OFFICE/TECH

11481 SUNRISE GOLD CIRCLE
RANCHO CORDOVA, CA

2,942 SF WAREHOUSE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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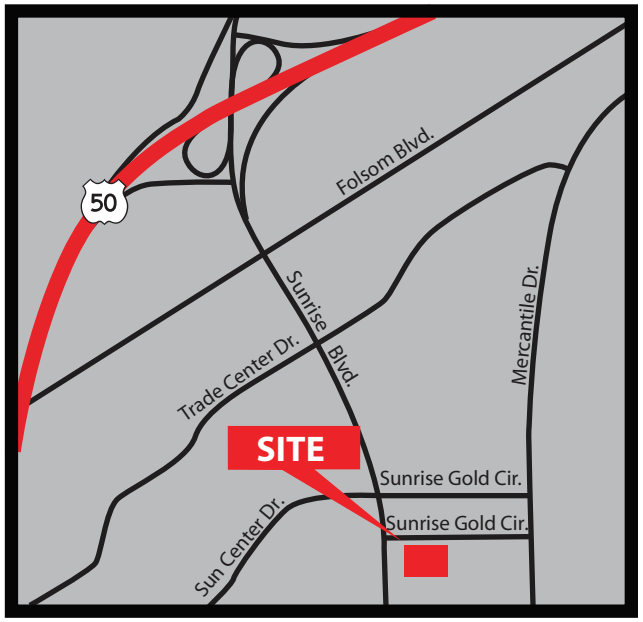
ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
www.ethanconradprop.com

FEATURES:

- Suite F: 2,942 SF Warehouse
- Zoned M-1, light industrial
- 600 Amps, 120/240V, 3 phase Power
- Conditioned warehouse areas
- 19’ clear height, skylights and insulated ceiling
- Large monument sign on Sunrise Gold Cir



PROPERTY DETAILS:

- Situated conveniently 1 mile from Highway 50 off Sunrise Blvd
- Recently remodeled with one available suite in the building
- Last available suite is nearest to Sunrise Gold Cir with good visibility
- Close proximity to retail services and restaurants

LEASE RATE:

Suite:	SF	Monthly Rent:
F	2,942 ($0.70 PSF)	$2,059.00, NNN

NNN costs are approximately $0.15 PSF

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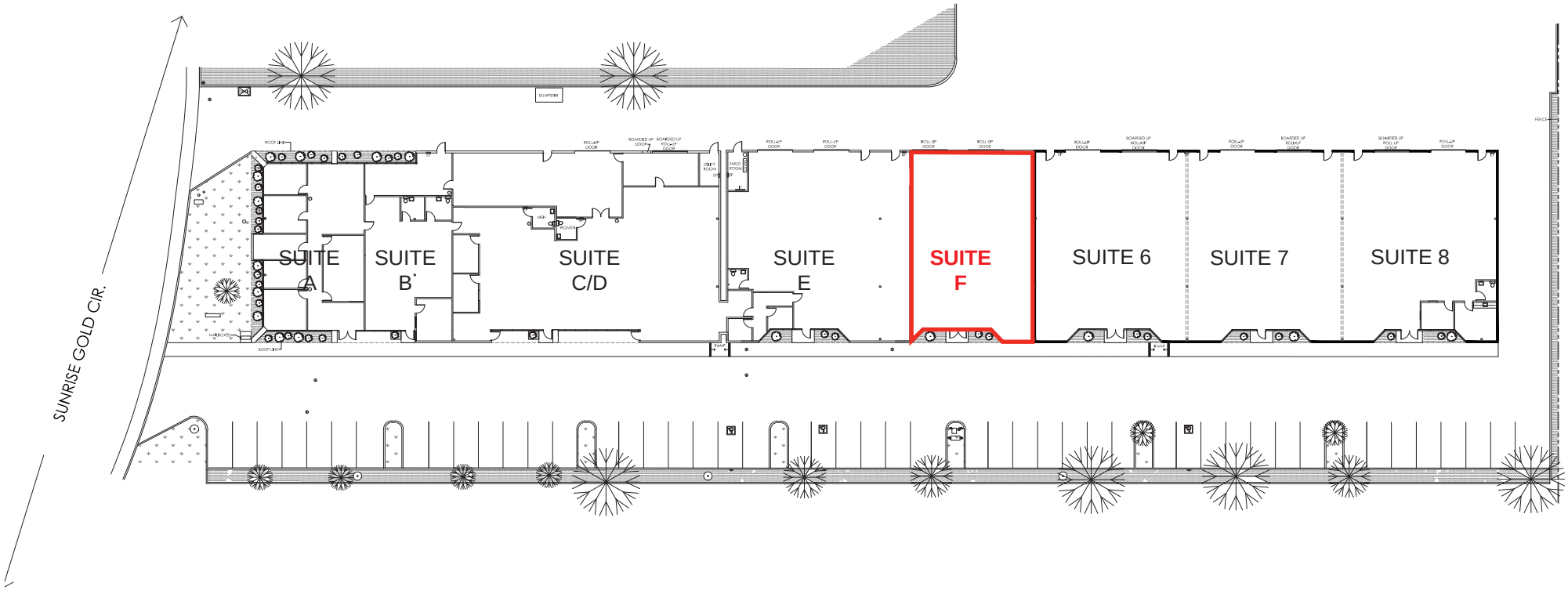
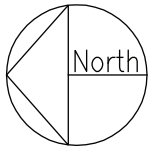
SITE PLAN





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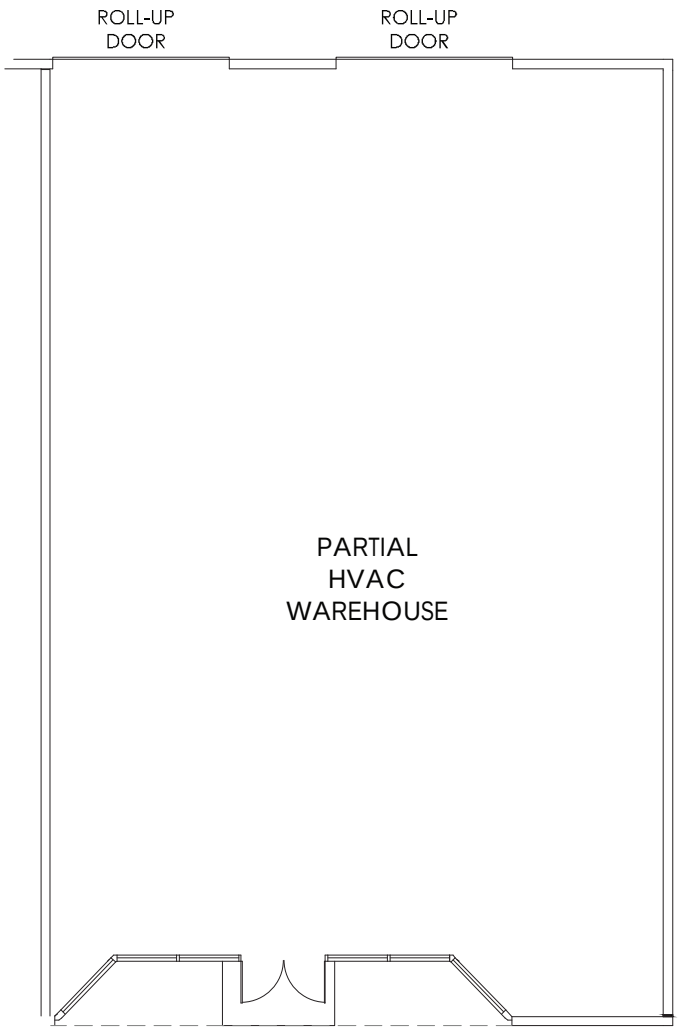
FLOOR PLAN



AVAILABLE
SUITE F
2,942 RSF

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