

11255 Pyrites Way - Suite 200

Gold River, CA 95670

±34,375 SF Unit (Expandable to ±82,500 SF) With ESFR Sprinklers



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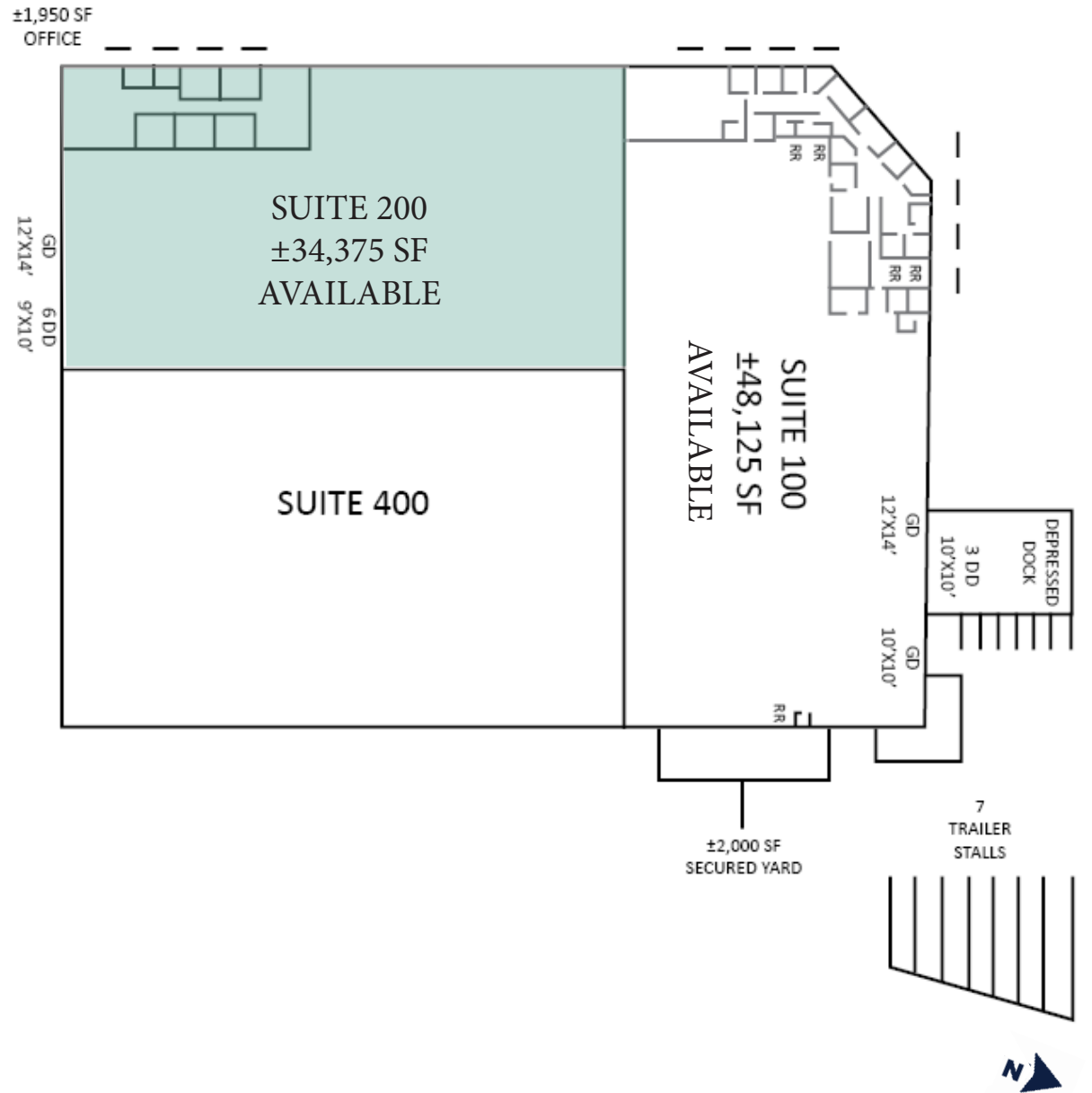
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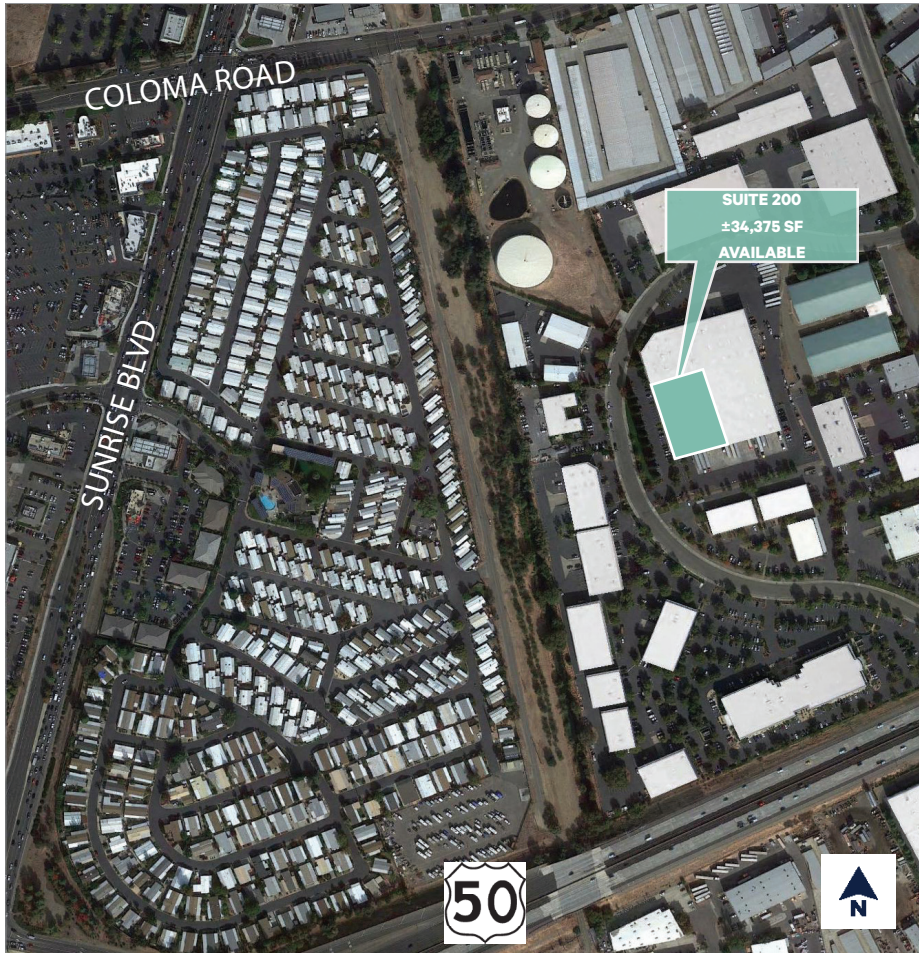
SIOR®

Property Information and Site Plan

- BUILDING SF: ±130,680
- AVAILABLE SF: ±34,375
(EXPANDABLE TO ±82,500 SF)
- OFFICE SF: ±1,950
- CLEAR HEIGHT: 28'-32'
- COLUMN SPACING: 50'x27.5'
- GRADE DOORS: 1 - 12x14'
- DOCK HIGH DOORS: 6 - 9'x10'
- ZONING: M-1
- SPRINKLERS: ESFR
- SKYLIGHTS
- MASTER LEASE THROUGH 7/15/2032



Area Map and Aerial



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