

3301-3333 SUNRISE BLVD
RANCHO CORDOVA, CA

FOR LEASE
1,507 SF - 6,304 SF OFFICE/WAREHOUSE
SUITES AVAILABLE
PAVED, SECURE YARD AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- High visibility with steady traffic flow on Sunrise Blvd
- Building signage available
- Paved, secure yard available
- 2.0/1,000 SF parking ratio
- Zoned M-1
- 200 amps, 3-phase
- 16' clear height
- 10'x12' roll-up doors



PROPERTY DETAILS:

- Excellent retail visibility on well-traveled Sunrise Blvd
- Completely remodeled with attractive exterior appearance
- Turn-key suites good for office/warehouse/showroom uses
- Close proximity to retail services and restaurants



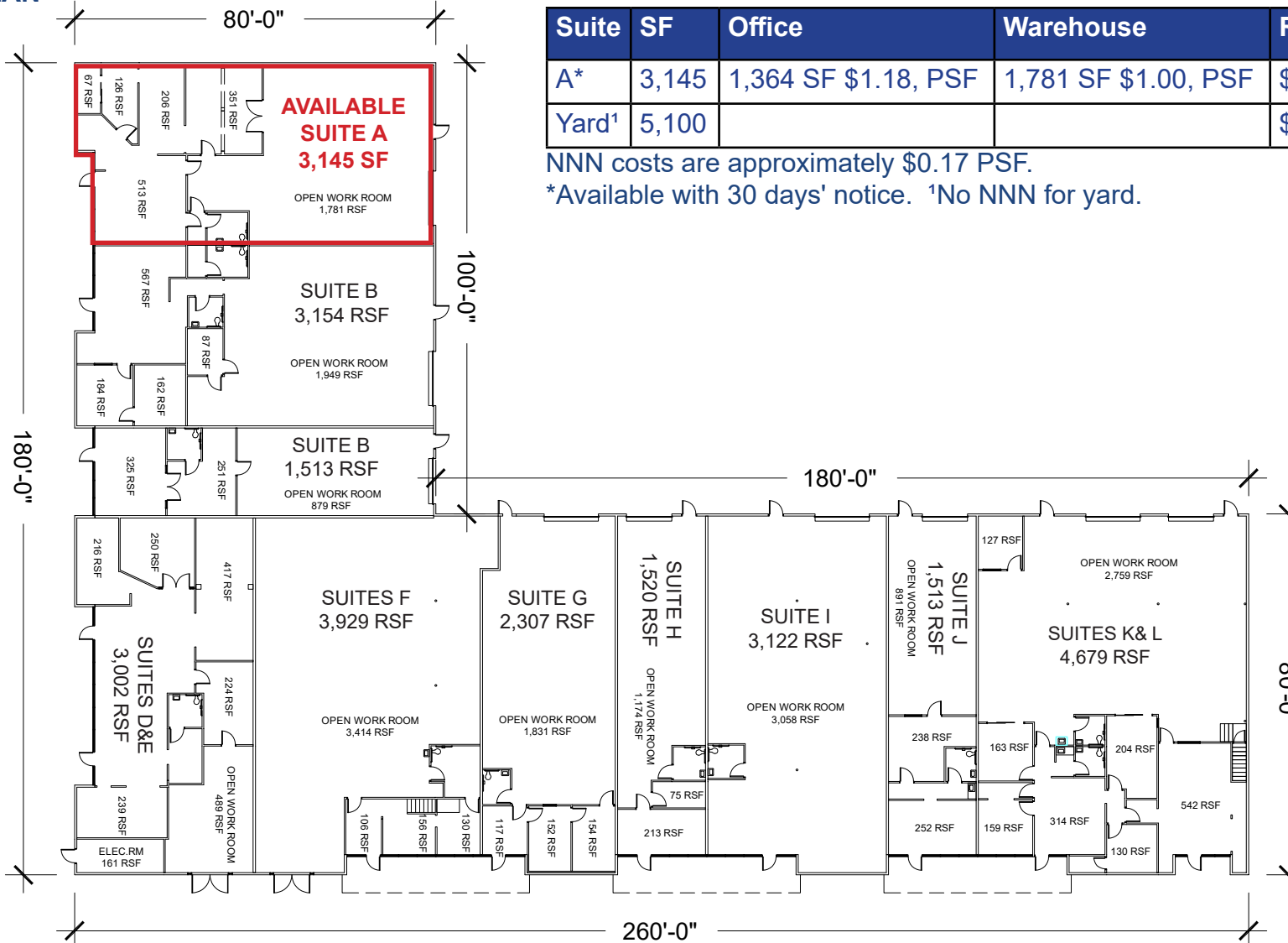
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

3301 SUNRISE BLVD
FLOOR PLAN

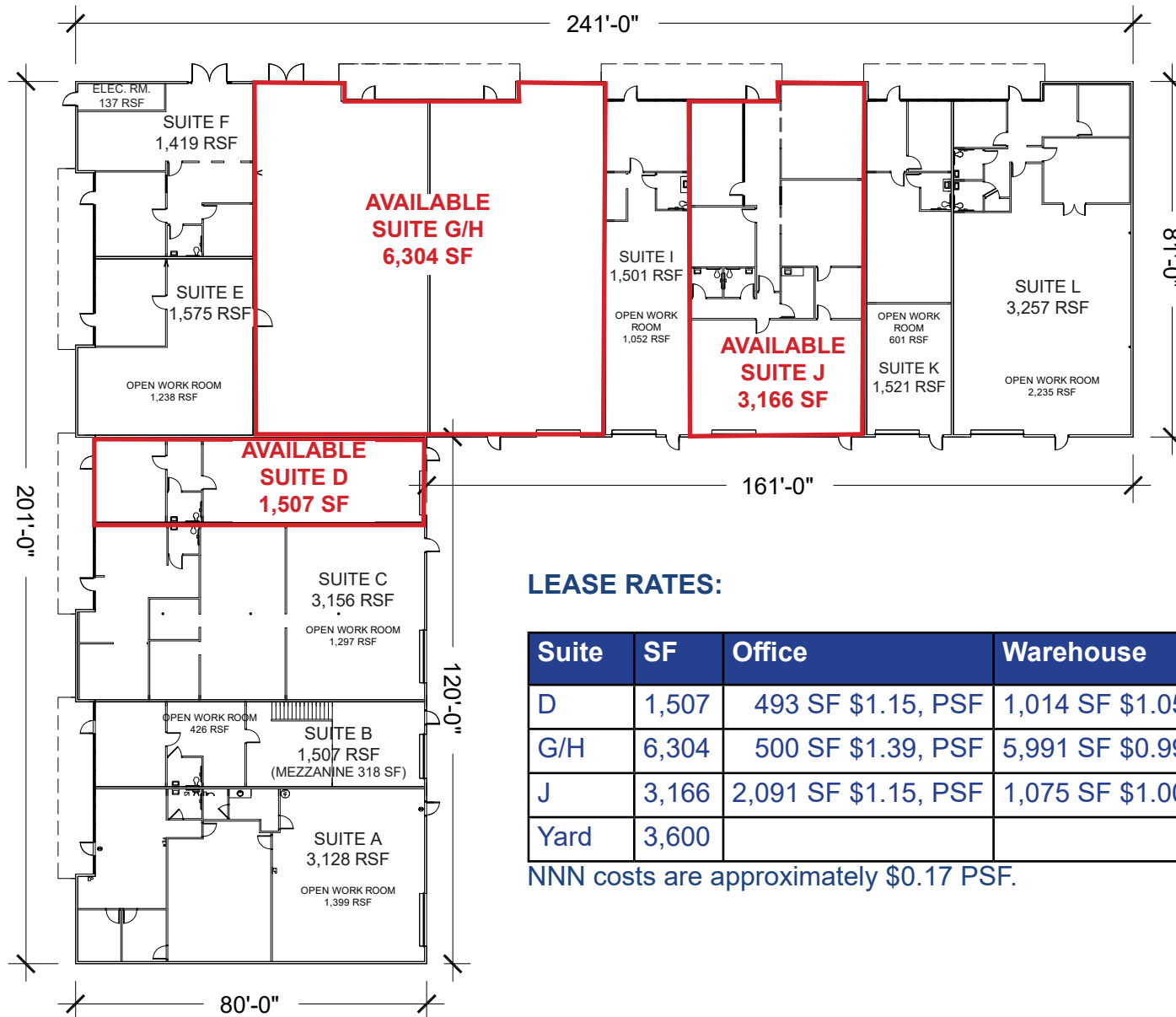


LEASE RATES:

Suite	SF	Office	Warehouse	Rent
A*	3,145	1,364 SF \$1.18, PSF	1,781 SF \$1.00, PSF	\$3,391.00 \$1.08 PSF
Yard ¹	5,100			\$1,377.00 \$0.27 PSF

NNN costs are approximately \$0.17 PSF.

*Available with 30 days' notice. ¹No NNN for yard.



3333 SUNRISE BLVD
FLOOR PLAN

LEASE RATES:

Suite	SF	Office	Warehouse	Rent
D	1,507	493 SF \$1.15, PSF	1,014 SF \$1.05, PSF	\$1,632.00 \$1.08 PSF
G/H	6,304	500 SF \$1.39, PSF	5,991 SF \$0.99, PSF	\$6,626.00 \$1.02 PSF
J	3,166	2,091 SF \$1.15, PSF	1,075 SF \$1.00, PSF	\$3,480.00 \$1.10 PSF
Yard	3,600			\$1,008.00 \$0.28 PSF

NNN costs are approximately \$0.17 PSF.

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SITE PLAN



***Available with 30 days' notice.**

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