

FOR LEASE

11415 FOLSOM BLVD.

Rancho Cordova, CA 95742



±13,769 TO ±28,198 SF + POTENTIAL YARD
AVAILABLE (5 UNITS)

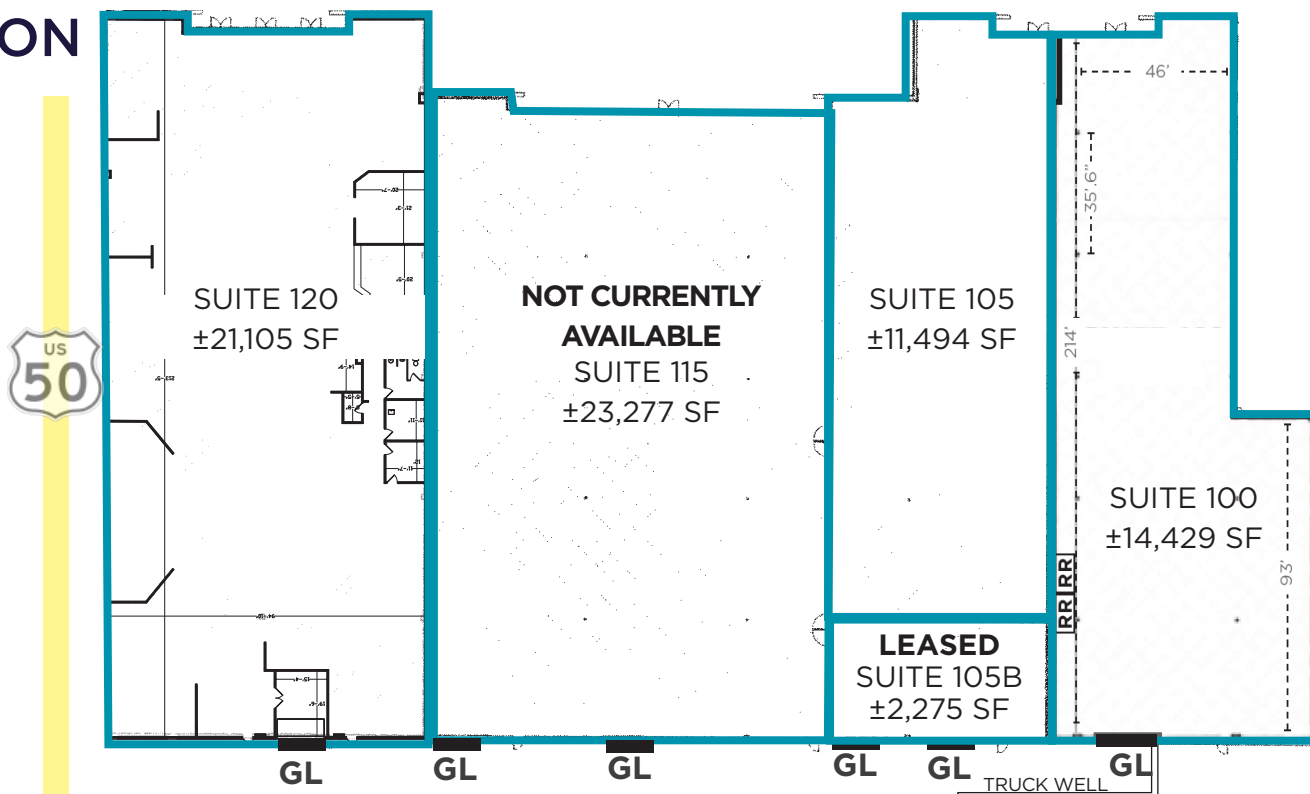
**FLEX / RETAIL /
INDUSTRIAL SPACE**



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PROPERTY INFORMATION

Total Available	±49,303 SF
Zoning	M-1 - Light Industrial
Clear Height	16'-20'
Grade Level Doors	Yes Oversized Doors (12'x14')
Year Built	1982
Construction	Concrete tilt-up
Sprinkler	Yes - .19 GPM/1,500 SF
Column Spacing	36'dx48'w
Parking	Abundant Parking
Building Power	2000 amp 277/480 v
HVAC	Fully Conditioned Warehouse
Yard Space	Additional Yard Space Possible



SUITE	120	115	105	105B	100
SIZE (SF)	±21,105 SF	±23,277 SF	±11,494 SF	±2,275 SF	±14,429 SF
LOADING DOORS	1 GL	2 GL	0 GL	2 GL	1 GL
AVAILABILITY	30-Day Notice	Contact Broker	30-Day Notice	12/1/2025	Immediate

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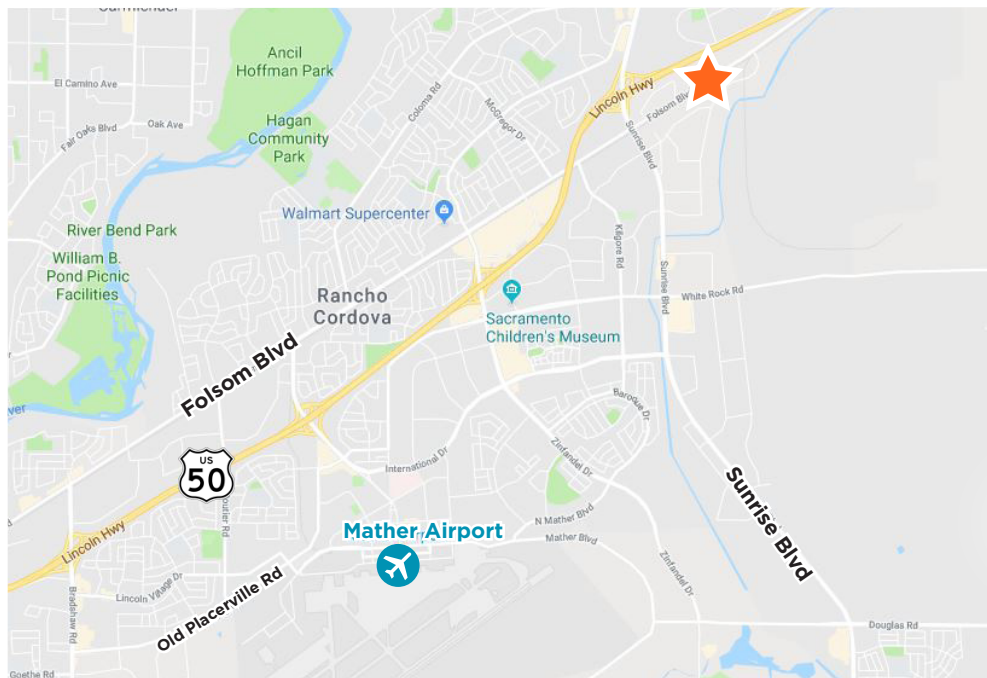
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PROPERTY HIGHLIGHTS

- High visibility center.
- Easy access and great visibility to/from Highway 50.
- Excellent daytime employment population, the property is located in a high growth community.
- Signage facing Highway 50 and Folsom Blvd possible.



NEIGHBORHOOD DEMOGRAPHICS

	 Population	 Median Household Income	 Daytime Population
1 Mile	5,016	\$105,800	16,875
3 Miles	56,072	\$95,588	77,728
5 Miles	198,011	\$67,485	219,943

TRAFFIC COUNT (2025)

COLLECTION STREET	TRAFFIC VOLUME
Folsom Blvd	15,203 ADT
Hwy 50	129,166 ADT

Ideal for variety of uses such as warehouse, flex, retail showroom or sport/fitness facility.

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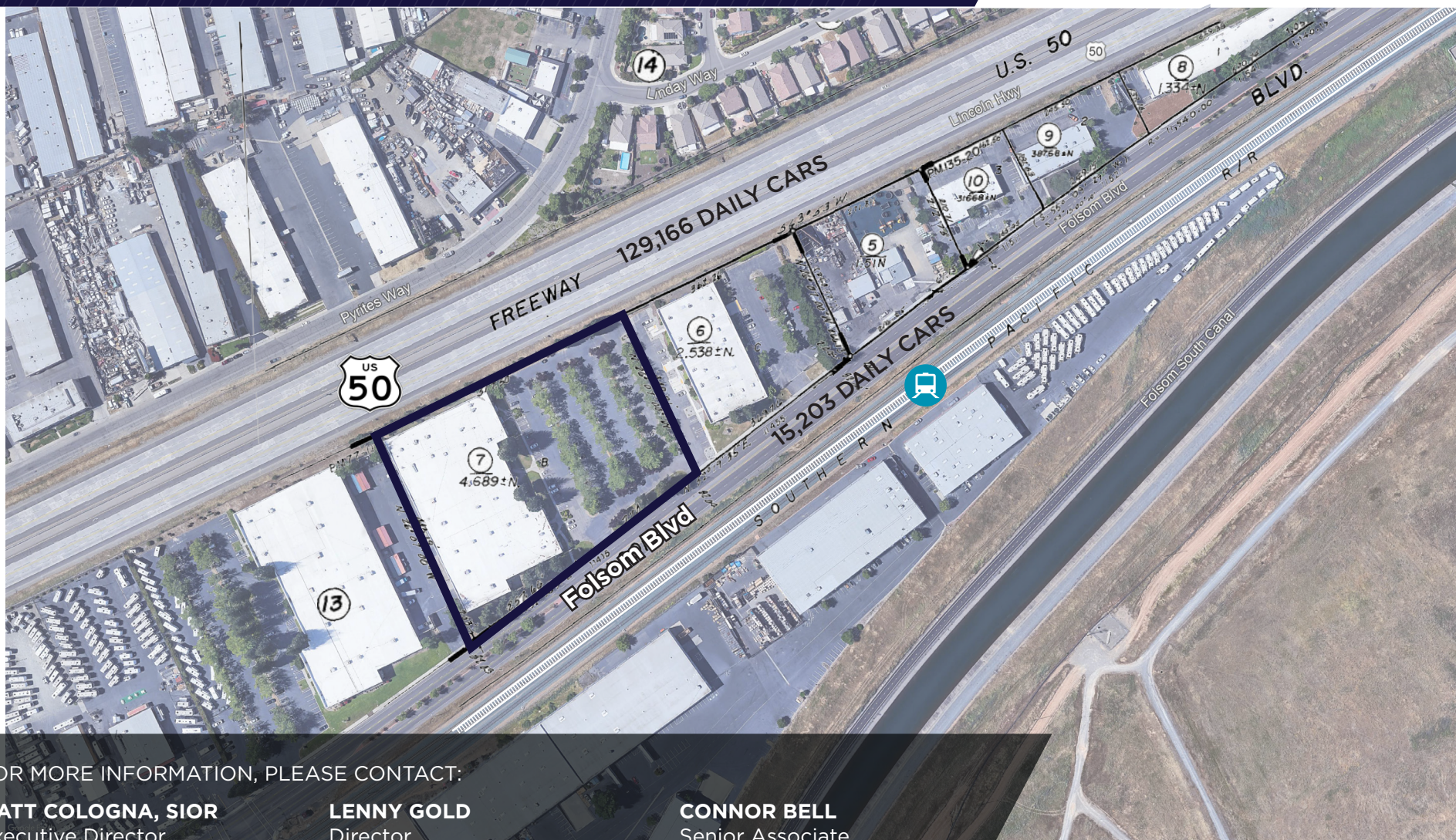


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 **CUSHMAN &
WAKEFIELD**

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