

**3301-3333 SUNRISE BLVD**  
**RANCHO CORDOVA, CA**

**FOR LEASE**  
**1,605 SF - 6,304 SF OFFICE/WAREHOUSE**  
**SUITES AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.



**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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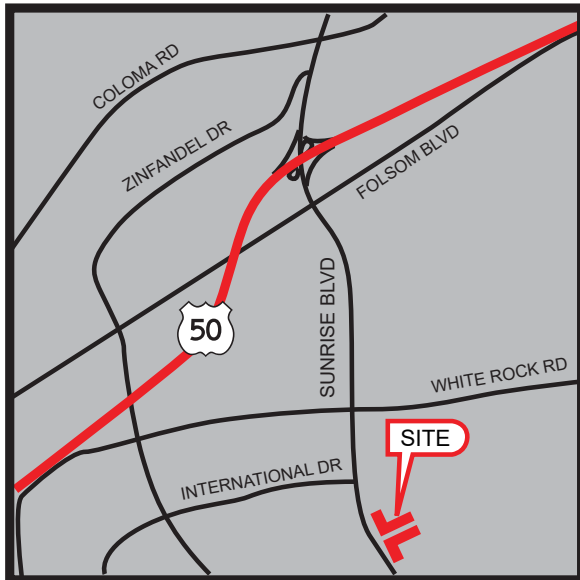
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**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

**FEATURES:**

- High visibility with steady traffic flow on Sunrise Blvd
- Building signage available
- Paved, secure yard available
- 2.0/1,000 SF parking ratio
- Zoned M-1
- 200 amps, 3-phase
- 16' clear height
- 10'x12' roll-up doors



**PROPERTY DETAILS:**

- Excellent retail visibility on well-traveled Sunrise Blvd
- Completely remodeled with attractive exterior appearance
- Turn-key suites good for office/warehouse/showroom uses
- Close proximity to retail services and restaurants



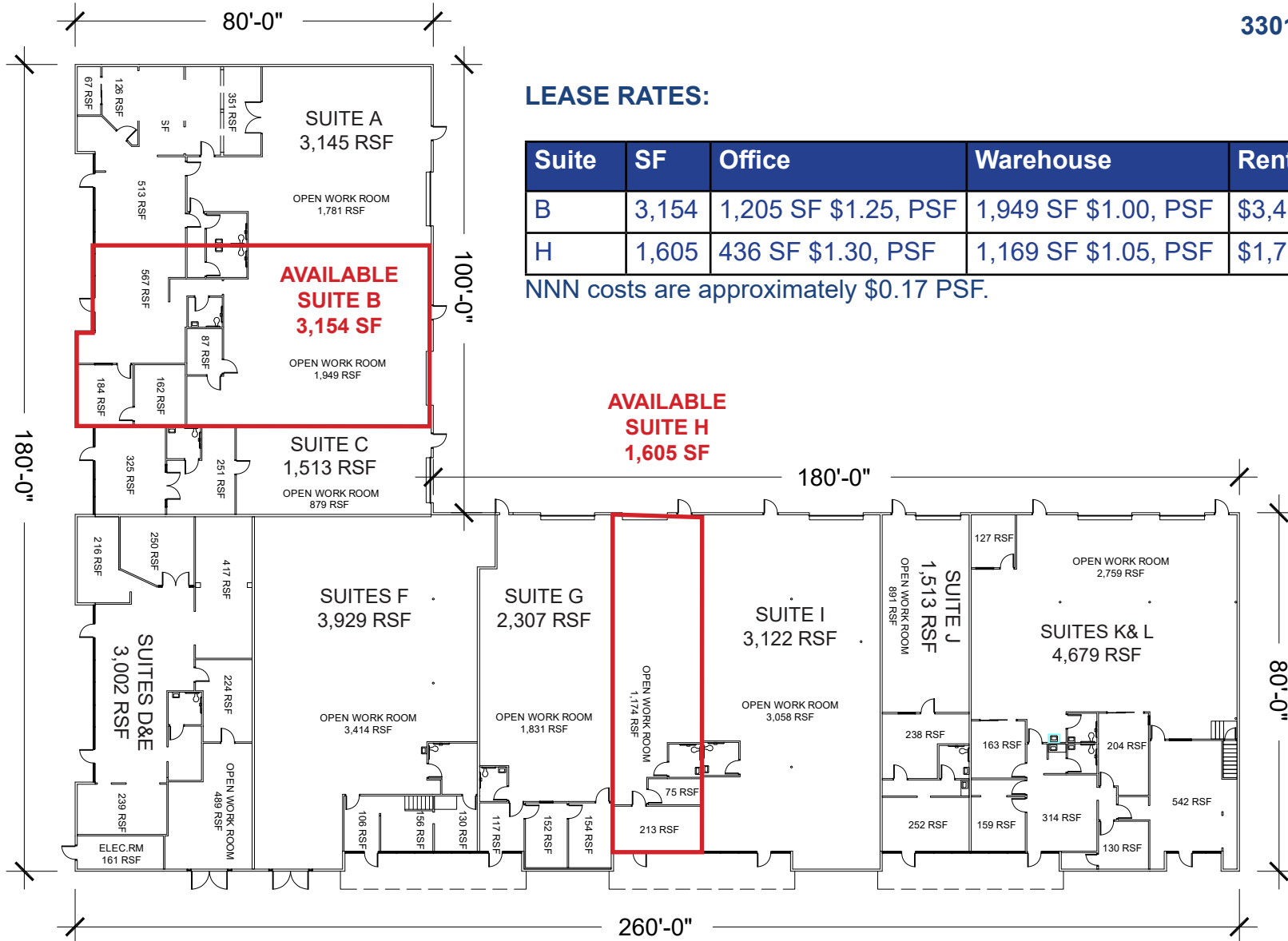
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

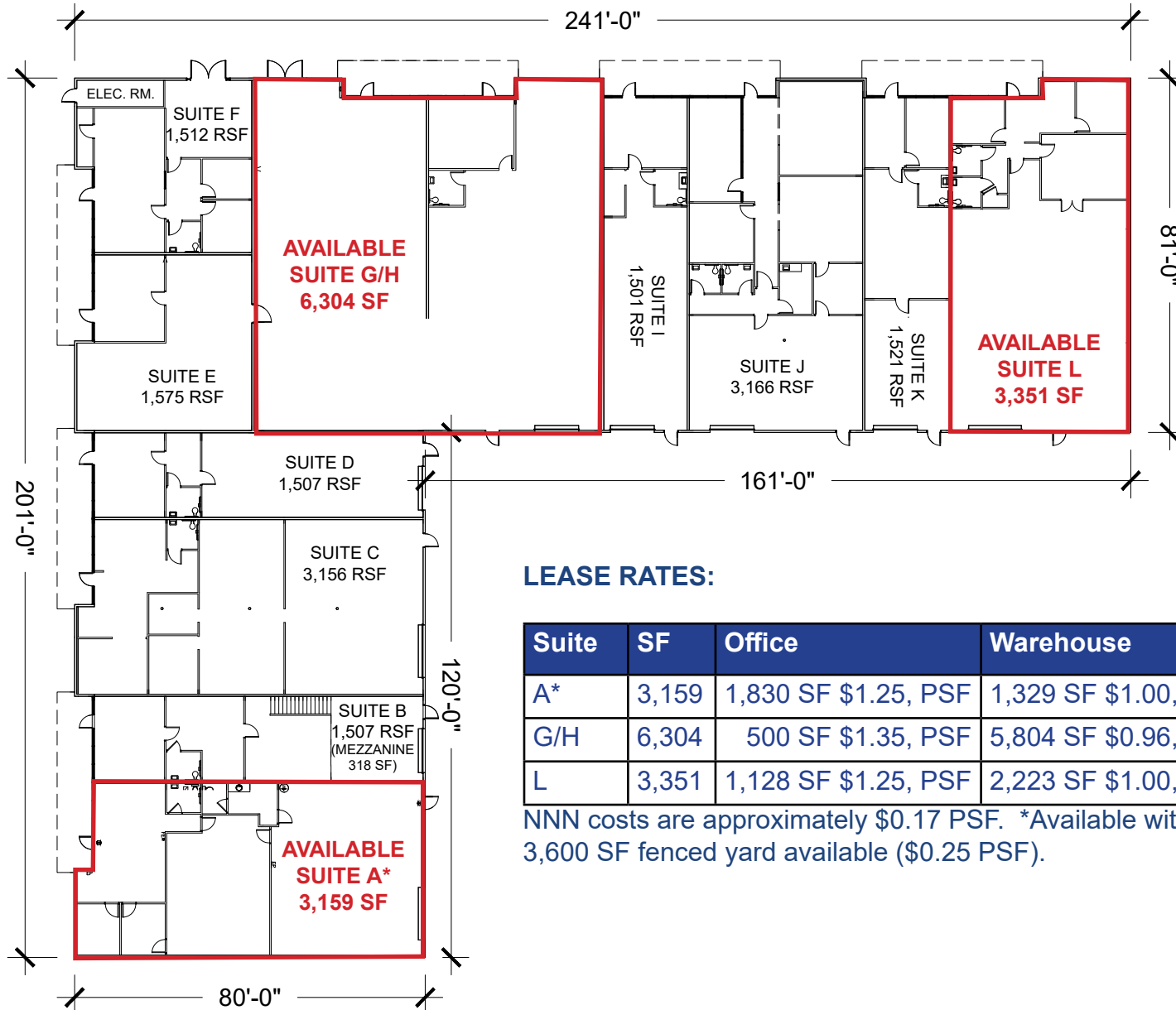
3301 SUNRISE BLVD  
FLOOR PLAN



LEASE RATES:

Suite	SF	Office	Warehouse	Rent
B	3,154	1,205 SF \$1.25, PSF	1,949 SF \$1.00, PSF	\$3,469.00 \$1.10 PSF
H	1,605	436 SF \$1.30, PSF	1,169 SF \$1.05, PSF	\$1,798.00 \$1.12 PSF

NNN costs are approximately \$0.17 PSF.



3333 SUNRISE BLVD  
FLOOR PLAN

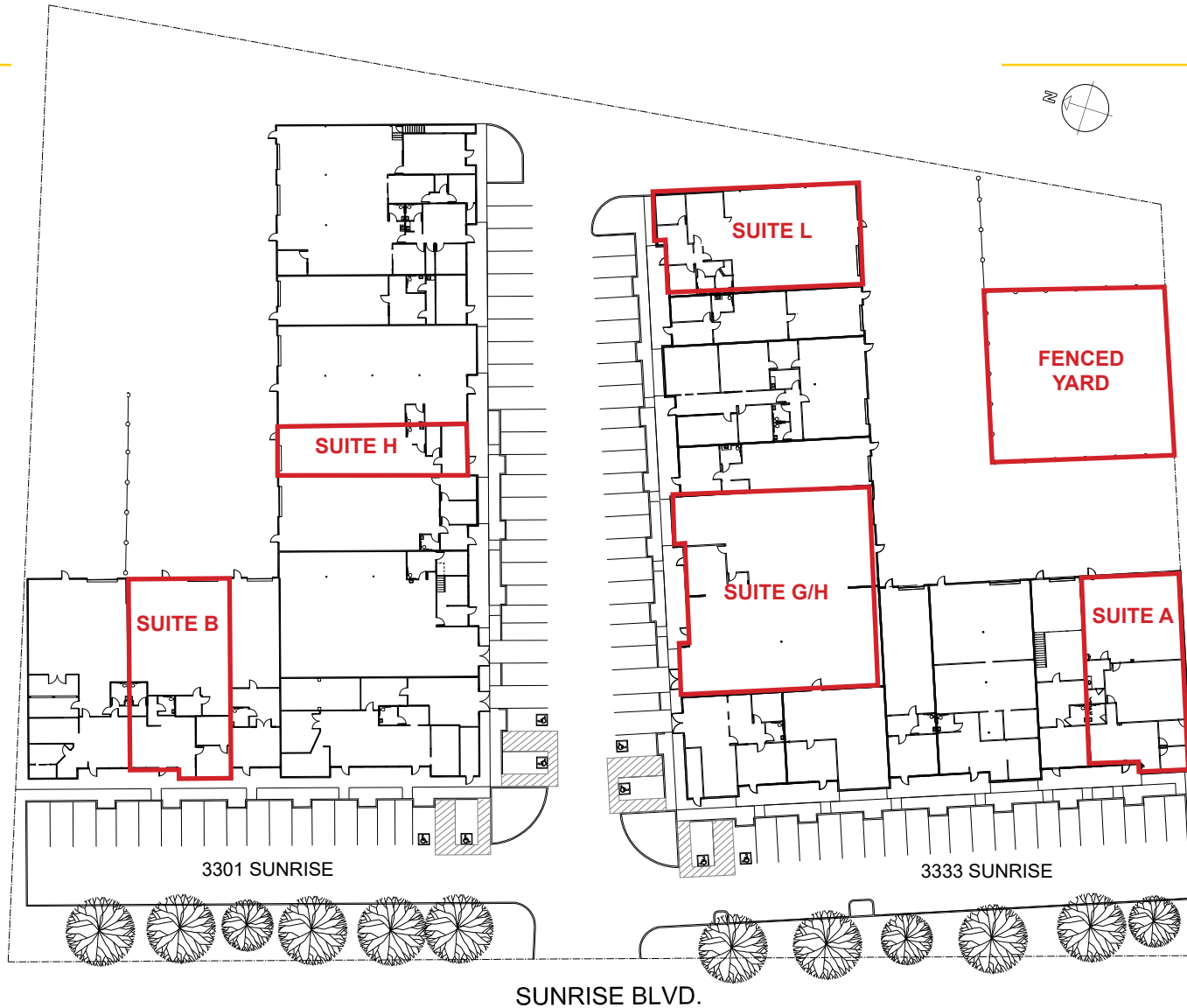
LEASE RATES:

Suite	SF	Office	Warehouse	Rent
A*	3,159	1,830 SF \$1.25, PSF	1,329 SF \$1.00, PSF	\$3,617.00 \$1.14 PSF
G/H	6,304	500 SF \$1.35, PSF	5,804 SF \$0.96, PSF	\$6,247.00 \$0.99 PSF
L	3,351	1,128 SF \$1.25, PSF	2,223 SF \$1.00, PSF	\$3,643.00 \$1.12 PSF

NNN costs are approximately \$0.17 PSF. \*Available with 30 days' notice.  
3,600 SF fenced yard available (\$0.25 PSF).

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SITE PLAN



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