

FOR LEASE OR SALE

2711 CITRUS ROAD

*±28,021 SF Flex/Assembly/
R&D Building*

RANCHO CORDOVA, CA



Property Features

Divisible to ±14,000 SF

Existing Offices

Fully Conditioned Space

1,600 amps of 480v Power
(To be independently verified by
Tenant or Buyer)

Two (2) Grade Level Doors

2.05 AC Site

Wired for Fiber Optics

4.4 per 1,000 Parking

High Image Building With
Extensive Glass and Landscaping

Quick Access to Hwy 50

Many Nearby Amenities

M-1 Zoning

Competitive Pricing, Significantly
Below Replacement Cost

PETER WINTERLING

916.730.7350

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LIC N° 00992375

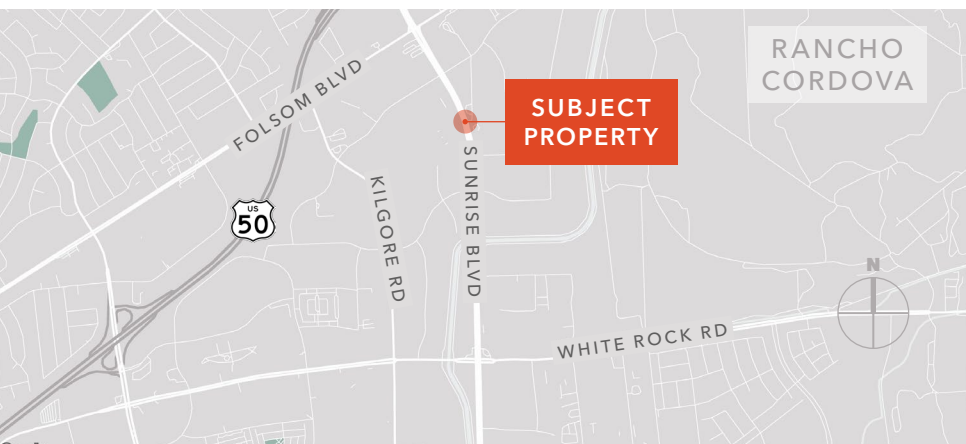
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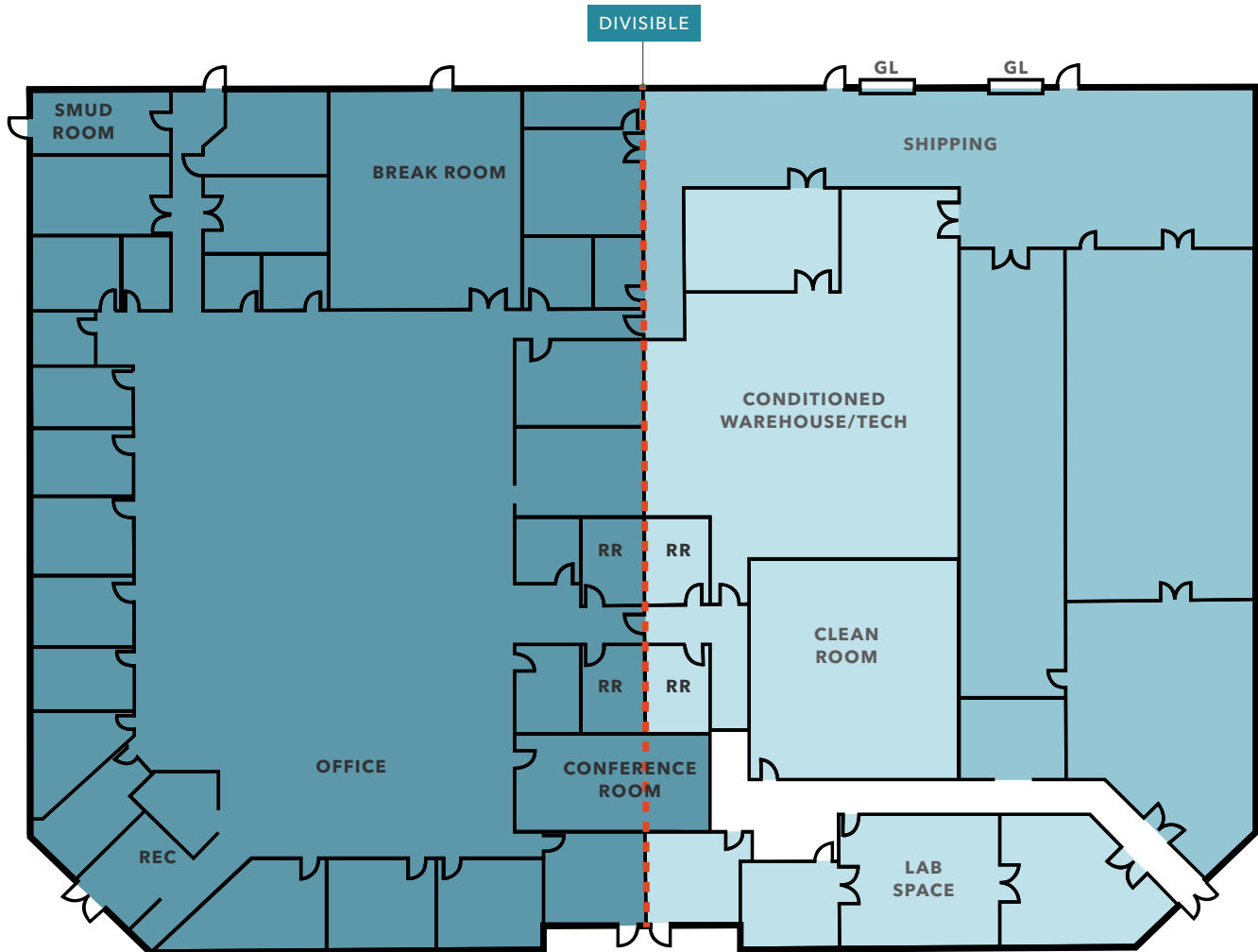
RANCHO
CORDOVA

**SUBJECT
PROPERTY**

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**Kidder
Mathews**

FLOOR PLAN

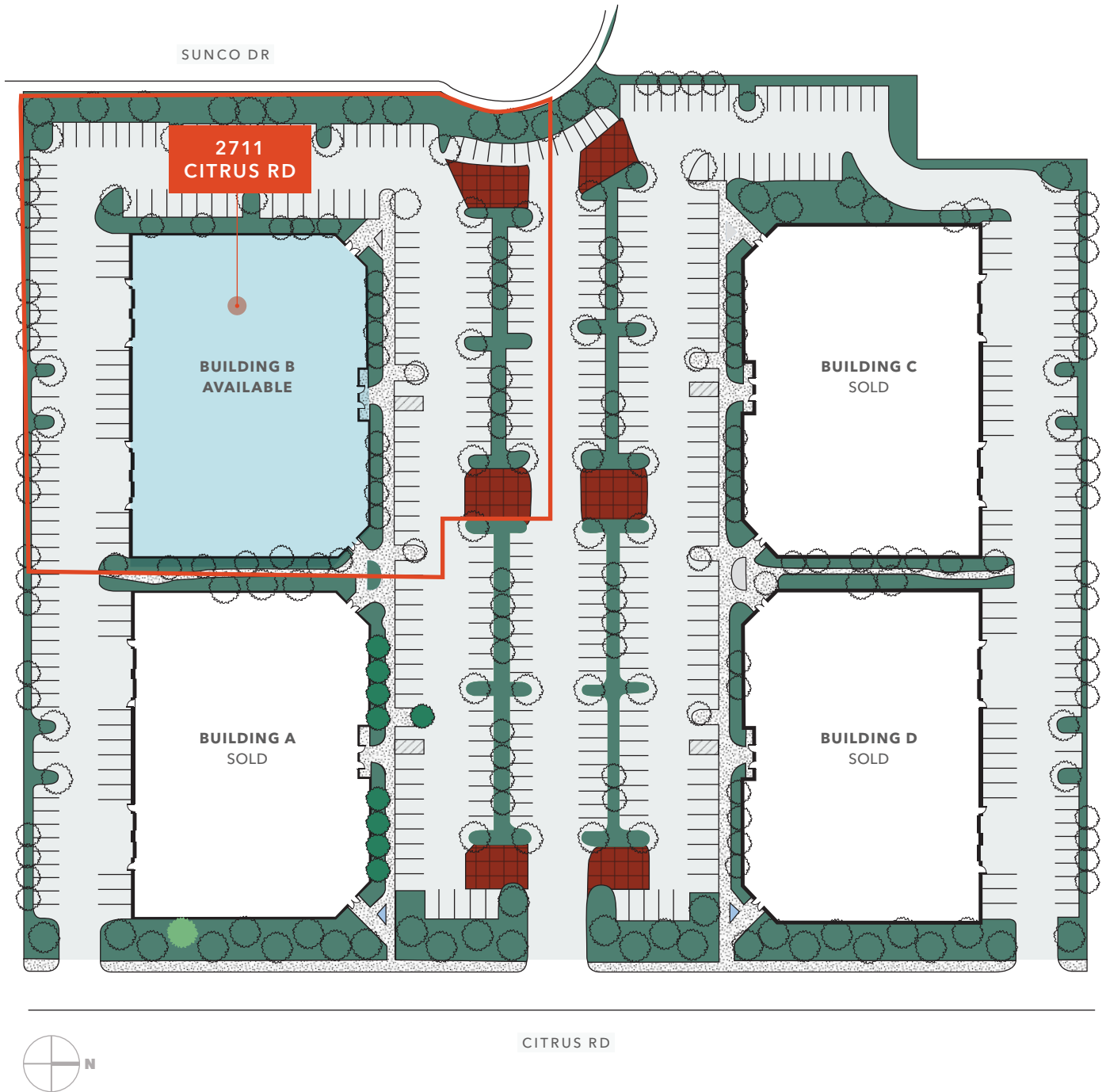


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SITE PLAN



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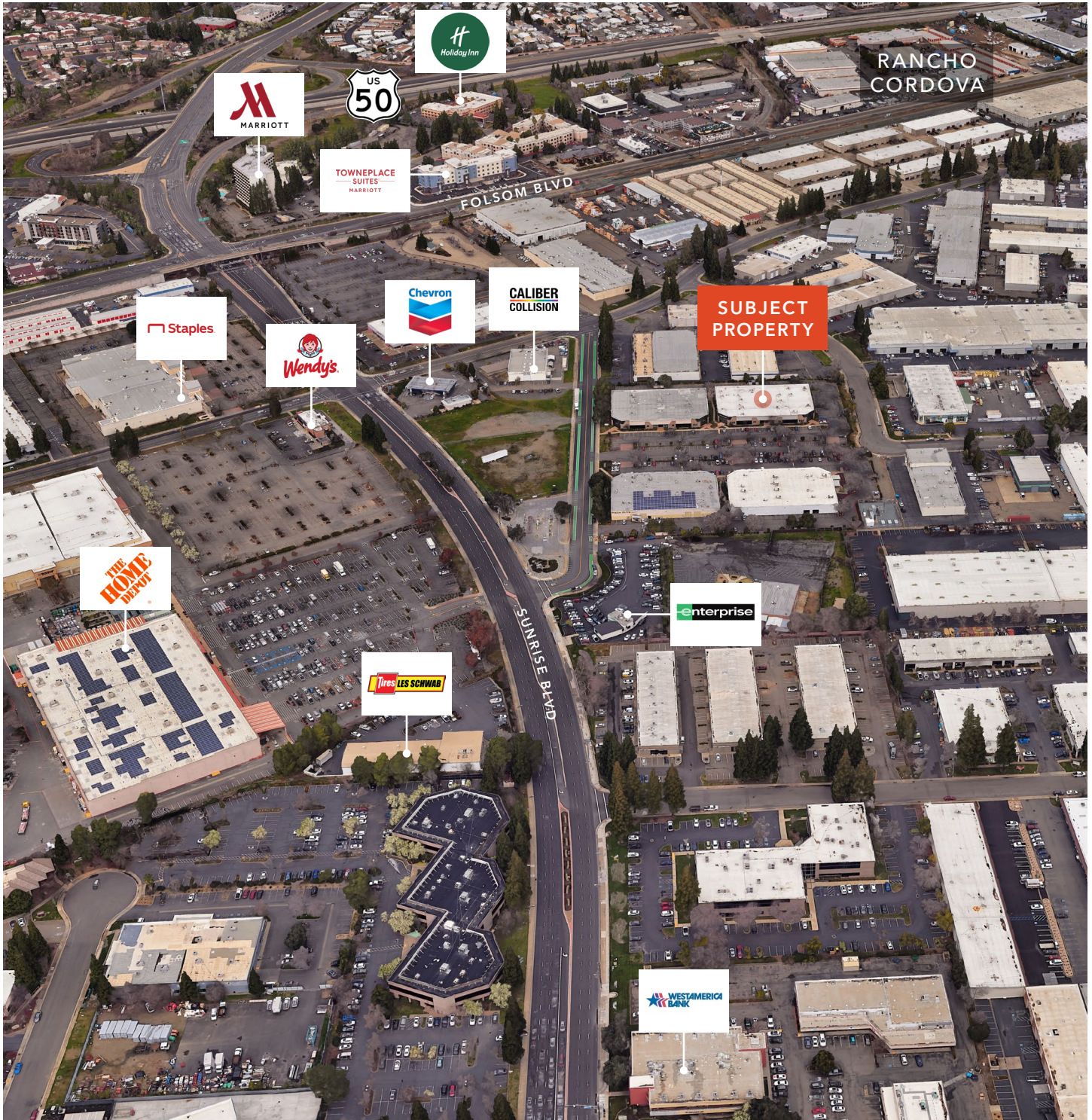


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