

**11395 FOLSOM BLVD
RANCHO CORDOVA, CA**

**FOR LEASE
10,990 SF SHOWROOM/
CONDITIONED WAREHOUSE**

ETHAN CONRAD
PROPERTIES INC.

PRICE REDUCED!

FOR MORE INFORMATION CONTACT:

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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FEATURES:

- Hwy 50 building signage available
- One (1) 12' x 14' roll-up door
- 12' T-bar ceiling, 16'-18' clear height
- Column spacing: 36'x48'
- Fully conditioned warehouse
- 2,000 amps of 277/480 volt power, Suite D has 200 amps of 120/208 volt, 3-phase
- Zoned M1, light industrial

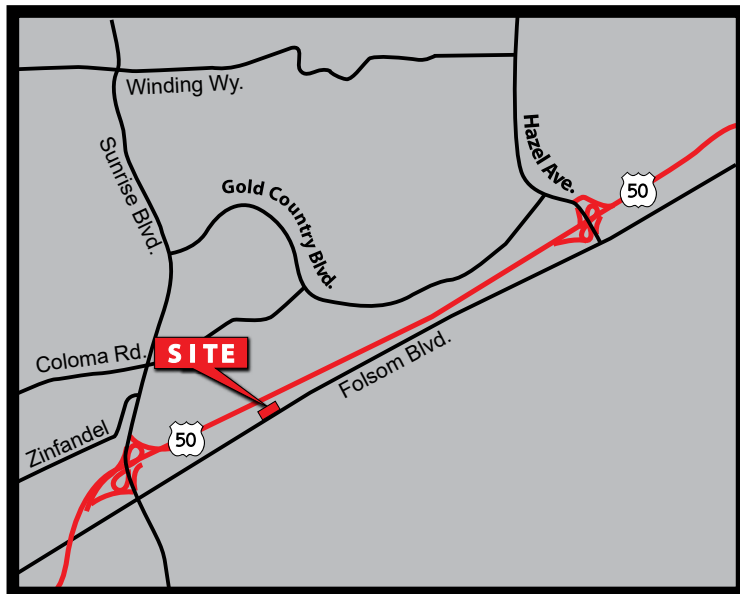
PROPERTY DETAILS:

This property is well located on Folsom Blvd between Sunrise Blvd and Hazel Ave along Highway 50. Space is ideal for showroom and warehouse needs.

LEASE RATES:

Suite D 10,990 SF \$9,342.00 (\$0.85 PSF, NNN)

NNN costs are approximately \$0.18 PSF.



DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2021 Total Population (est):	5,119	57,832	204,708
2021 Average HH Income:	\$119,038	\$113,800	\$103,586
2021 Traffic Count: Folsom Blvd - 15,185, Hwy 50 - 124,416			

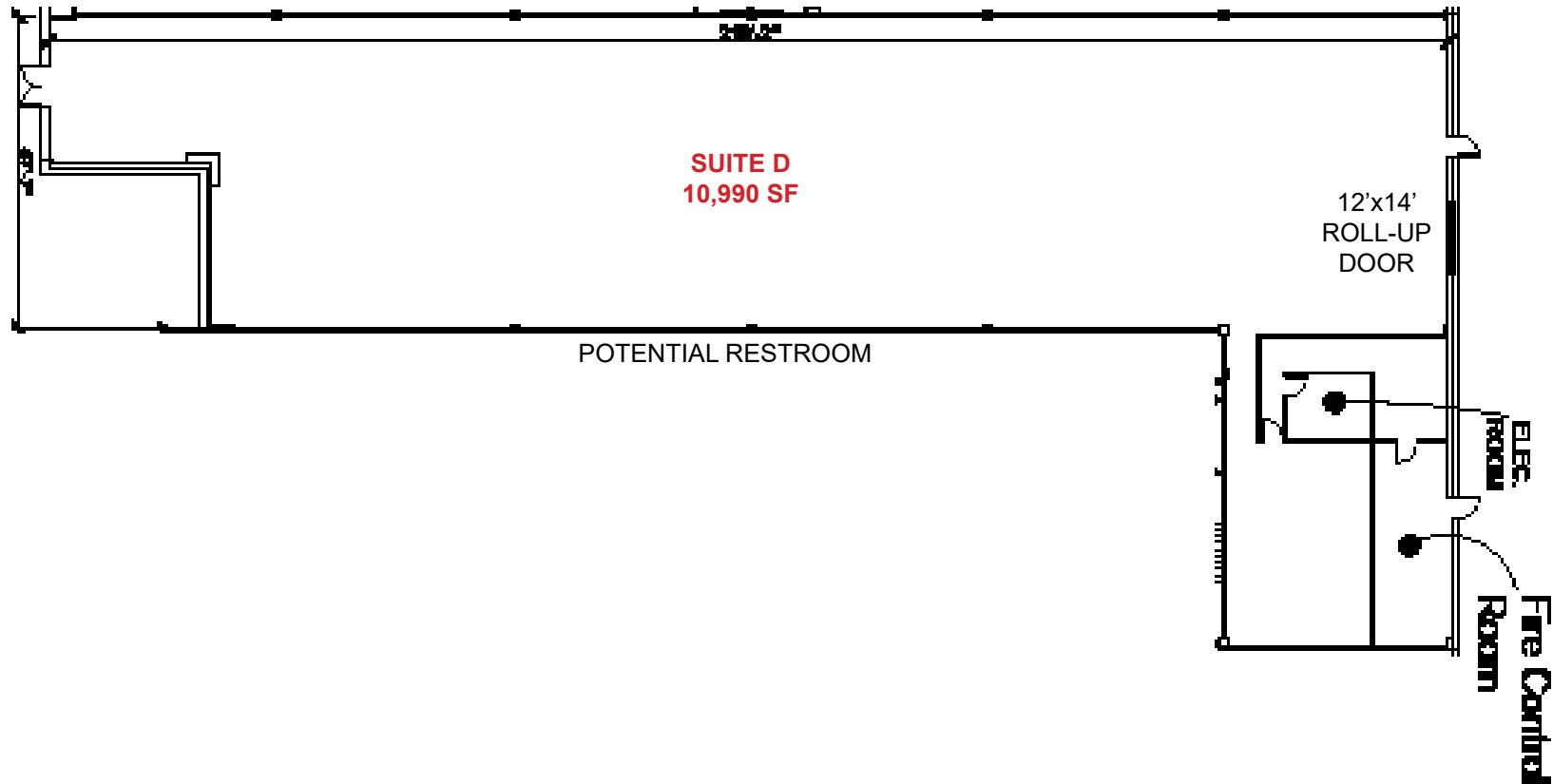
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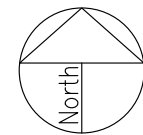
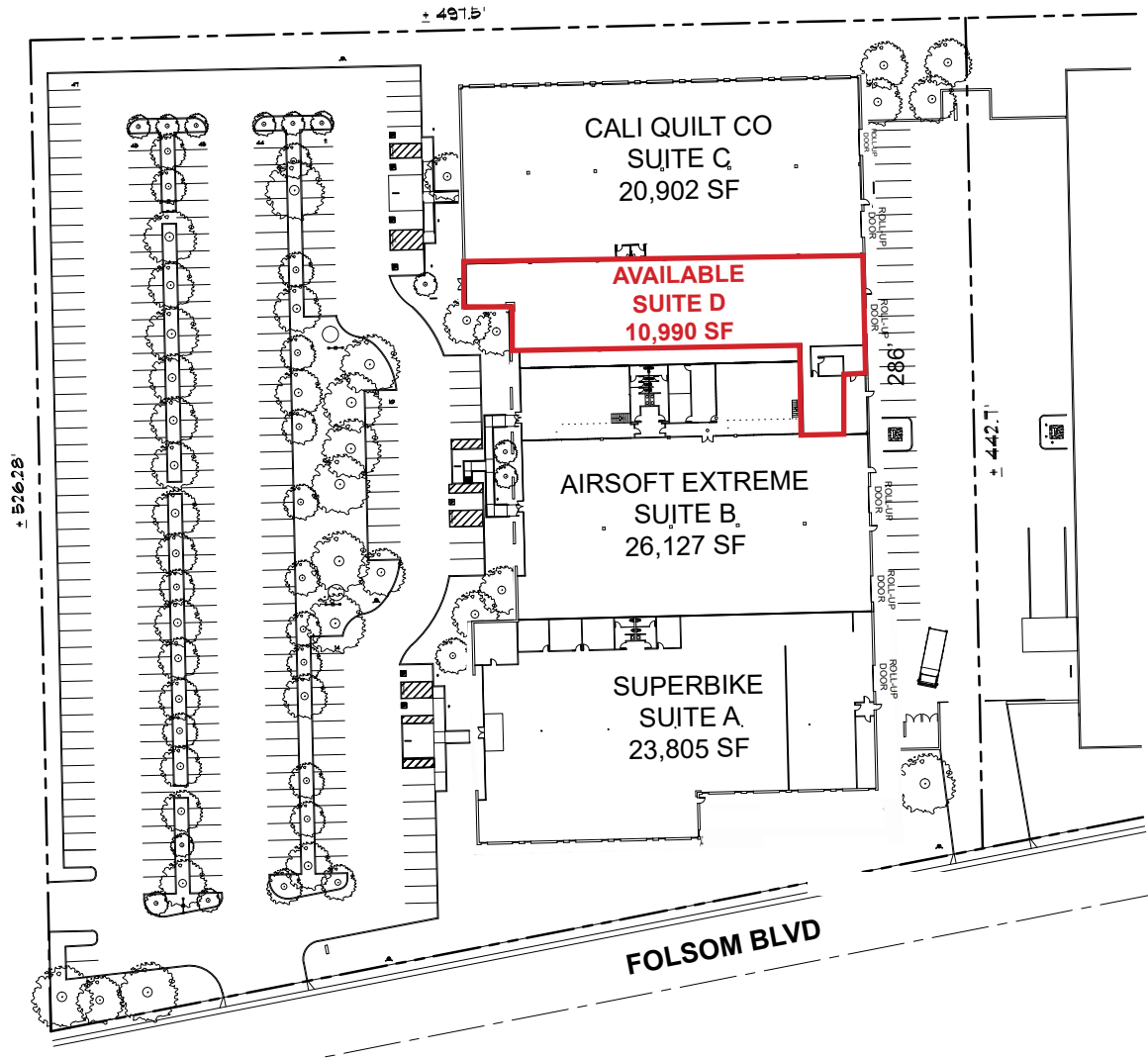
FLOOR PLAN



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SITE PLAN



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