

# For lease

±6,000 SF free-standing  
warehouse on ±1.21 acres

Lease rate: \$15,000 per month + NNN

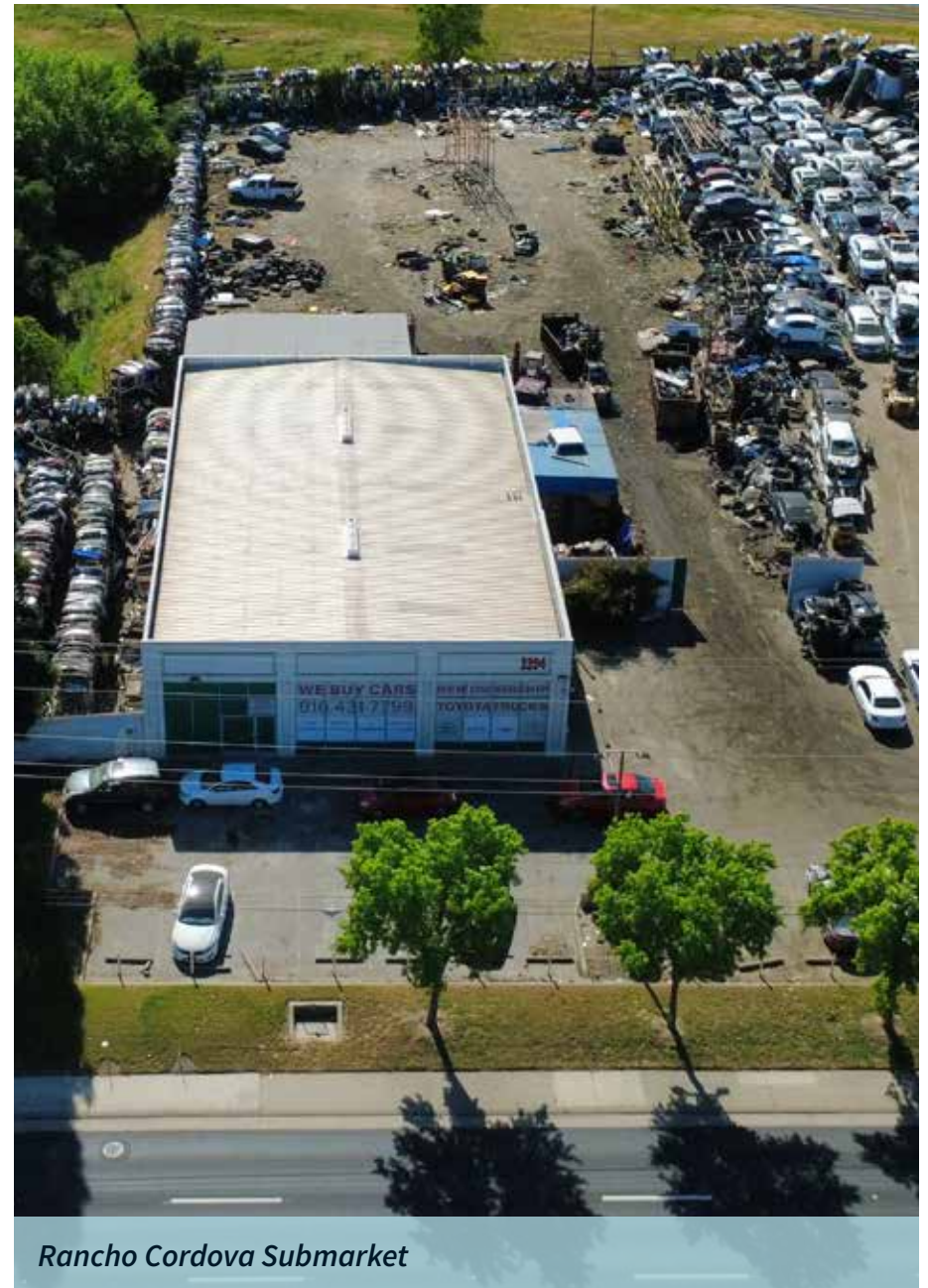
3394 Sunrise Blvd | Rancho Cordova, CA 95742

## JLL Sacramento Industrial Team

**RJ Jimenez**  
Senior Associate  
RE Lic. 02248675

**Dominic Smith**  
Vice President  
RE Lic. 02106714

**Mike Luca, SIOR**  
Senior Managing Director  
RE Lic. 01447904



*Rancho Cordova Submarket*

## Property features

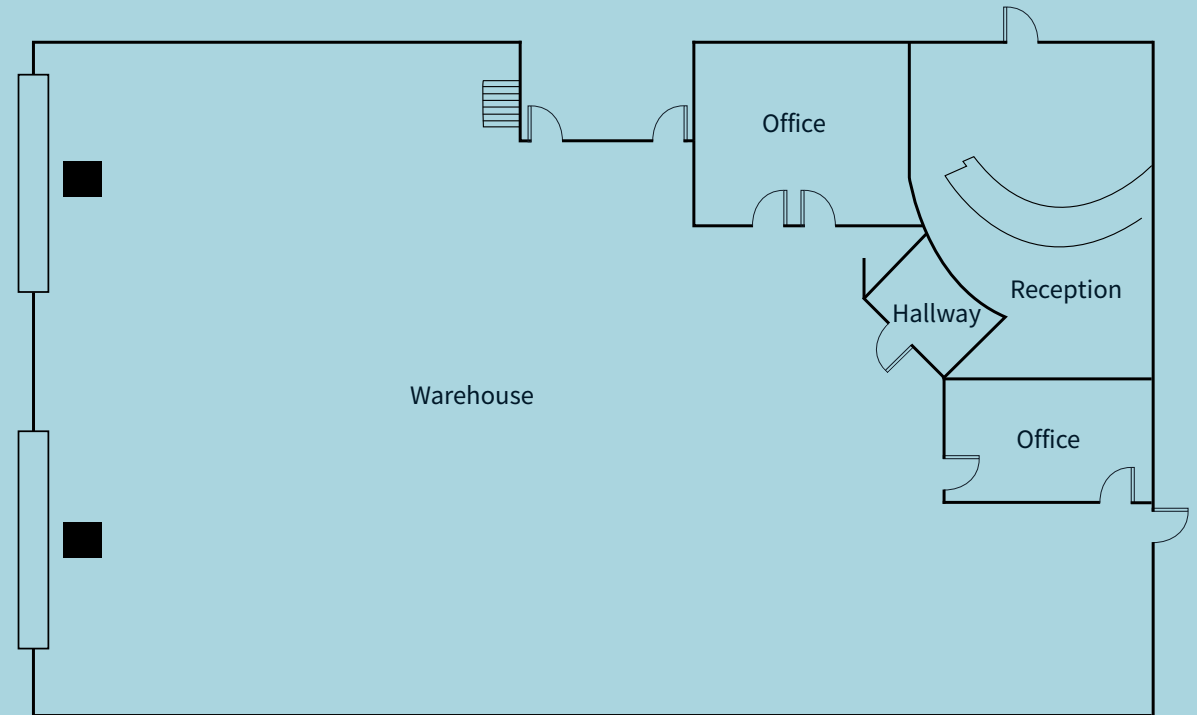
- Building SF: ±6,000
- Total acres: ±1.21 acres
- Fenced and paved concrete yard: ±34,000 SF
- APN: 072-0580-023-0000
- Grade-level Doors: 2
- Office area with reception and two private offices

### Zoning highlights

- Zoned M-2:  
Heavy Industrial per City of Rancho Cordova. The property is in the South Sunrise Auto Dismantlers (SSAD) zoning overlay. This allows auto dismantling and wrecking yards to operate under specific standards.

*(Please confirm all intended uses with the Rancho Cordova Planning Department at (916) 851-8700; owner or broker make no warranty about permitted uses.)*

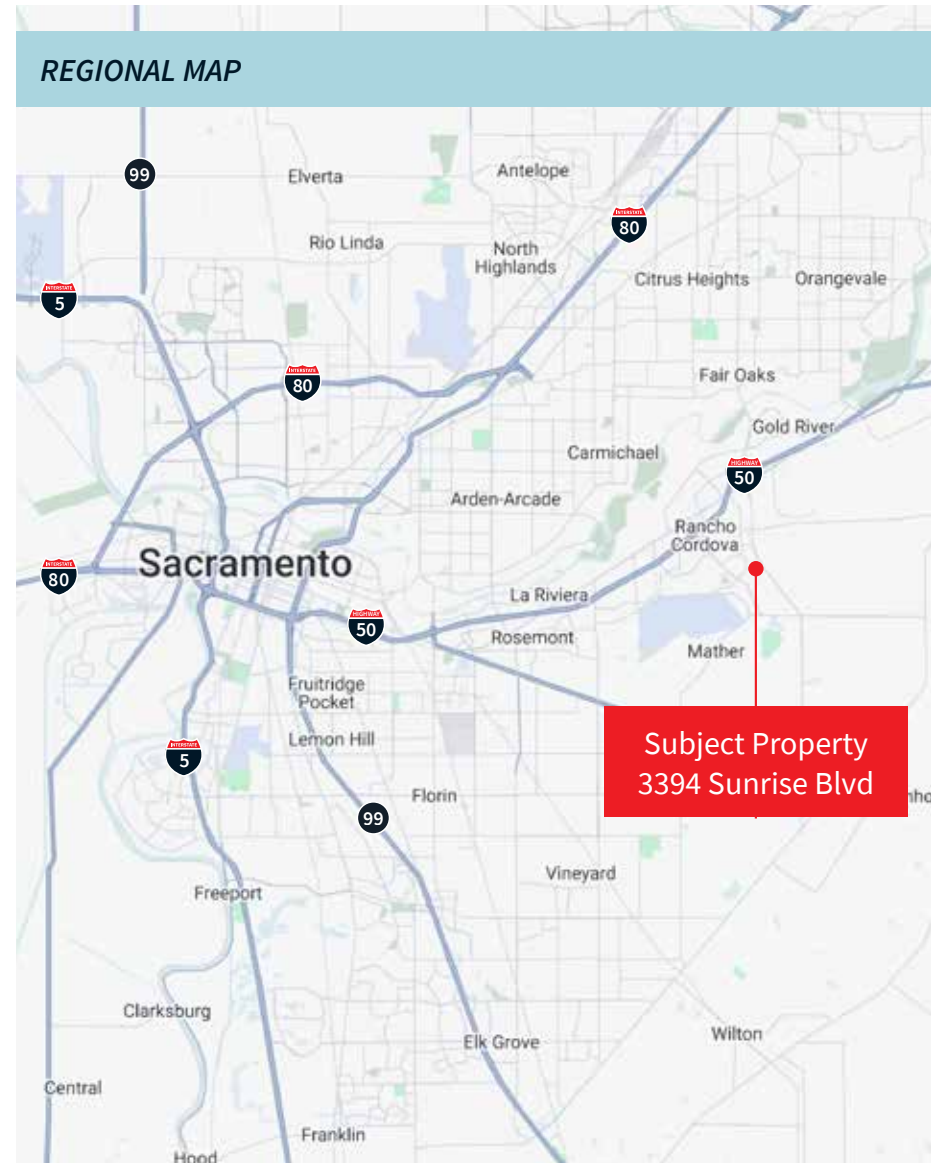
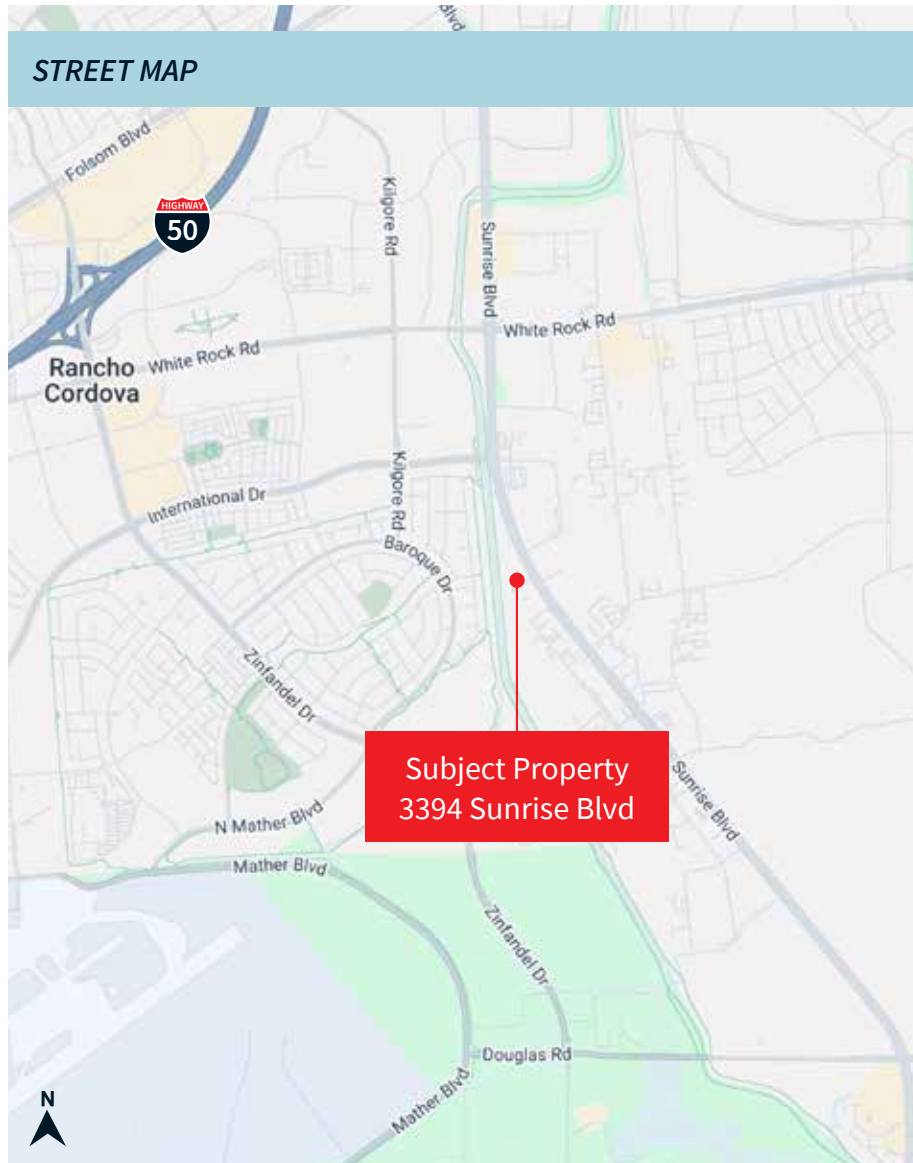
## Floor Plan



■ = Grade-level Door

N  
Floor plan not to scale

# Location Maps



MAP NOT TO SCALE

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warehouse on ±1.21 acres**

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## **JLL Sacramento Industrial Team**

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