

FOR LEASE

11415 FOLSOM BLVD.

Rancho Cordova, CA 95742



UP TO ±72,580 SF + POTENTIAL YARD
AVAILABLE (4 UNITS)



**FLEX / RETAIL /
INDUSTRIAL SPACE**

11415 FOLSOM BLVD. RANCHO CORDOVA, CA

PROPERTY INFORMATION

Total Available ±72,580 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

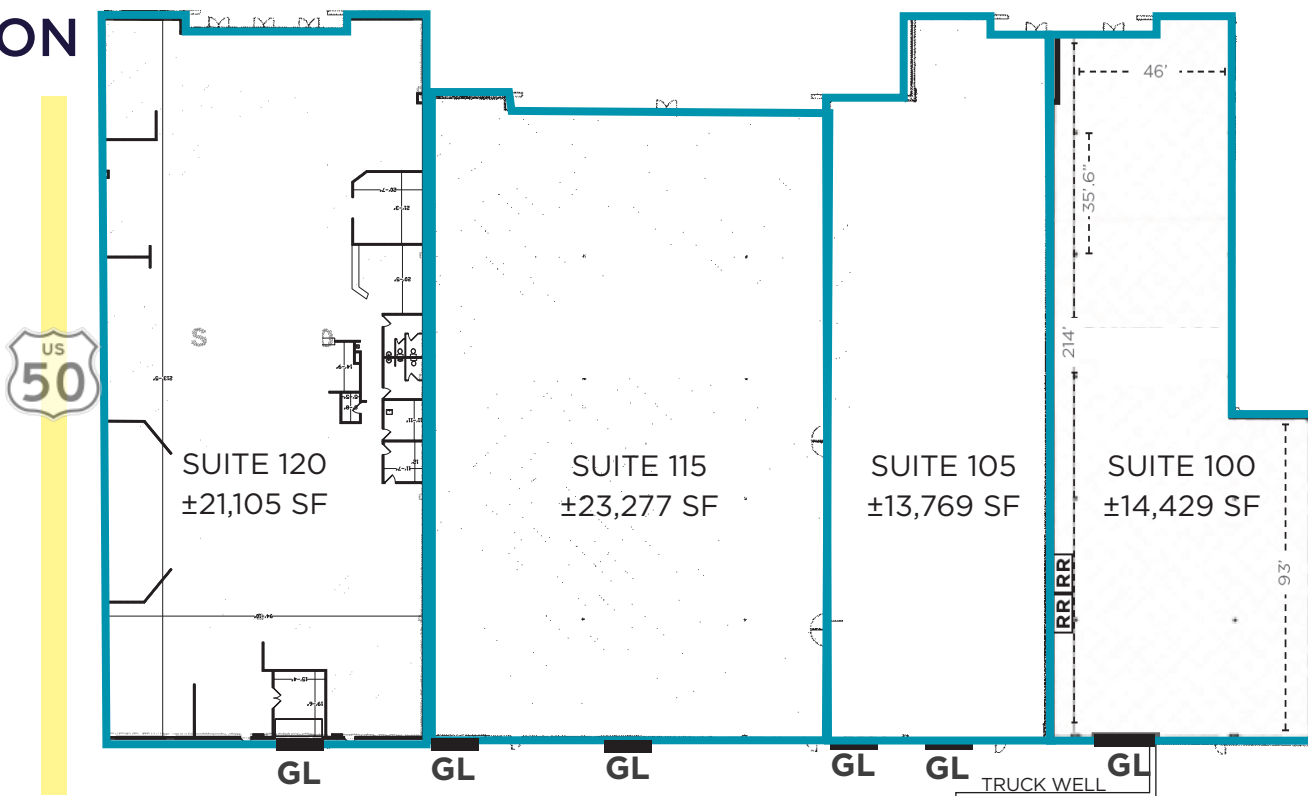
Column Spacing 36'dx48'w

Parking Abundant Parking

Building Power 2000 amp 277/480 v

HVAC Fully Conditioned
Warehouse

Yard Space Additional Yard Space
Possible



SUITE	120	115	105	100
SIZE (SF)	±21,105 SF	±23,277 SF	±13,769 SF	±14,429 SF
LOADING DOORS	1 GL	2 GL	0 GL	1 GL
AVAILABILITY	30-Day Notice	60-Day Notice	30-Day Notice	30-Day Notice

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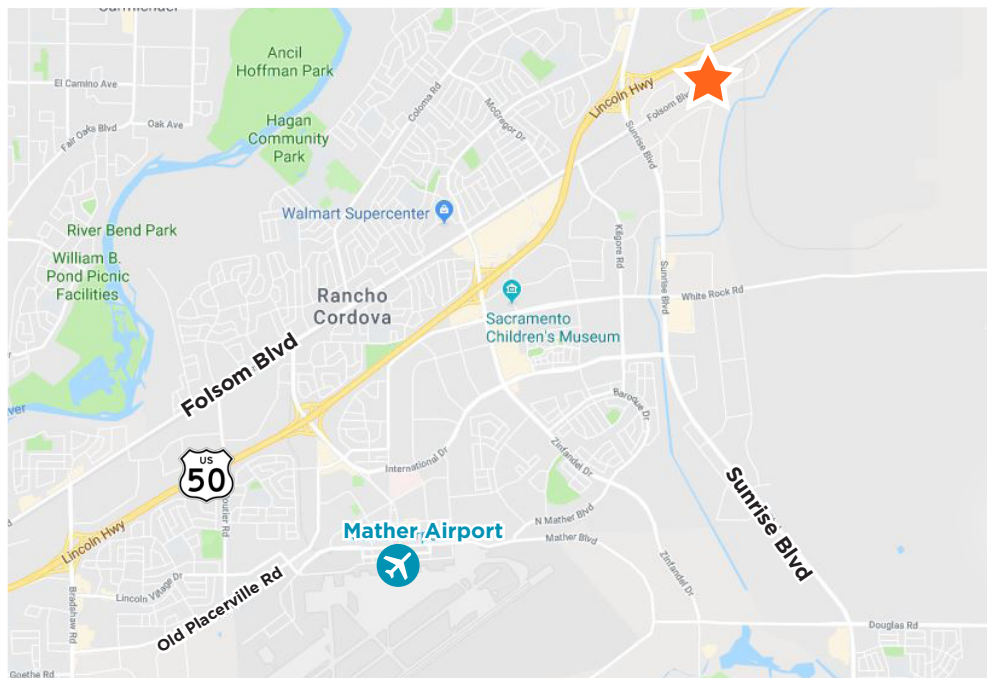
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PROPERTY HIGHLIGHTS

- 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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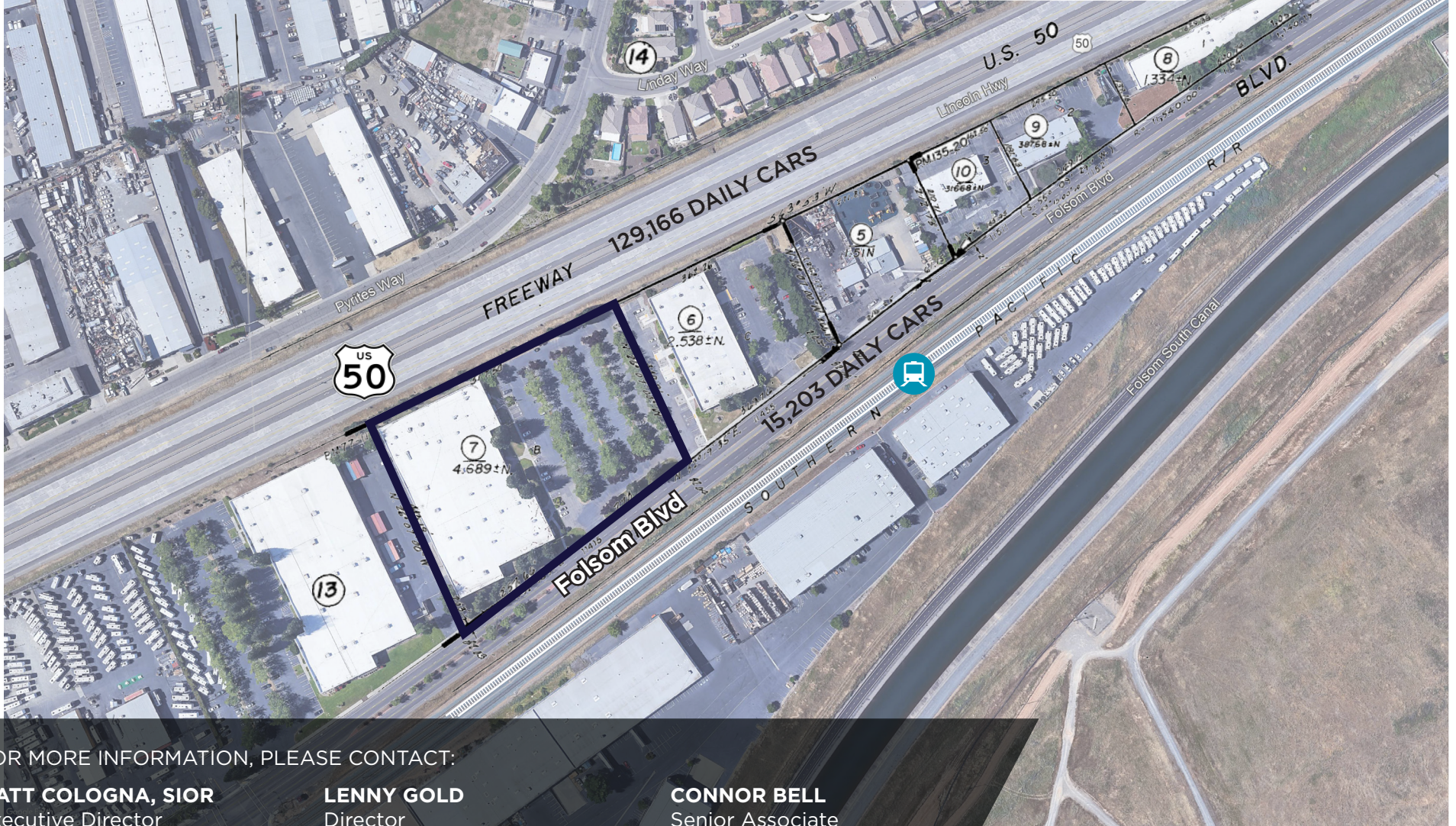


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 **CUSHMAN &
WAKEFIELD**

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FOR MORE INFORMATION, PLEASE CONTACT:

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