

11135 TRADE CENTER DR
RANCHO CORDOVA, CA

FOR LEASE

34,250 SF OFFICE/FLEX SUITE

ETHAN CONRAD
PROPERTIES, INC.



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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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

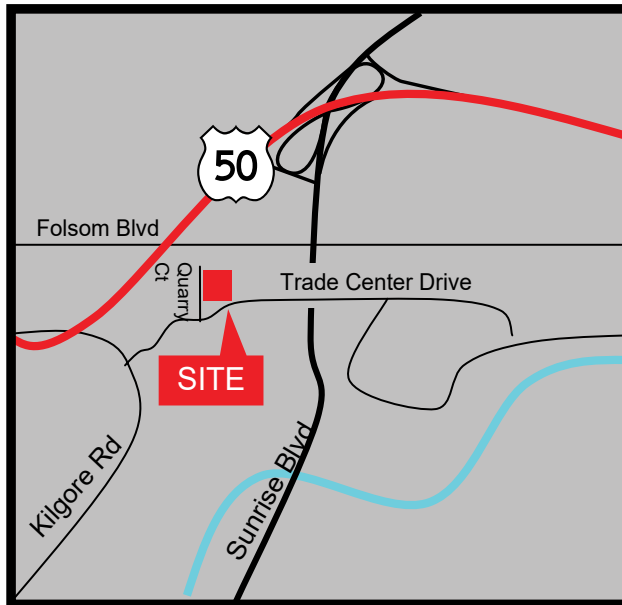
PROPERTY DETAILS:

- 26,406 office and 7,844 SF warehouse; primarily open with high occupancy restrooms, breakroom and variable sized conference facilities
- 12' T-bar ceiling
- 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.



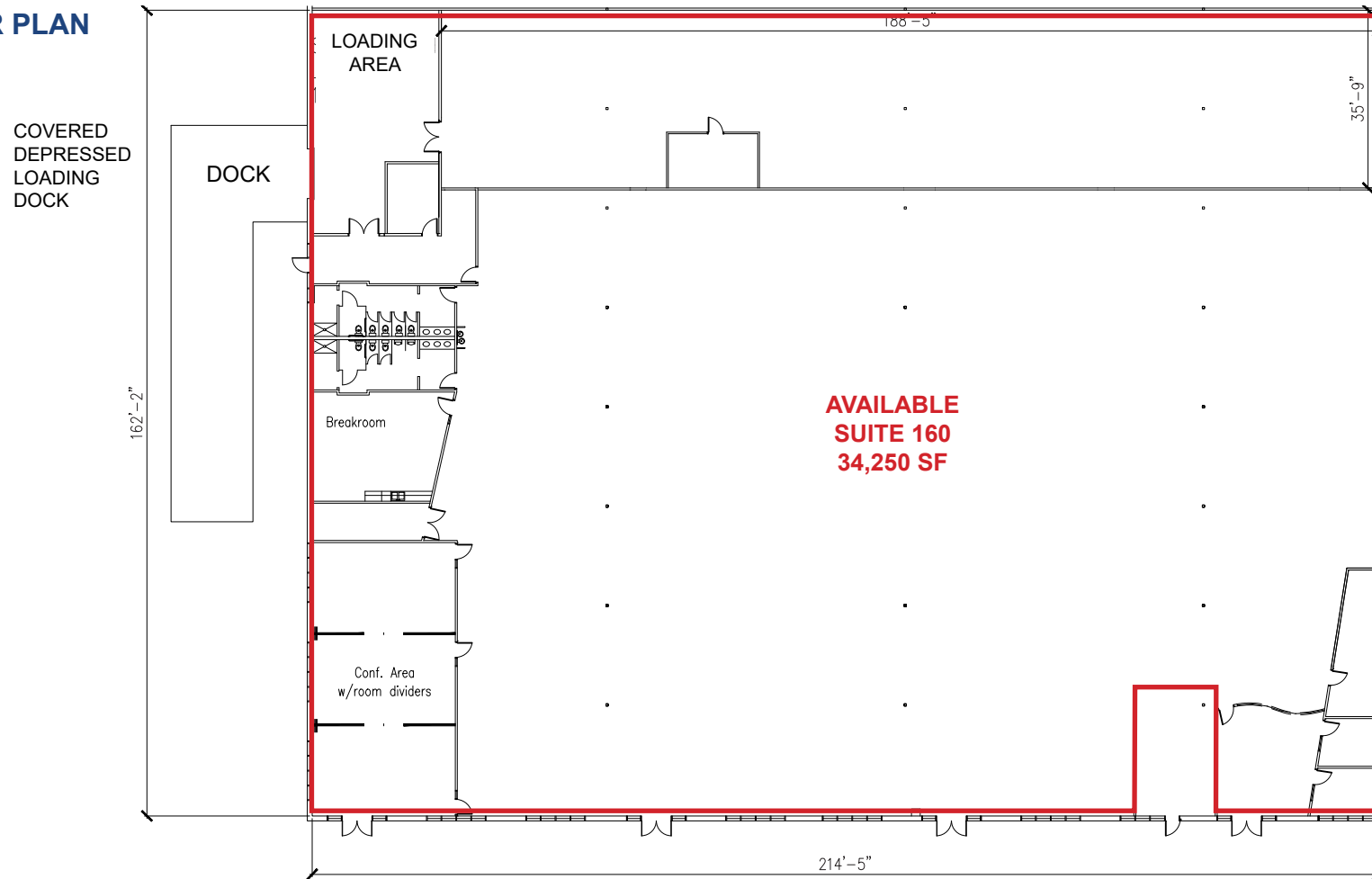
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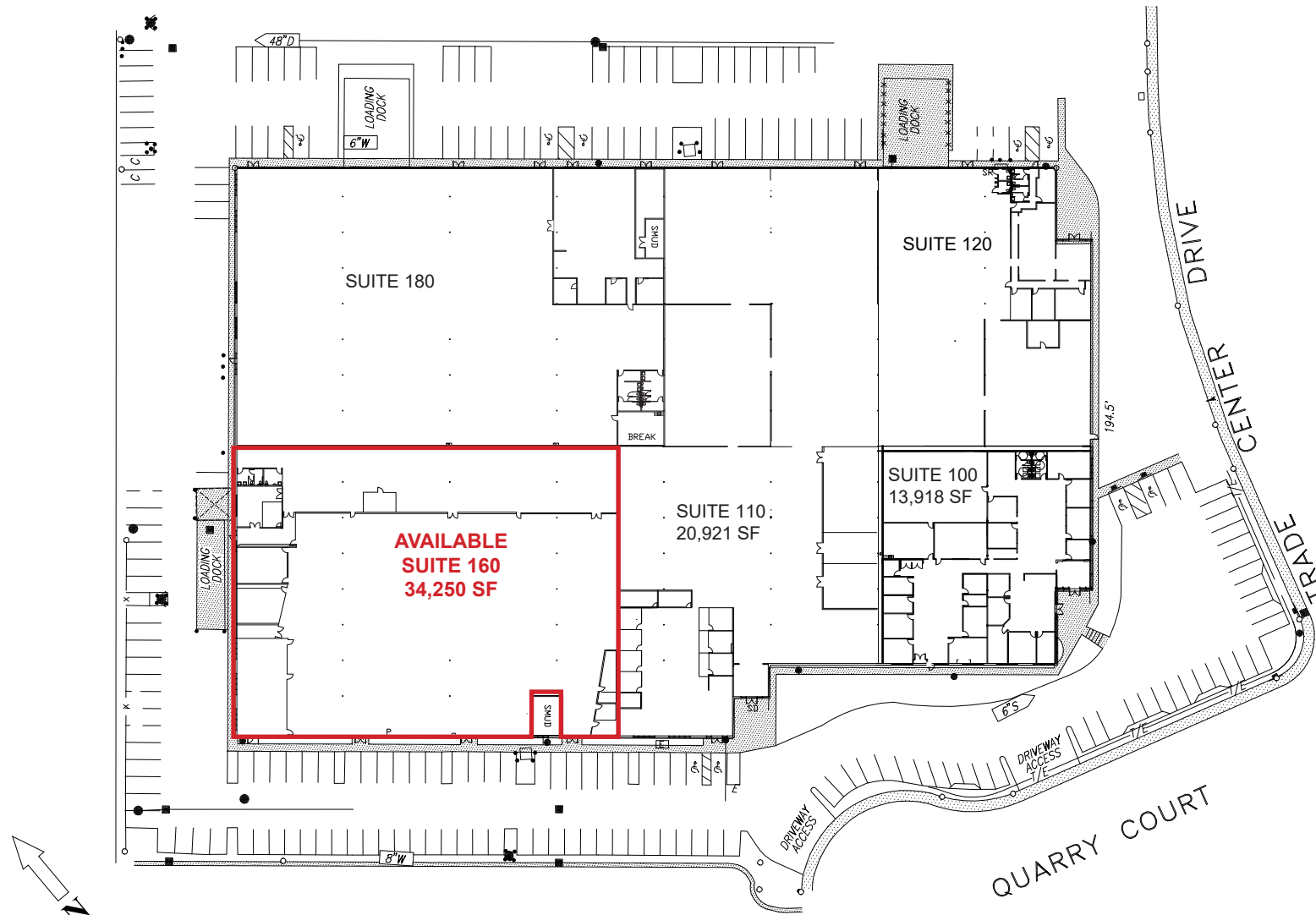
FLOOR PLAN

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SITE PLAN

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