



For Lease | 3229 Fitzgerald Road, Rancho Cordova, CA  
**±6,080 SF with ±11,500 SF Yard**

**Tommy Ponder, SIOR**  
Executive Vice President  
+1 916 563 3005  
tommy.ponder@colliers.com  
CA Lic. 01431506

**George Vrame, SIOR**  
Vice President  
+1 916 563 3041  
george.vrame@colliers.com  
CA Lic. 02028936

**Emily Breece**  
Associate  
+1 916 563 3091  
emily.breece@colliers.com  
CA Lic. 02147323



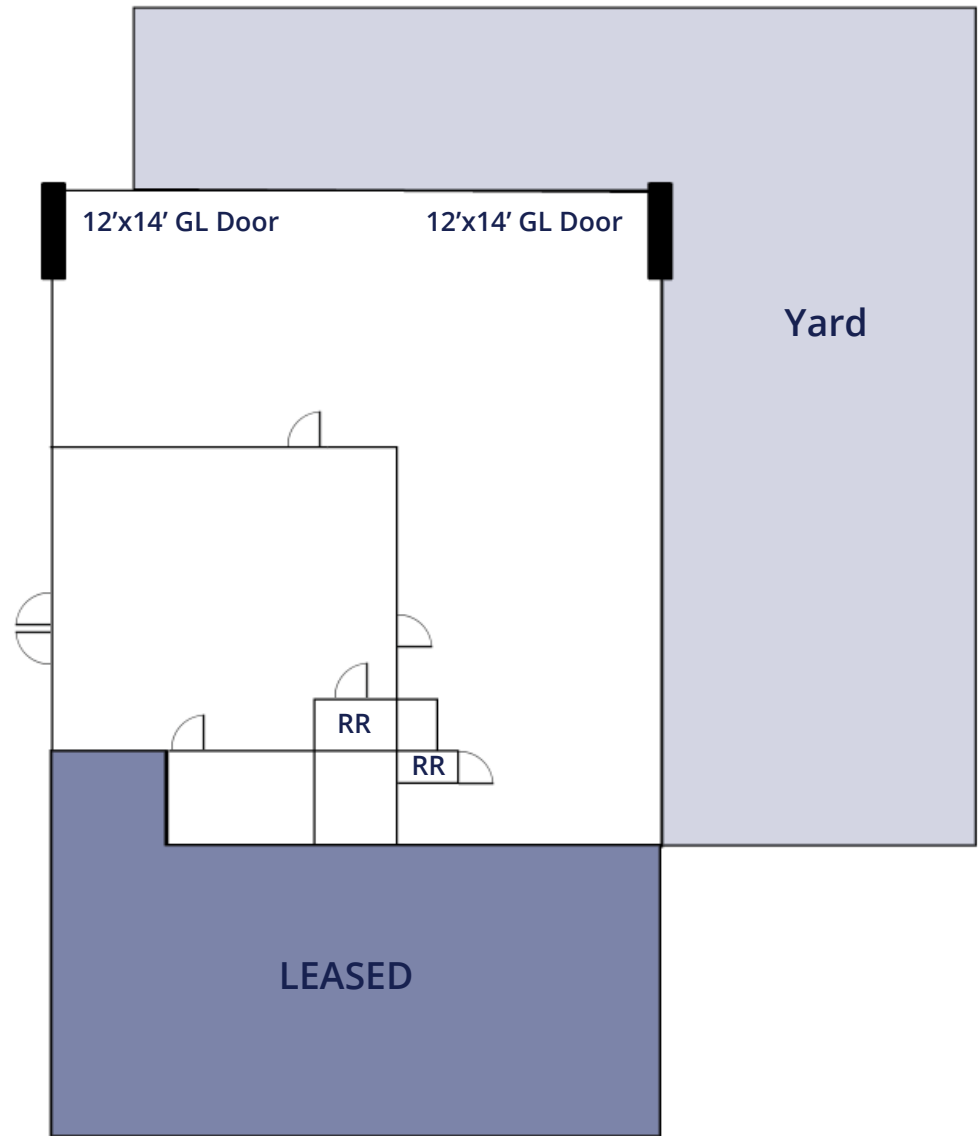
# Property Overview

## Building Specifications

Available SF	±6,080 SF
Office SF	±2,350 SF
Yard SF	±11,500 SF

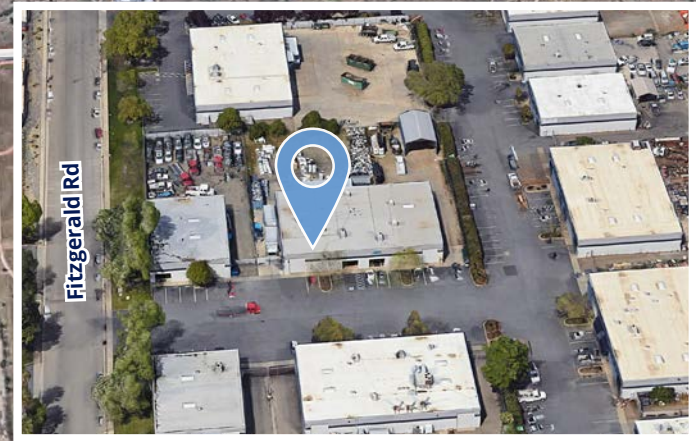
## Highlights

- Sprinklered
- Drive through capable
- Two automated 12' x 14' grade level doors
- Secured, partially paved yard
- Zoning M2 Heavy Industrial
- 16' clear height
- 400 amps/208v 3p 3w
- Existing T-1 Fiber Line in office



\*Not to scale

# Location



**Tommy Ponder, SIOR**  
Executive Vice President  
+1 916 563 3005  
tommy.ponder@colliers.com  
CA Lic. 01431506

**George Vrame, SIOR**  
Vice President  
+ 1 916 563 3041  
george.vrame@colliers.com  
CA Lic. 02028936

**Emily Breece**  
Associate  
+1 916 563 3091  
emily.breece@colliers.com  
CA Lic. 02147323

