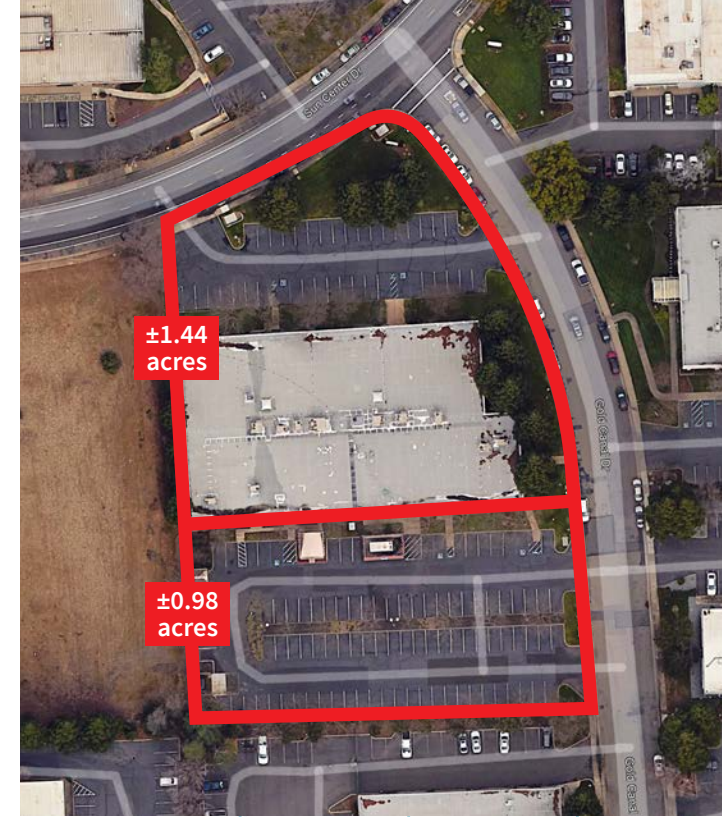




For lease or sale

±30,096 SF free-standing flex/light industrial building on ±2.42 acres, including ±1 acre of parking in the rear

Lease Rate: \$1.10 PSF + NNN

Sale Price: \$4,062,960 (\$135.00 PSF)

11130 Sun Center Drive | Rancho Cordova, CA 95670

Property information

The building is situated in a strategic location in the heart of Rancho Cordova's home improvement district, just one mile south of Highway 50 at the Sunrise Boulevard exit, surrounded by prominent neighboring occupiers such as Home Depot, Lowe's, and other retail and service providers, enhancing its appeal for businesses seeking high visibility and accessibility.

Rancho Cordova is a robust business hub known for economic growth, proximity to major transportation corridors, and access to the Sunrise Light Rail Transit Stop, which is just a 3-minute drive or 20-minute walk from the property.

Rancho Cordova offers numerous corporate housing options, with over 200 furnished rentals listed, providing convenience for business travelers and temporary residents needing short-term stays.

Noteworthy recent transactions in the area include two significant sales within the past year: a Class B industrial building, ±9500 SF, which sold for \$2 million (equating to \$211 PSF), and two Class B industrial buildings that sold together, measuring a combined ±8,800 SF, which commanded \$2.1 million (representing \$238 PSF).

Industrial tenants in the area who occupy buildings with similar zoning include: FedEx, D7 Roofing, City Wide Property Services, Northwest Exteriors, and Solace Enterprises.

- Total Building SF:
 - ±30,096 SF building
- APN:
 - 072-0470-012-0000
- Lot Size:
 - ±2.42 acres
- Grade-level loading three (3) total
 - one (1), ±9' x 9' roll-up door
 - two (2), ±9' x 14' roll-up door
- Zoning: OIMU
 - Office/Industrial Mixed Use (City of Rancho Cordova)
 - See also page 3 for permitted uses
- Coverage:
 - 29%
- Auto stalls:
 - 140 (4.65/1,000 SF)
- Clear height for 9' x 9' roll-up door:
 - from slab to glue lam: ±11' 4'
 - from slab to roof deck: ±13' 8'
- Clear height for center of roof
 - from slab to glue lam: ±13' 7'
 - from slab to roof deck: ±15' 4'
- Distance between glue lams:
 - ±21' on average
- Electrical service:
 - 800 Amps, 480V, 3-Phase (to be independently verified by tenant prior to entering into a binding agreement)
- Primarily an open floor plan with reception area, conference rooms and private offices around the perimeter
- Skylights (2) in office area
- Fire sprinklers
- Monument sign
- Public transportation:
 - Sunrise Light Rail Transit Stop
 - ±1 mile from property, 3 minute drive, 20 minute walk
- Traffic counts:
 - ±4,195 cars per day
Sun Center Drive - West of Sunrise Blvd
 - ±33,029 cars per day
Sunrise Blvd - Trade Center to White Rock Road

OIMU zoning uses

Retail, Service and Office Uses²²

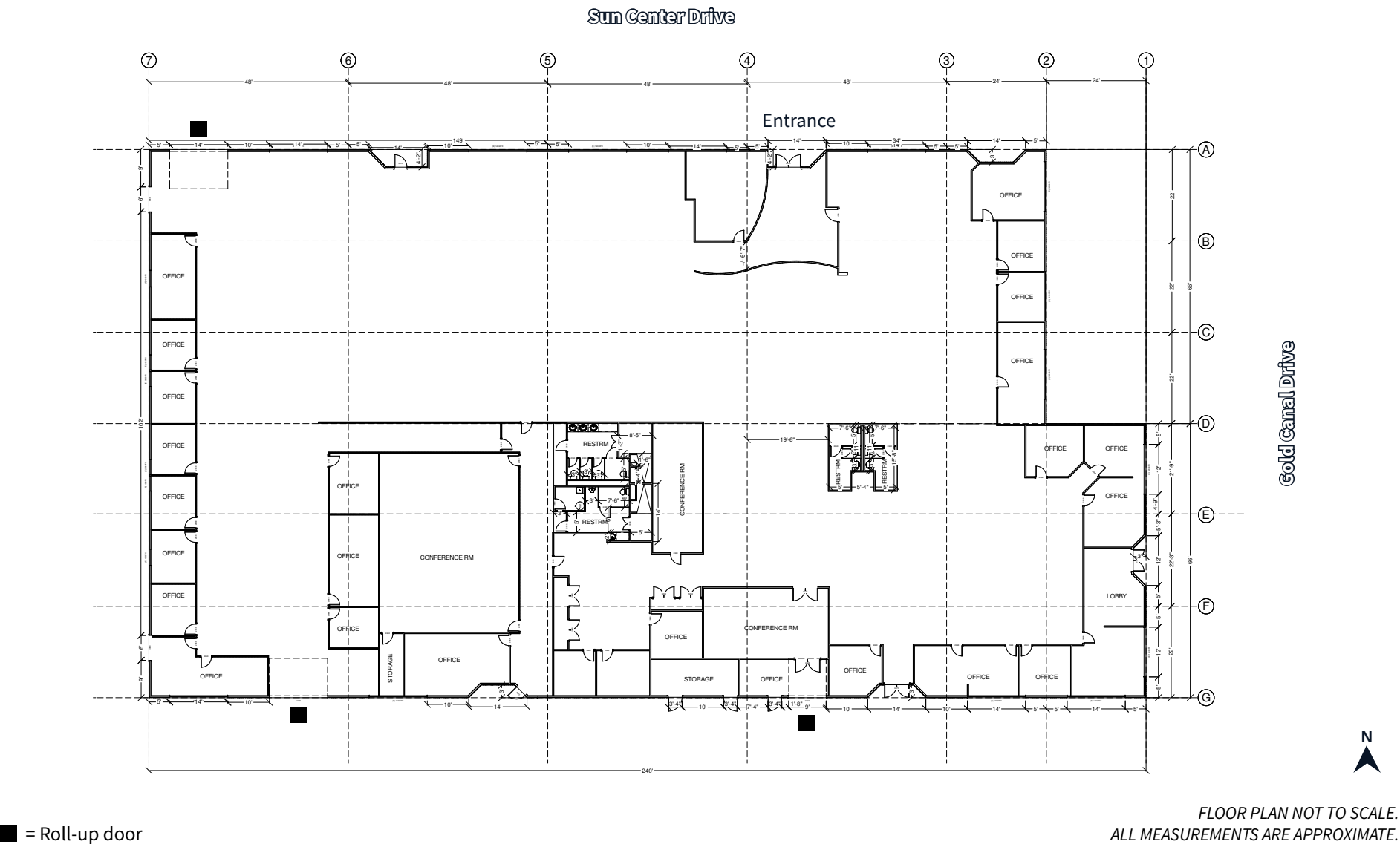
Ambulance Service	P
Art, Antique, Collectible	P2
Artisan Shops	P2
Banks and Financial Services	P2
Brew Pub	P2
Business Support Services	P
Call Centers	P
Equipment Sales & Rental	P
Home Improvement Supplies	P
Maintenance and Repair, Small Equipment	P
Medical Services General	P
Offices, Business and Professional	P
Professional Services	P2
Restaurants	P2
Retail, Accessory	P2
Tasting Room, Off-site ²³	P2

Industrial, Manufacturing, and Processing Uses

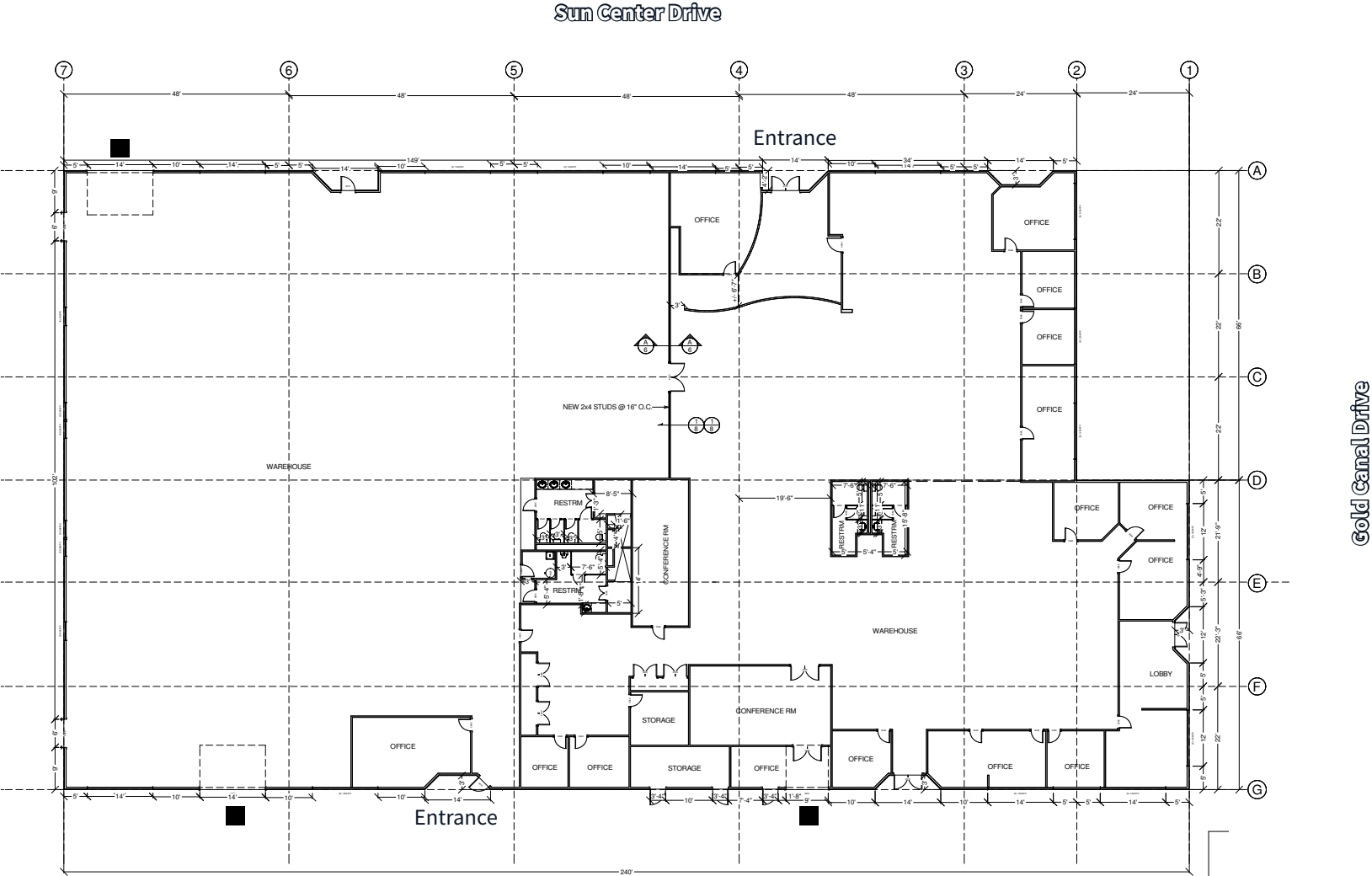
Artisanal and Specialty Manufacture, Display and sales	P
Brewery, Winery, Distillery	P29
Manufacturing, Minor	P
Printing and Publishing	P
Research and Development	P
Storage, Warehouse	P
Storage, Yards	P14
Wholesaling and Distribution	P14

NOTE: The above chart is from the City of Rancho Cordova Zoning Code dated November 7, 2022. This is provided as a courtesy only, and is the tenant's responsibility to confirm any intended use as well as any numerical conditions as well as any numerical condition with the City of Rancho Cordova at (916) 851-8720.

Floor plan (existing)



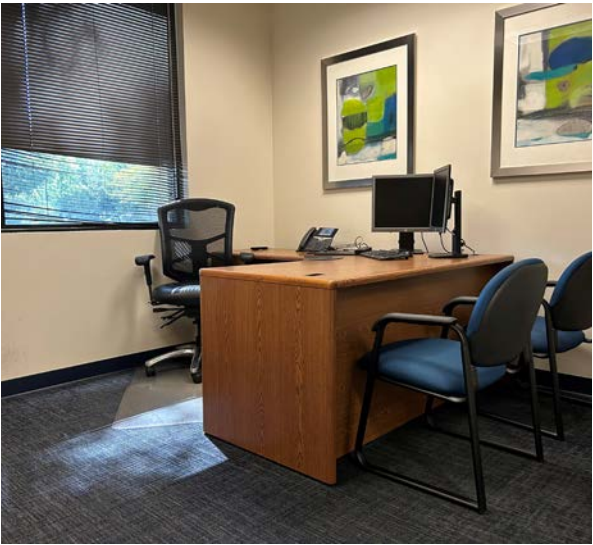
Floor plan (conceptual renovation creating more warehouse)



■ = Roll-up doors

FLOOR PLAN NOT TO SCALE.
ALL MEASUREMENTS ARE APPROXIMATE.

Interior photos



Exterior photos



Back of building and parking area



Additional parking area at back of building



New ±9' x ±14' grade door (north west wall)



New ±9' x ±14' grade door (south west wall)



±9' x ±9' grade door (south wall)

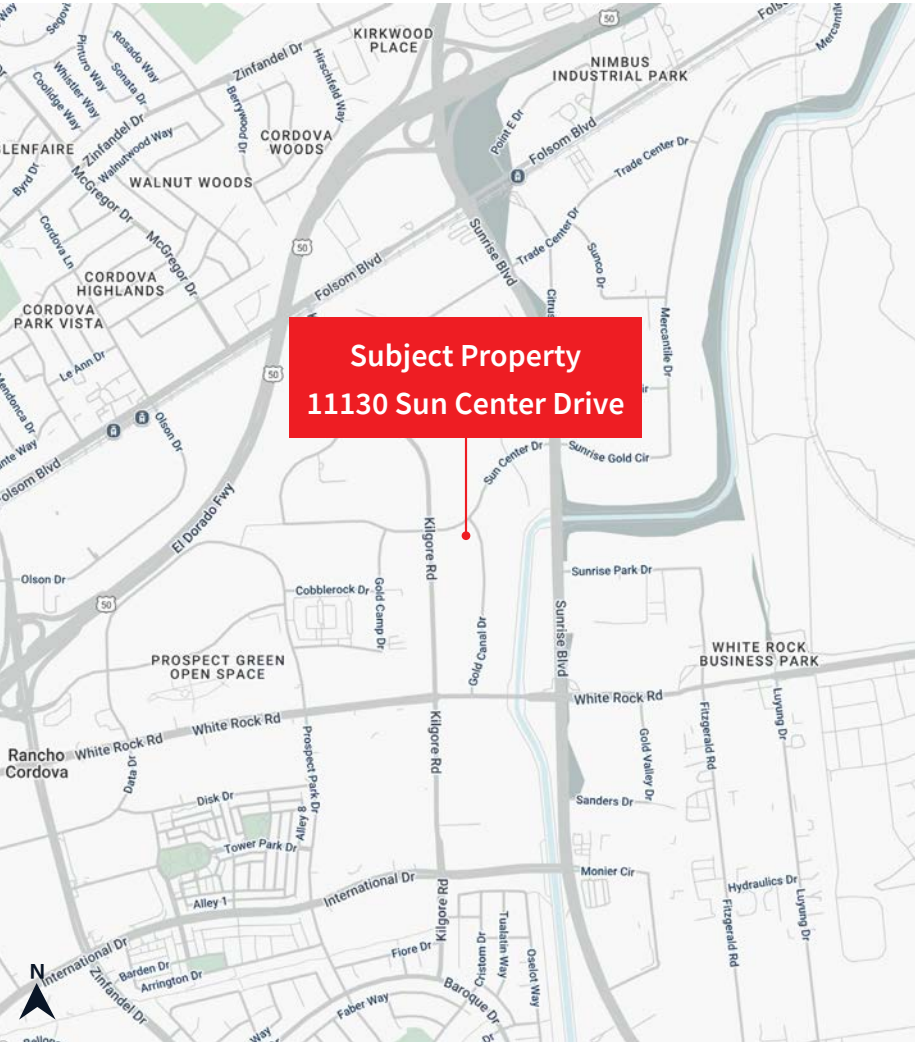
Vicinity neighbors



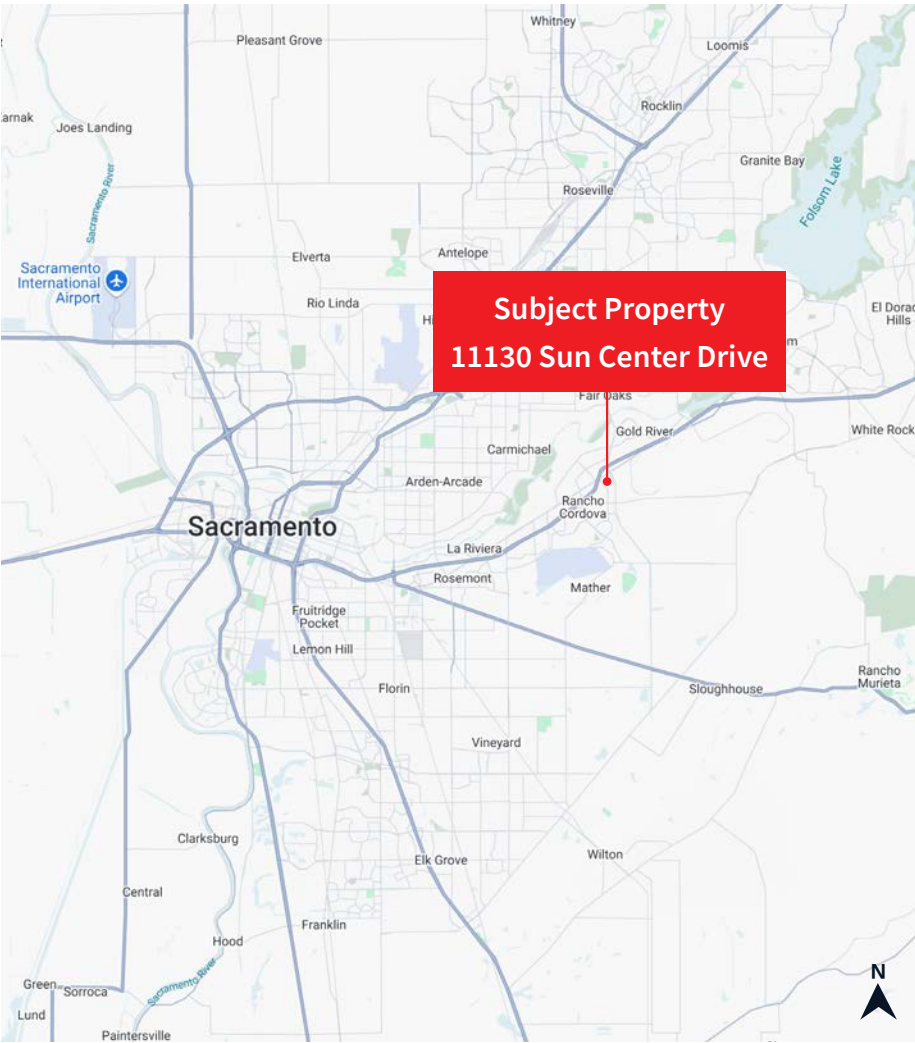
MAP NOT TO SCALE

Location maps

Street Map



Regional Map



MAPS NOT TO SCALE.

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Rancho Cordova, CA 95670

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