

MERCANTILE INDUSTRIAL PARK



AVAILABLE FOR LEASE

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

FOR MORE INFORMATION:

MATT SUSAC

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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

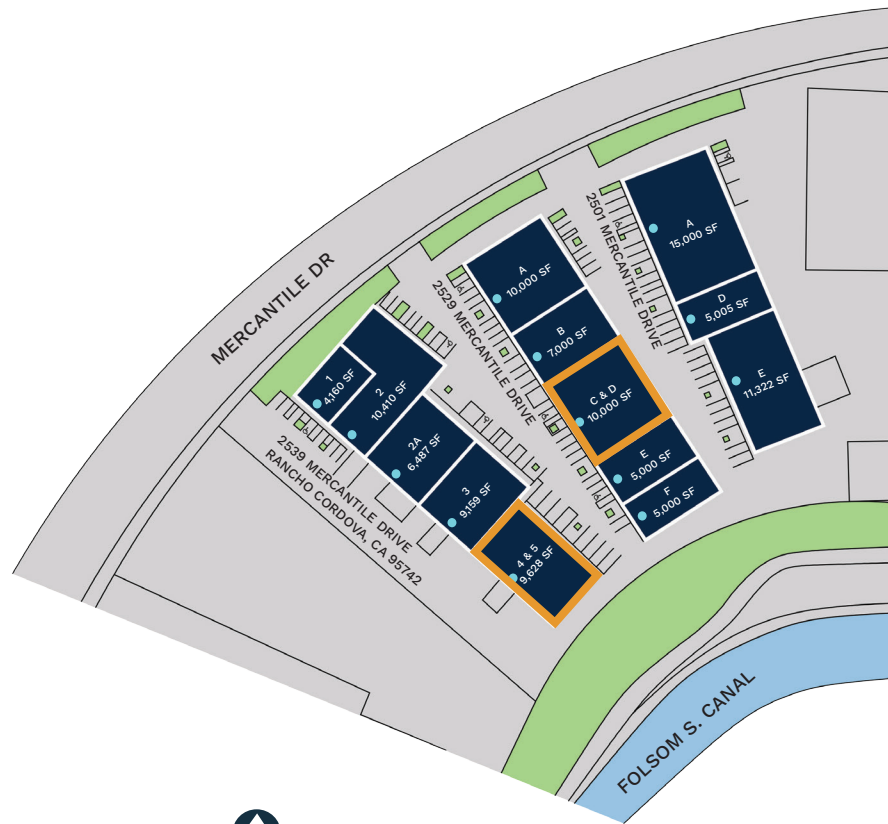


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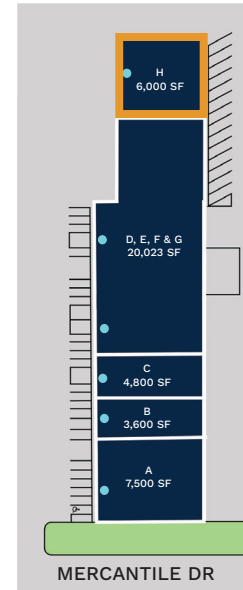
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Site Plan

RISING



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AVAILABILITIES

AVAILABLE

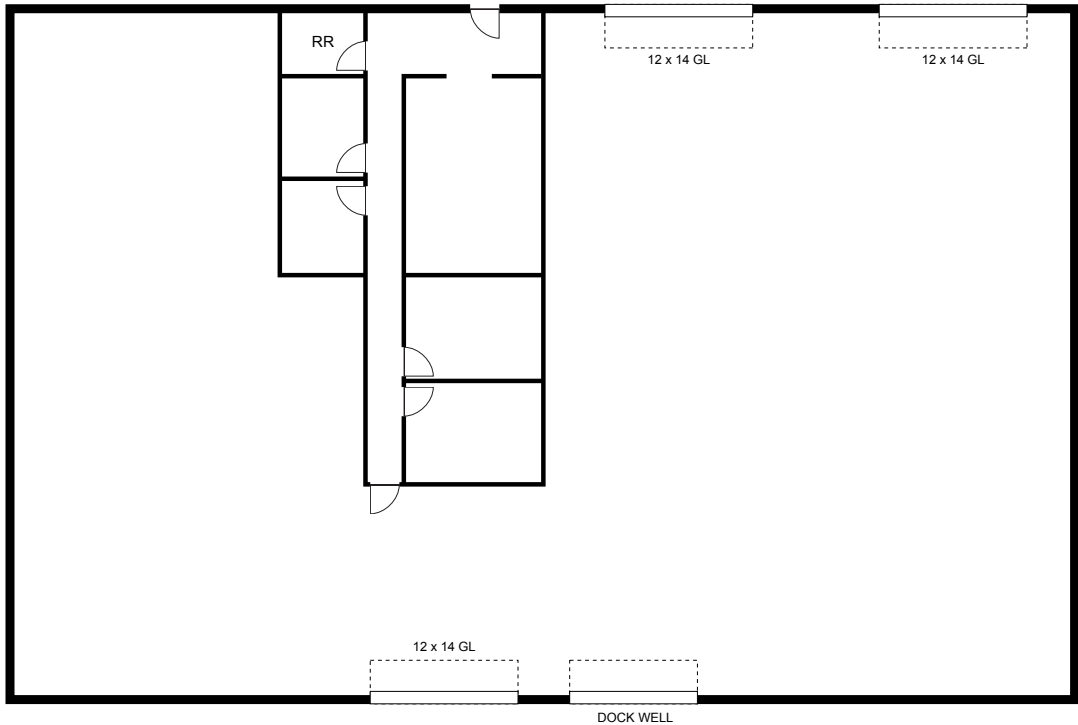
SUITE	TOTAL SF	OFFICE SF	AVAILABLE	COMMENTS
2539-4 & 5	±9,628 SF	±1,500 SF	60 days	
2529-C	±10,000 SF	0	Now	
2640-H	±6,000 SF	±750 SF	Now	

MERCANTILE INDUSTRIAL PARK

Suite 2539-4 & 5

RISING

EXISTING FLOOR PLAN



SUITE DATA

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

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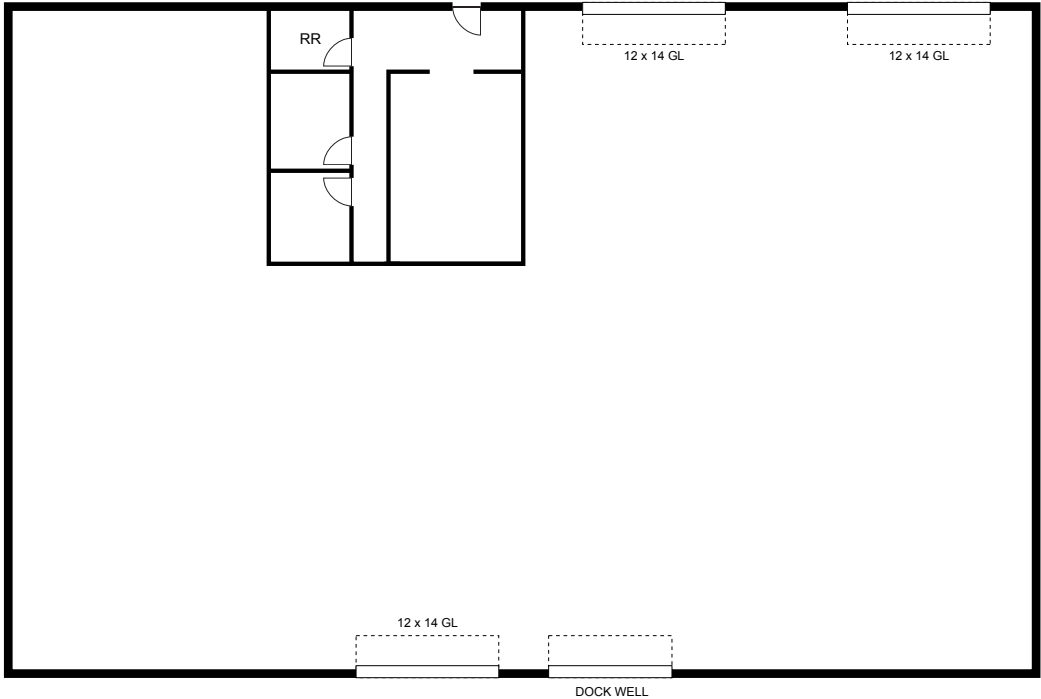
ALL MEASUREMENTS ARE APPROXIMATE.

MERCANTILE INDUSTRIAL PARK

Suite 2529-4 & 5

RISING

PROPOSED FLOOR PLAN



SUITE DATA

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

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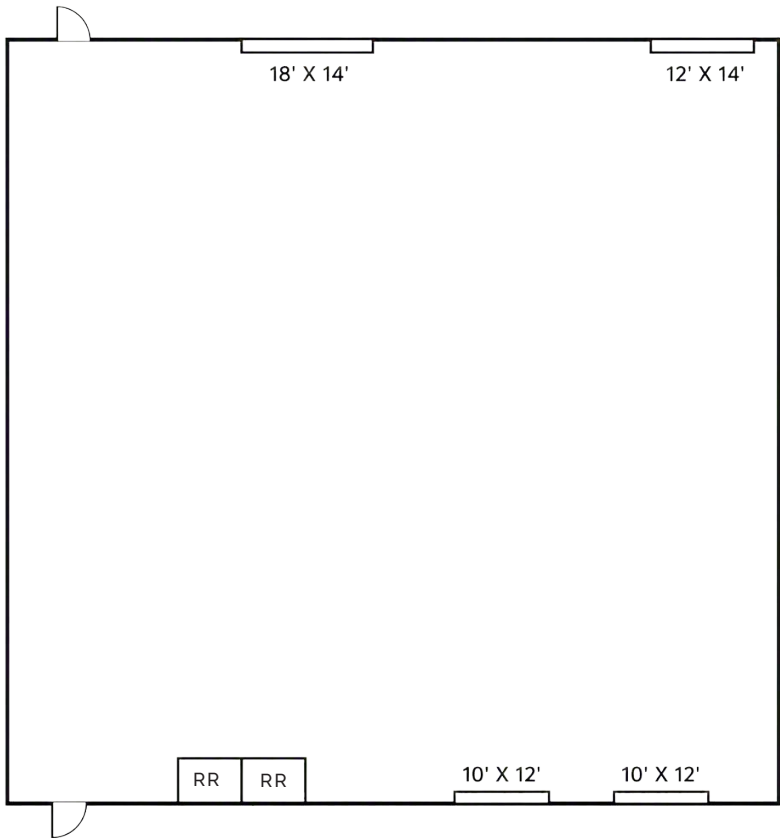
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ALL MEASUREMENTS ARE APPROXIMATE.

MERCANTILE INDUSTRIAL PARK

Suite 2529-C

RISING



SUITE DATA

Office Area	0 SF
Warehouse Area	±10,000 SF
Total Suite Area	±10,000 SF
Clear Height	±18'-20'
Grade Level Doors	4

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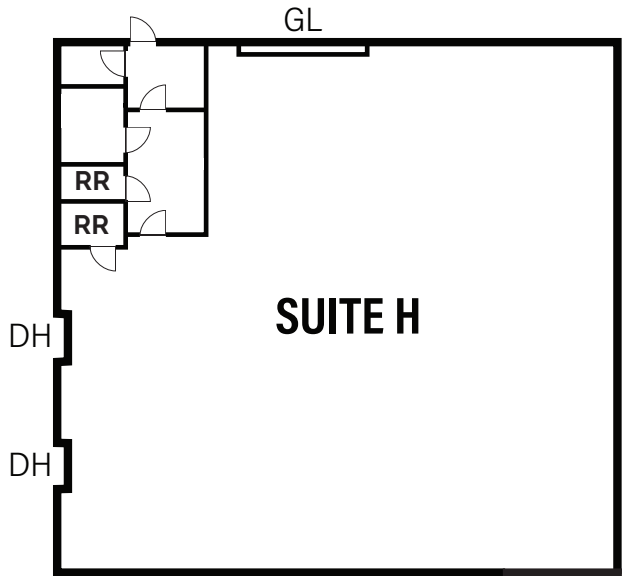
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MERCANTILE INDUSTRIAL PARK

Suite 2640-H

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SUITE DATA

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

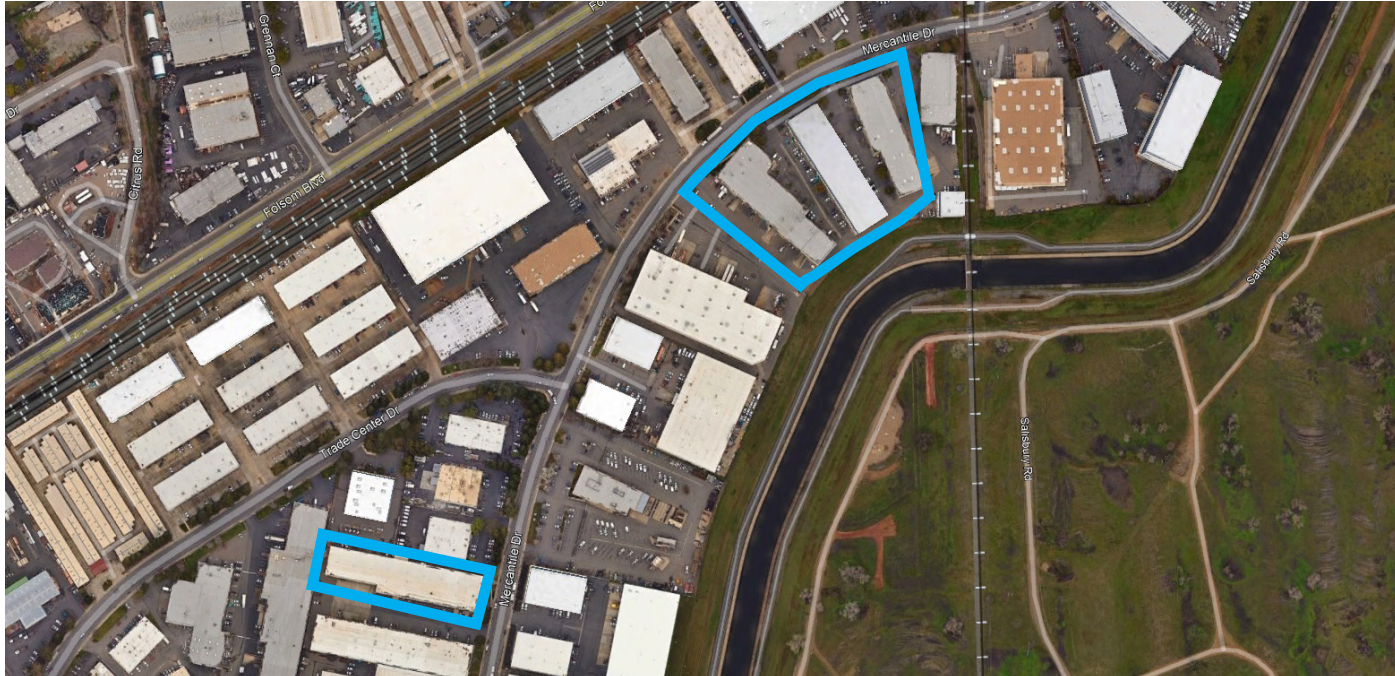
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