE LAYOUT AVAILABLE

ETHAN CONRAD
PROPERTIES, INC.



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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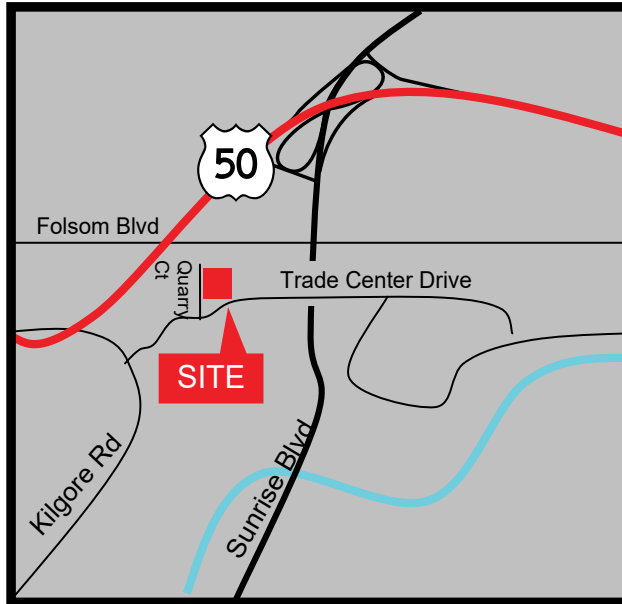
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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Great location near Hwy 50 and Sunrise Blvd
- Zoned CMU (FBSP) - Commercial Mixed-Use
- ESFR sprinklers - up to 26' clear height
- Potential for large open warehouse w/ 11 grade-level doors
- Potential for large conditioned warehouse with LED lights and insulation



PROPERTY DETAILS:

- Existing floorplan includes 26,406 office and 7,844 SF tech
- 12' T-bar ceiling
- Potential for large fully conditioned warehouse and small office concept with large restrooms, breakroom and variable sized conference facilities
- Potential for up to 6 grade-level roll-up doors (12'x14')
- 600 amps of 227/480v power
- Covered loading dock with 12'x14' motorized roll-up door

LEASE RATE:

Suite 160: 34,250 SF \$23,633.00 (\$0.69 PSF, NNN)

NNN costs are approximately \$0.13 PSF.

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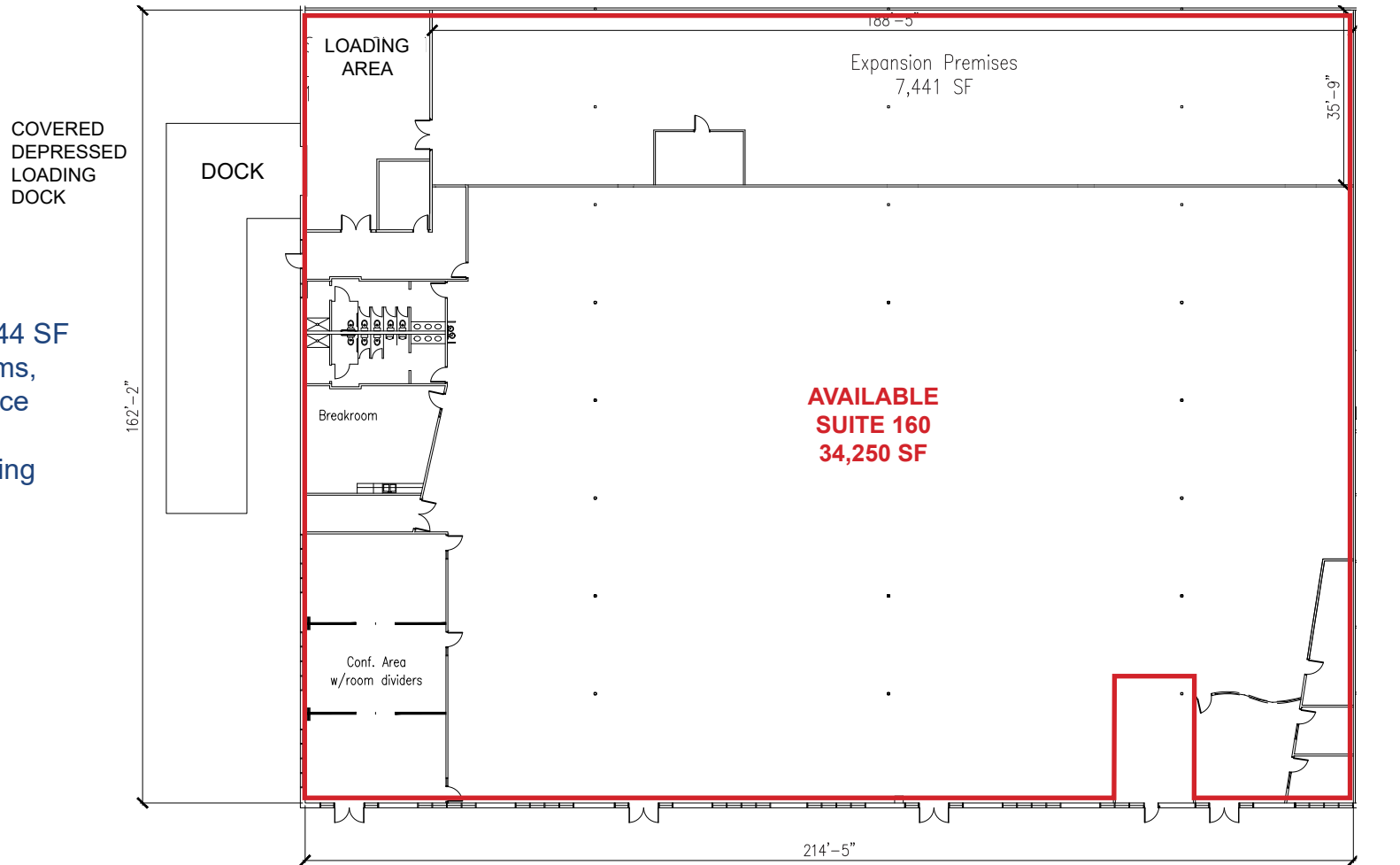
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FLOOR PLAN

EXISTING FEATURES:

- 26,406 SF office and 8,844 SF tech w/ multi-use restrooms, breakroom, and conference rooms
- 12' clear height T-bar ceiling
- Covered loading dock


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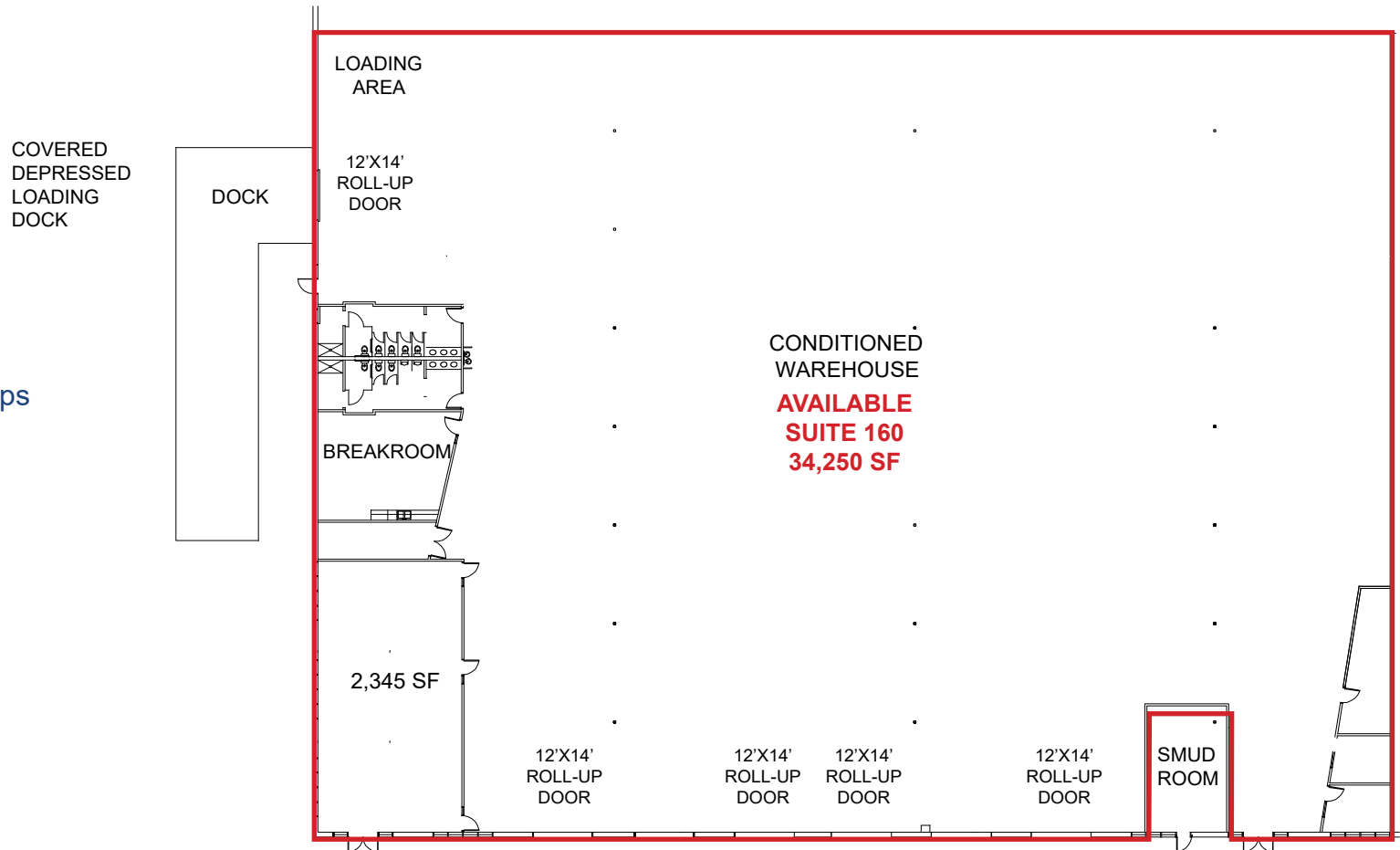
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POTENTIAL INDUSTRIAL
FLOOR PLAN

POTENTIAL FEATURES:

- 26' clear height
- Potential for up to 6 roll-ups
- Fully conditioned facility
- Loading dock
- 2,828 SF office as shown
- 31,422 SF warehouse
- All new LED lights in warehouse
- Insulated warehouse

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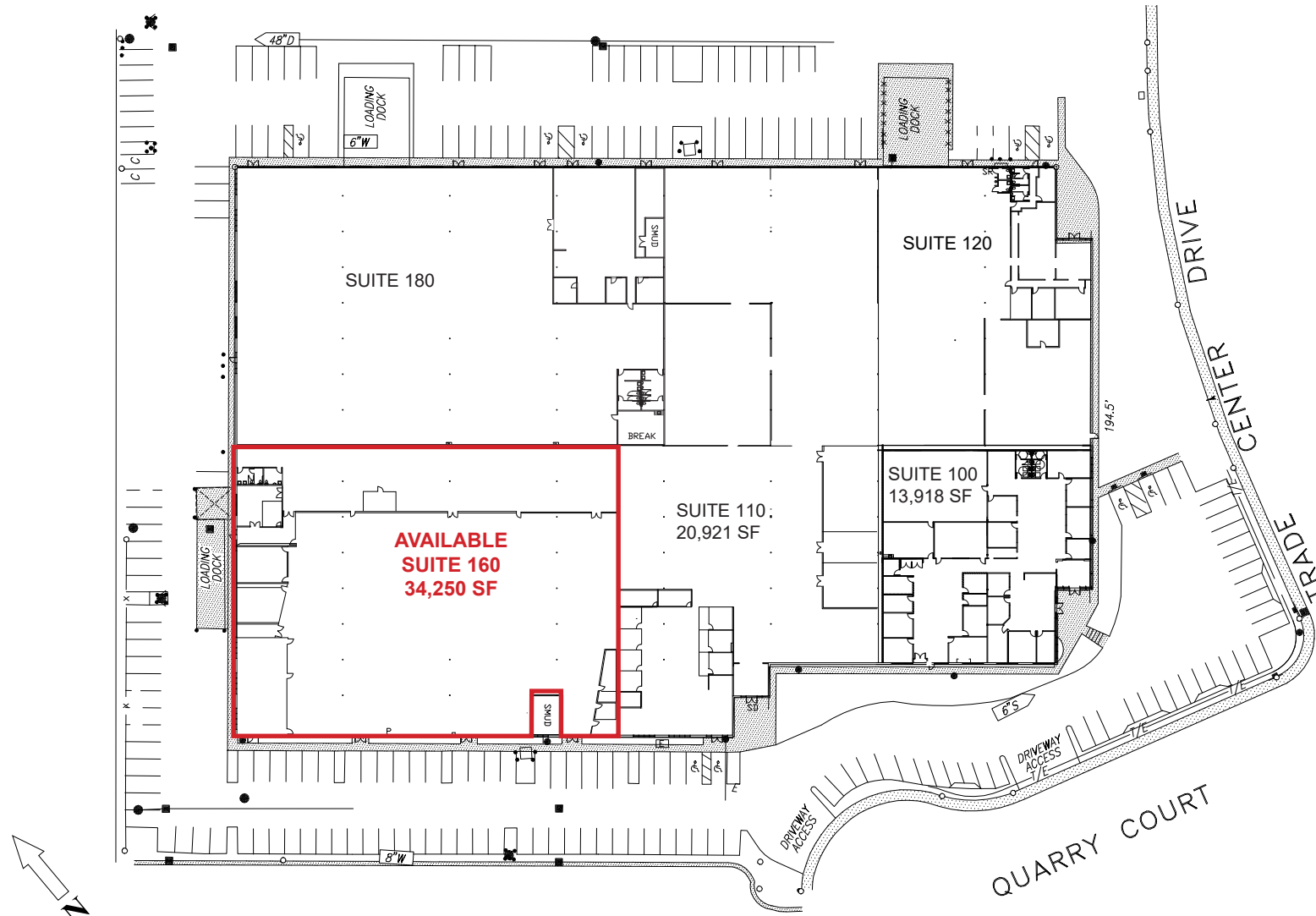
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SITE PLAN

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PAGE

6