

# MERCANTILE INDUSTRIAL PARK



AVAILABLE FOR LEASE

2501, 2529, 2539, 2640 MERCANTILE DRIVE | RANCHO CORDOVA, CA 95742

## FOR MORE INFORMATION:

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[www.cbre.com](http://www.cbre.com)

**CBRE** RISING

## Property Features

- Professionally managed
- Superior curb appeal
- HVAC within office space
- Clear Height: ±18'-20'
- Fire sprinklers
- Grade level roll-up doors
- Dock high loading
- Zoning: M-1
- Immediate Hwy 50 access via Sunrise Blvd.
- Access to public transportation
- Supported by numerous nearby restaurant/retail services



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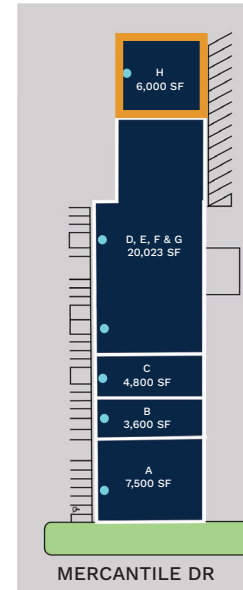
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## Site Plan

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2640 MERCANTILE DRIVE  
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● GROUND LEVEL DOORS



### AVAILABILITIES

AVAILABLE

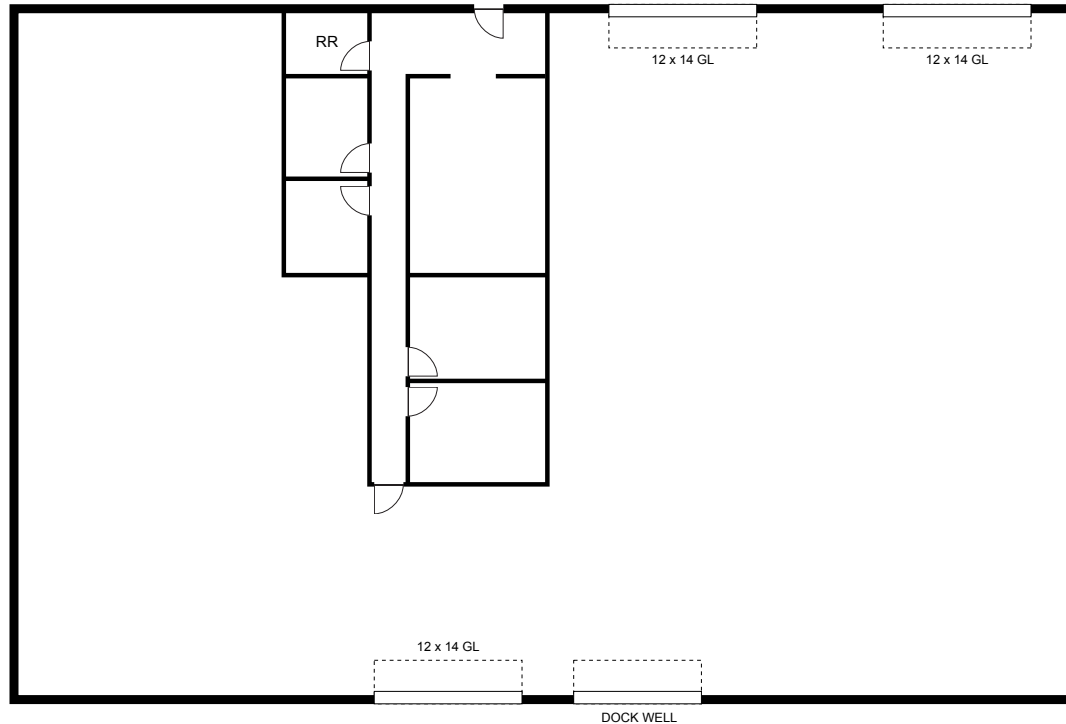
SUITE	TOTAL SF	OFFICE SF	AVAILABLE	COMMENTS
2539-4 & 5	9,628 SF	1,500 SF	60 days	
2640-H	6,000 SF	750 SF	Now	

# MERCANTILE INDUSTRIAL PARK

## Suite 2539-4 & 5

RISING

### EXISTING FLOOR PLAN



#### SUITE DATA

Office Area	1,500 SF
Warehouse Area	8,128 SF
<b>Total Suite Area</b>	<b>9,628 SF</b>
Clear Height	18'-20'
Grade Level Doors	3
Dock Doors	1

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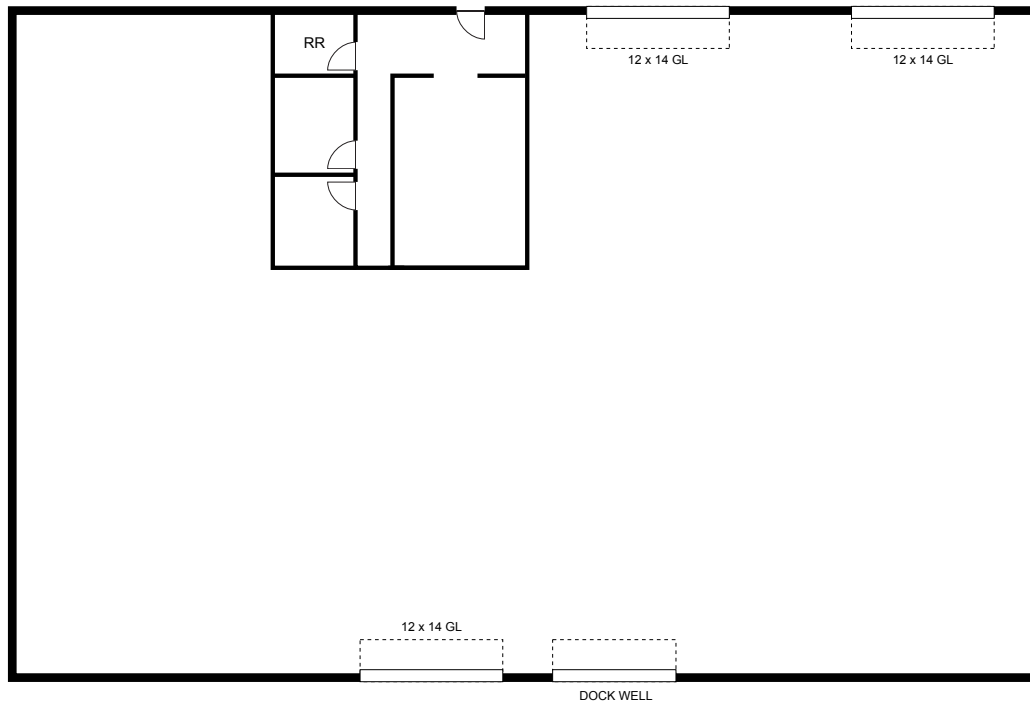
ALL MEASUREMENTS ARE APPROXIMATE.

# MERCANTILE INDUSTRIAL PARK

## Suite 2539-4 & 5

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### PROPOSED FLOOR PLAN



#### SUITE DATA

Office Area	850 SF
Warehouse Area	8,778 SF
<b>Total Suite Area</b>	<b>9,628 SF</b>
Clear Height	18'-20'
Grade Level Doors	3
Dock Doors	1

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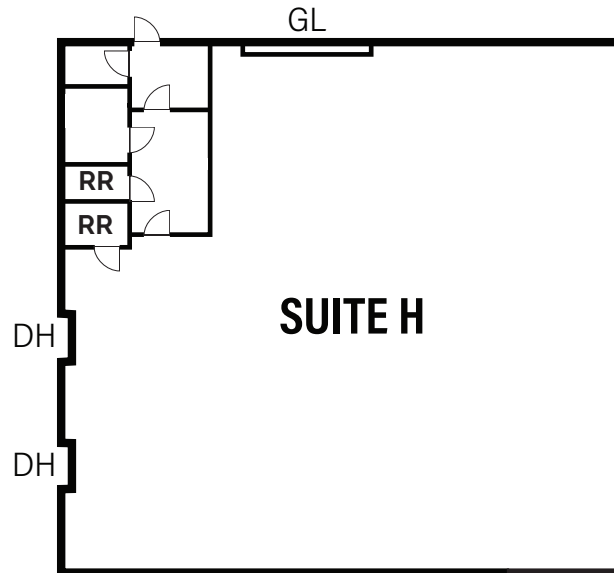
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# MERCANTILE INDUSTRIAL PARK

## Suite 2640-H

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### SUITE DATA

Office Area	740 SF
Warehouse Area	5,250 SF
<b>Total Suite Area</b>	<b>6,000 SF</b>
Clear Height	18'-20'
Grade Level Doors	1
Dock Doors	2

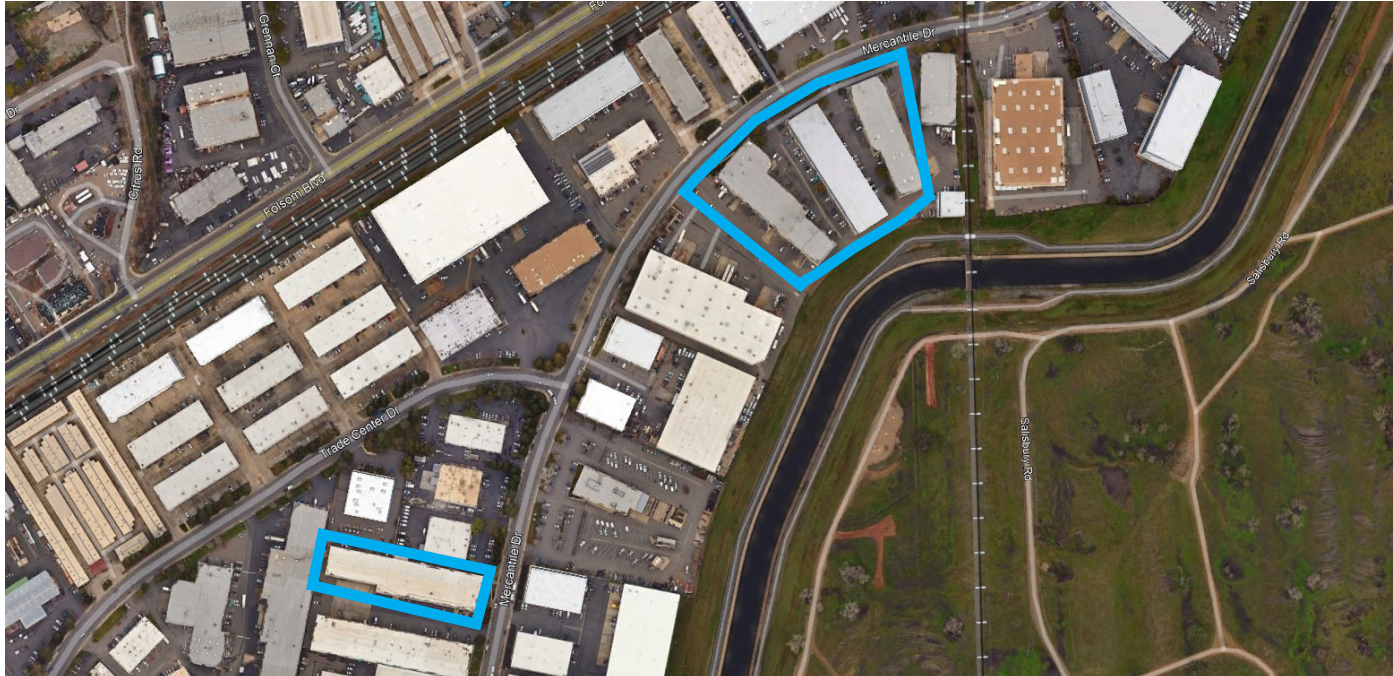
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