

3667
OMEC PARK DRIVE

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INDUSTRIAL OUTDOOR STORAGE (IOS) FOR LEASE

This site is gated and secured

MONTHLY RATE: \$0.16 - \$0.22 PSF

Well-located industrial outdoor storage (IOS) site offering flexible yard space for lease ranging from approximately 2,000 SF up to 1 acre. The property is part of an approximately 8.7-acre site and is zoned M-2 (Heavy Industrial), allowing for a wide range of intensive uses typically restricted in other zones, including:

- Container storage
- Semi-truck and trailer parking
- Contractor yards
- Fleet storage
- Equipment storage
- Other heavy industrial applications

The site is ideal for users seeking secure, functional yard space with flexible sizing options to accommodate both small and larger-scale operations. M-2 zoning provides significant operational flexibility, making this a rare opportunity for tenants requiring heavy industrial outdoor storage in a constrained market.

 RANCHO CORDOVA

PROPERTY HIGHLIGHTS



Flexible lease areas from $\pm 2,000$ SF to 1 acre



M-2 (Heavy Industrial) zoning



Approximate site size: 8.7 acres



Suitable for IOS users, contractors, fleets, and transportation-related operations



Rare heavy industrial outdoor storage opportunity in Rancho Cordova



Sacramento County location with convenient access to regional transportation corridors

NEWMARK

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