

FOR SALE

11370 SUNRISE PARK DRIVE

RANCHO CORDOVA, CA



±56,836 SF Manufacturing/Distribution Facility Situated on ±2.76 AC

±15,142 SF improved office area
(Includes ±4,754 SF second floor office)

±4,925 square foot additional mezzanine storage space

±24' clear height

2,500 amps / 480/277 volt / 3 phase power
(to be independently verified by buyer)

New TPO roof in 2022

Small fenced yard area

Insulated warehouse with gas heaters and swamp cooling

±2.76 AC site allows for extensive parking and/or
yard area

Skylights throughout warehouse

Ideal owner/user opportunity

Three (3) new backflow prevention devices installed in 2026

PETER WINTERLING

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LIC N° 00992375

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This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





PROPERTY FEATURES

M-2 Zoning, Heavy Industrial

2 Grade Level Doors

5 Dock High Doors

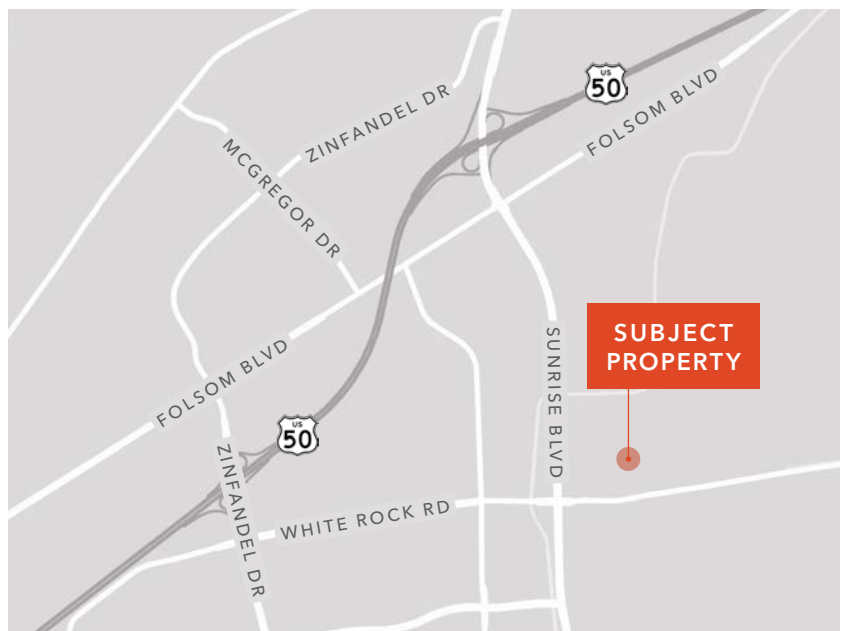
40' x 40' Column Spacing

Excellent Access to Highway 50 via
Sunrise Boulevard and/or Zinfandel Drive

Pride of Ownership Facility

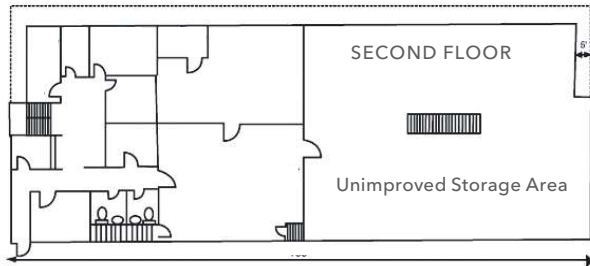
Ample Parking / 92 Spaces

High Bay Metal Halide Lighting



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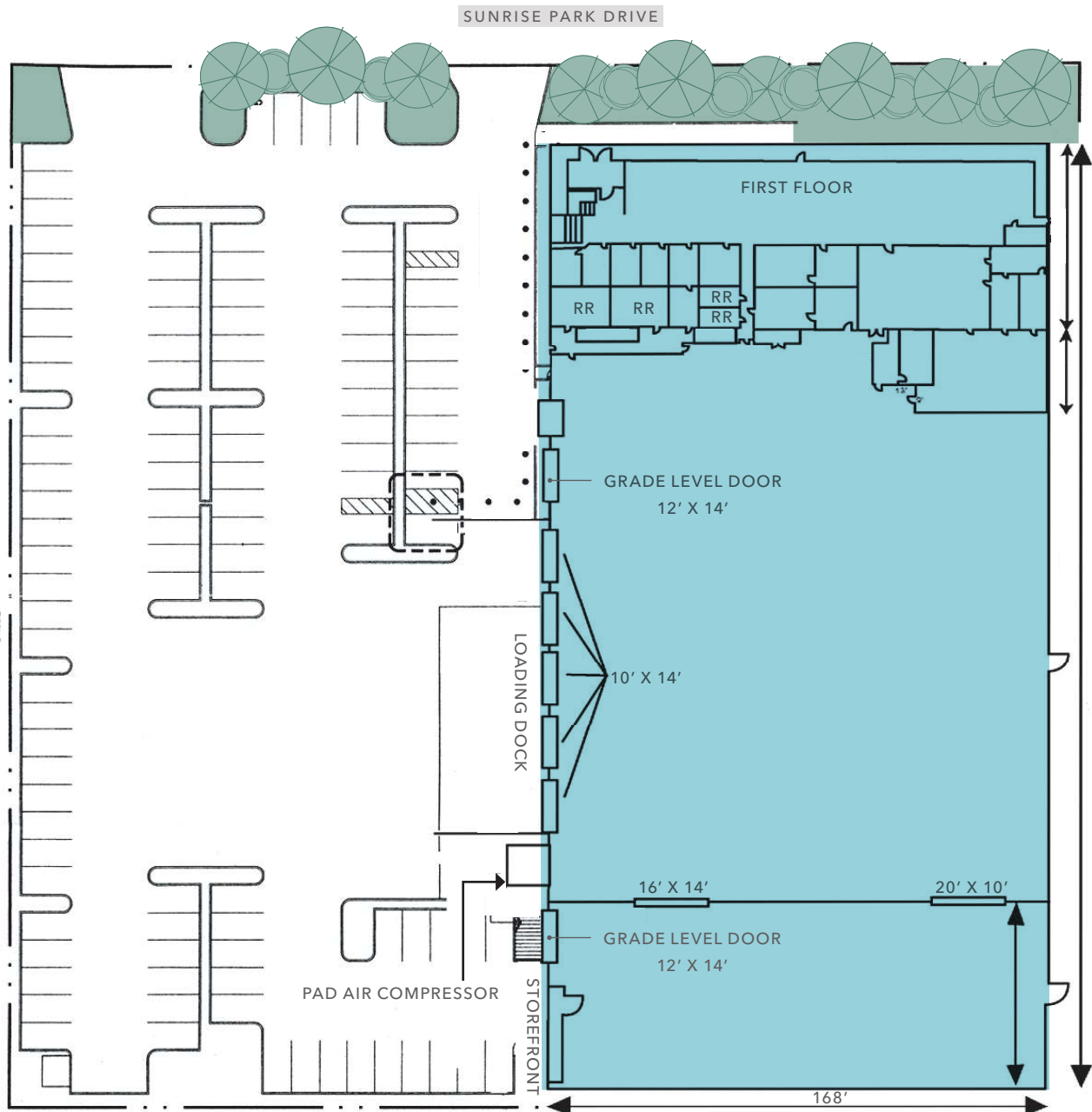


±56,836 SF

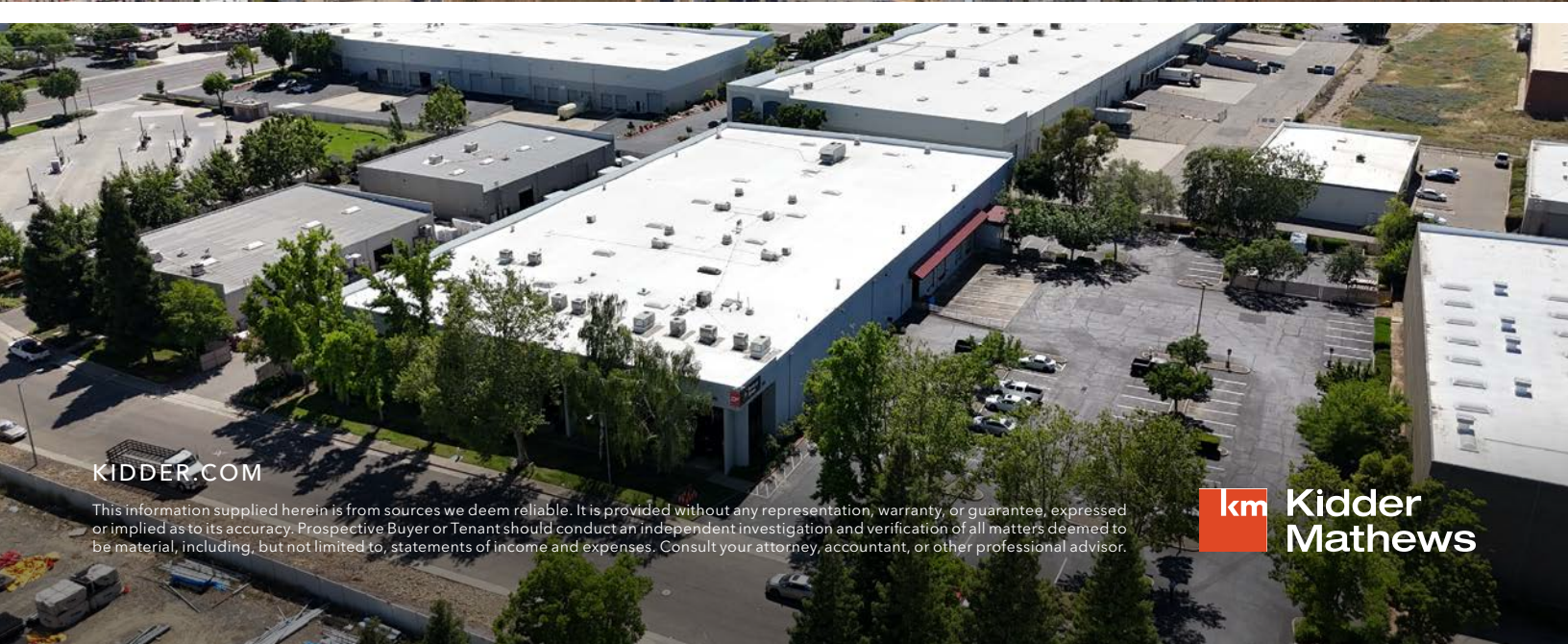
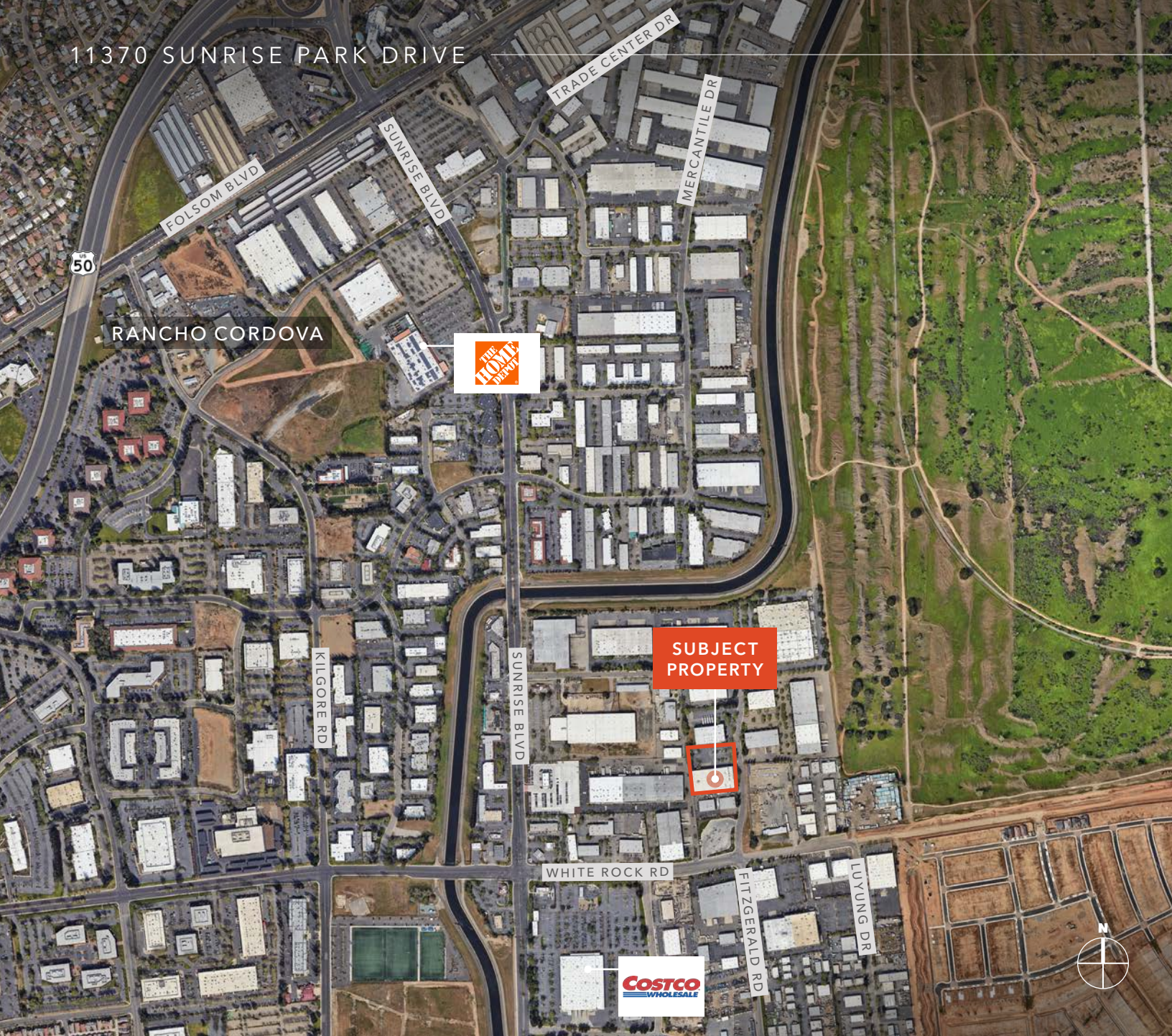
SF AVAILABLE

±2.76 AC

TOTAL AC



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km Kidder Mathews