

**3127 FITE CIRCLE
RANCHO CORDOVA, CA**

**24,133 SF BUILDING FOR SALE
9,577 SF OFFICE/WAREHOUSE SUITE
WITH EXCELLENT FREEWAY VISIBILITY AND SIGNAGE
FENCED, PAVED YARD**

ETHAN CONRAD
PROPERTIES INC.

PRICE REDUCED!

AVAILABLE
916 779-1000

AVAILABLE
779-1000

SUNRISE
(916) 368-7700

Diablo Grills
DIABLOGRILLS.COM (916) 368-7700

FOR MORE INFORMATION CONTACT:

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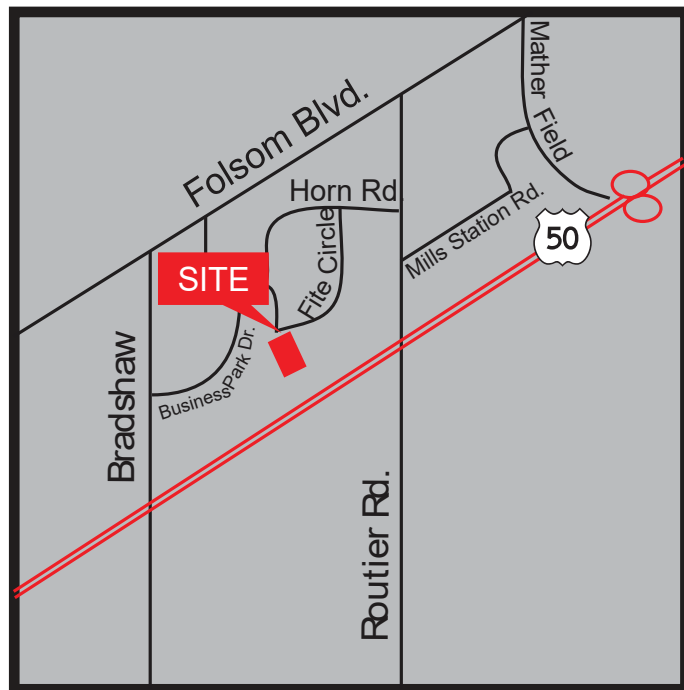
Ethan Conrad
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ethan@ethanconradprop.com

VIEW VIRTUAL TOUR

916.779.1000

PROPERTY DETAILS

- Attractive open showroom suite with excellent freeway visibility from Hwy 50.
- Suites I/J is fully heated and air conditioned warehouse
- Excellent freeway signage available on Hwy 50 with 130,000+ cars per day.
- 200 Amp, 110/208V, 3-Phase Power per suite
- Zoned OIMU



FEATURES

Attractive, remodeled facility with excellent visibility from Hwy 50. Easy accessibility with Bradshaw Road exit off HWY 50 a mile from property. Showroom suite available with open ceilings, HVAC, and three roll-up doors.

Property falls within an Opportunity Zone thus allowing eligible uses preferential tax treatment.

PURCHASE PRICE

24,133 SF - \$3,813,014.00 (\$158.00 PSF)

LEASE RATES

	Office	Warehouse	Total	Rent
Suite I-J	7,415 SF	2,162SF	9,577 SF	\$8,045.00 (\$0.84 NNN)
Yard	3,135 SF			\$ 564.00 (\$0.18 NNN)

NNN costs are approximately \$0.19 PSF.

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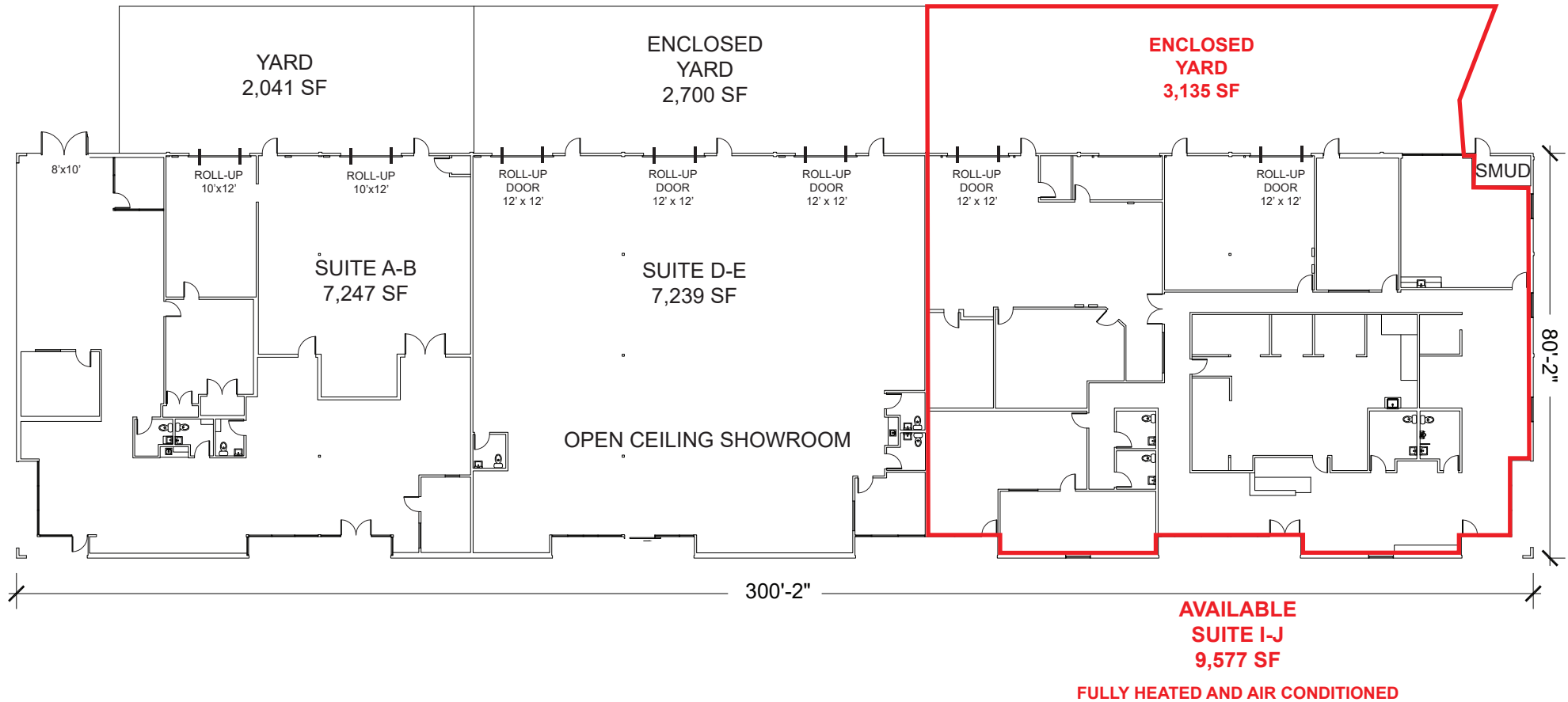
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

**FOR SALE
OR LEASE**

3127 FITE CIRCLE
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FLOORPLAN



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