

FOR LEASE

11415 FOLSOM BLVD.

Rancho Cordova, CA 95742



±21,105 SF + POTENTIAL YARD

AVAILABLE (1 UNIT)



FLEX / RETAIL /
INDUSTRIAL SPACE

11415 FOLSOM BLVD. RANCHO CORDOVA, CA

PROPERTY INFORMATION

- Total Available** ±21,105 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
SIZE (SF)	±21,105 SF
LOADING DOORS	1 GL
AVAILABILITY	60-Day Notice

FOR LEASE

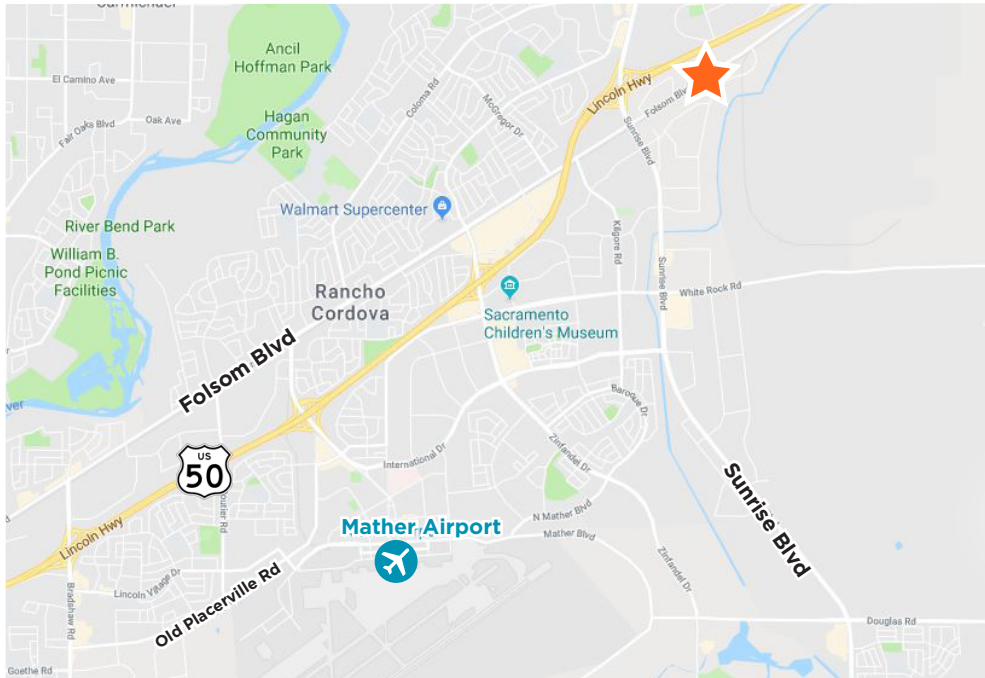
FLEX / RETAIL / INDUSTRIAL
±21,105 SF AVAILABLE






11415 FOLSOM BLVD. RANCHO CORDOVA, CA

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.

FOR LEASE

FLEX / RETAIL / INDUSTRIAL
±21,105 SF AVAILABLE

 **CUSHMAN & WAKEFIELD**

11415 FOLSOM BLVD. RANCHO CORDOVA, CA

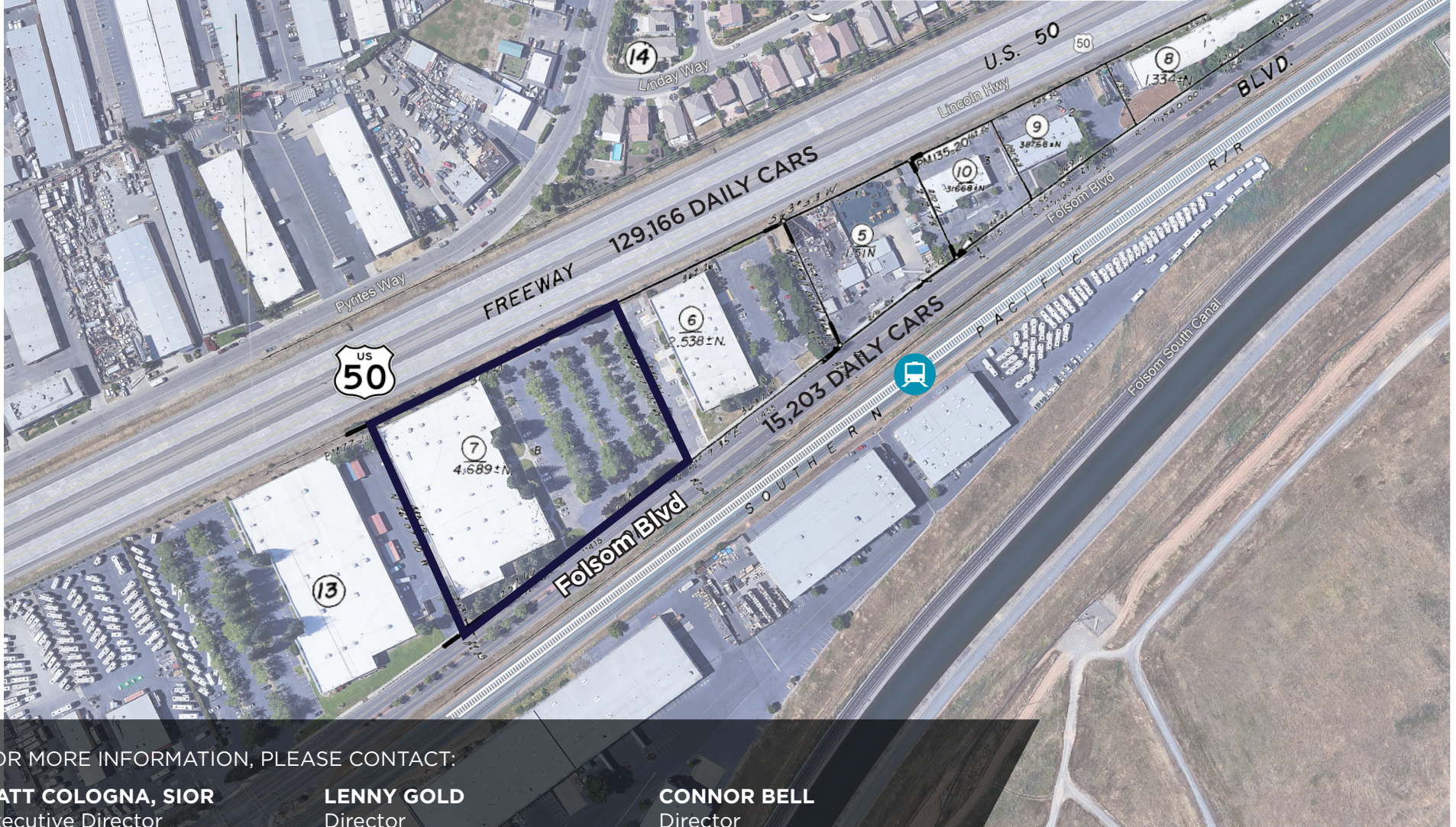


FOR LEASE

FLEX / RETAIL / INDUSTRIAL
±21,105 SF AVAILABLE



11415 FOLSOM BLVD. RANCHO CORDOVA, CA



FOR MORE INFORMATION, PLEASE CONTACT:

MATT COLOGNA, SIOR
Executive Director
+1 916 288 4805
matt.cologna@cushwake.com
CA-Lic. #01210309

LENNY GOLD
Director
+1 916 288 4443
lenny.gold@cushwake.com
CA-Lic. #02055534

CONNOR BELL
Director
+1 916 662 4928
connor.bell@cushwake.com
CA-Lic. #02155224

FOR LEASE

FLEX / RETAIL / INDUSTRIAL
±21,105 SF AVAILABLE

