

FOR SALE OR LEASE



HIGH-IMAGE HEADQUARTERS IN-PLACE INCOME MULTI-TENANT FLEXIBILITY

\$7,800,000

PURCHASE PRICE

±42,056 SF

BUILDING SIZE

±2.69 AC

LOT SIZE

±37,106 SF

AVAILABLE NOW

±\$185/SF

PRICE PER SF

10266 ROCKINGHAM DR | SACRAMENTO, CA 95827

km Kidder
Mathews

OWNER-USER HEADQUARTERS. CONFIGURED FOR FLEXIBILITY.

WHY THIS PROPERTY WORKS

- Professional headquarters image with ±14,011 SF of two-story office
- 24'-26' clear height
- 3 dock-high doors with levelers + 6 grade-level doors
- Separately metered areas supporting phased or multi-tenant occupancy
- Existing church income

IN PLACE INCOME

Church occupies ±4,950 SF ±\$6,600/month | ±\$79,200/year

Lease details available upon request

BEST-FIT OWNER-USERS

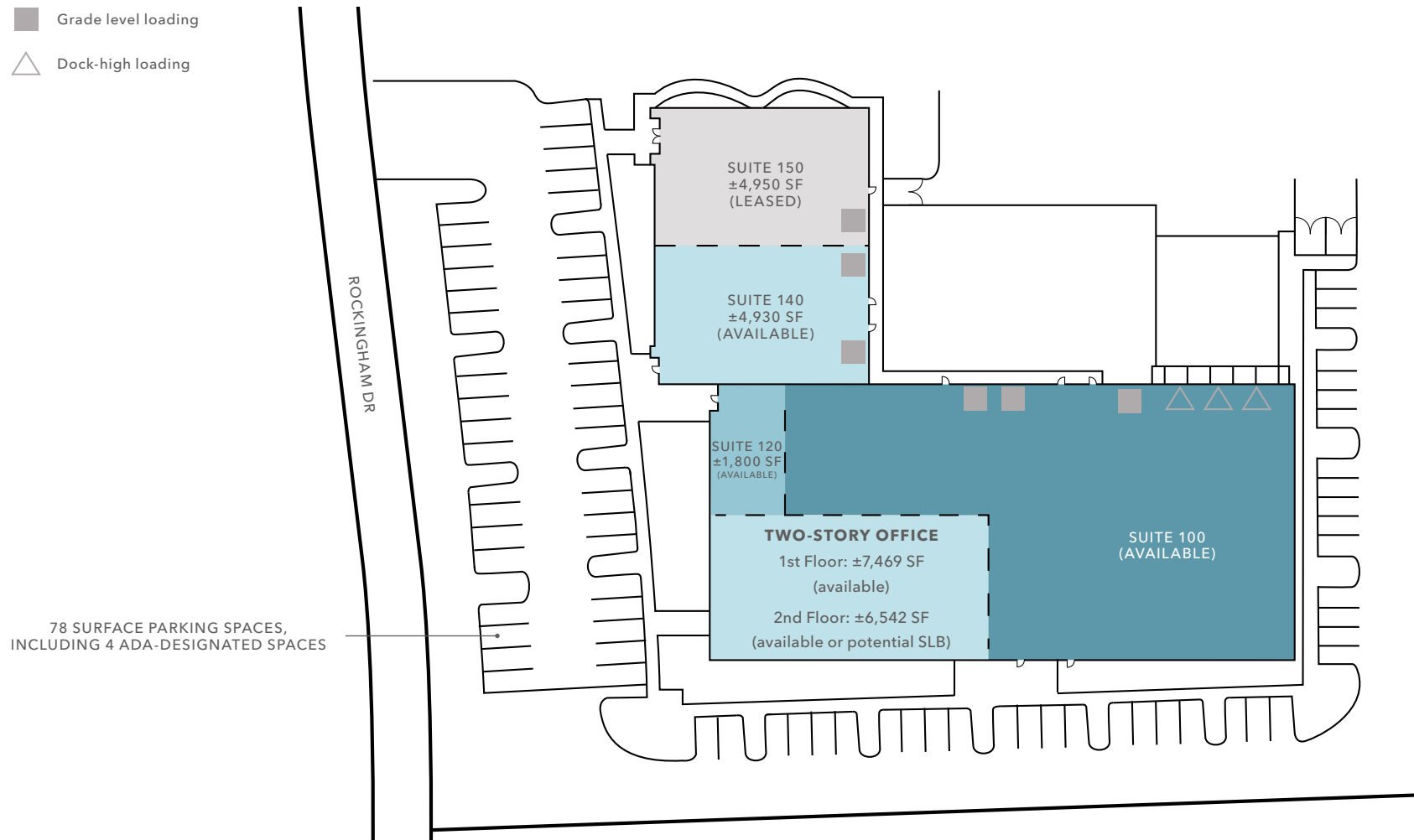
- Regional, specialty, technical, medical and equipment distributors
- Light manufacturing and assembly operations
- Service, installation and field-operations companies
- Showroom / warehouse businesses
- Companies consolidating office and operating locations



BUILDING	±42,056 SF
OFFICE	±14,011 SF total
FIRST FLOOR OFFICE	±7,469 SF
SECOND FLOOR OFFICE	±6,542 SF
SITE	±2.69 acres
YEAR BUILT	2006
CLEAR HEIGHT	24'-26'
LOADING	3 DH + 6 GL
PARKING	78 spaces, including 4 ADA-designated spaces
ZONING	OIMU (City of Rancho Cordova)
APN	077-0050-083
LEASE TERMS	Available upon request
ASKING PRICE	\$7,800,000 \$185.47/SF

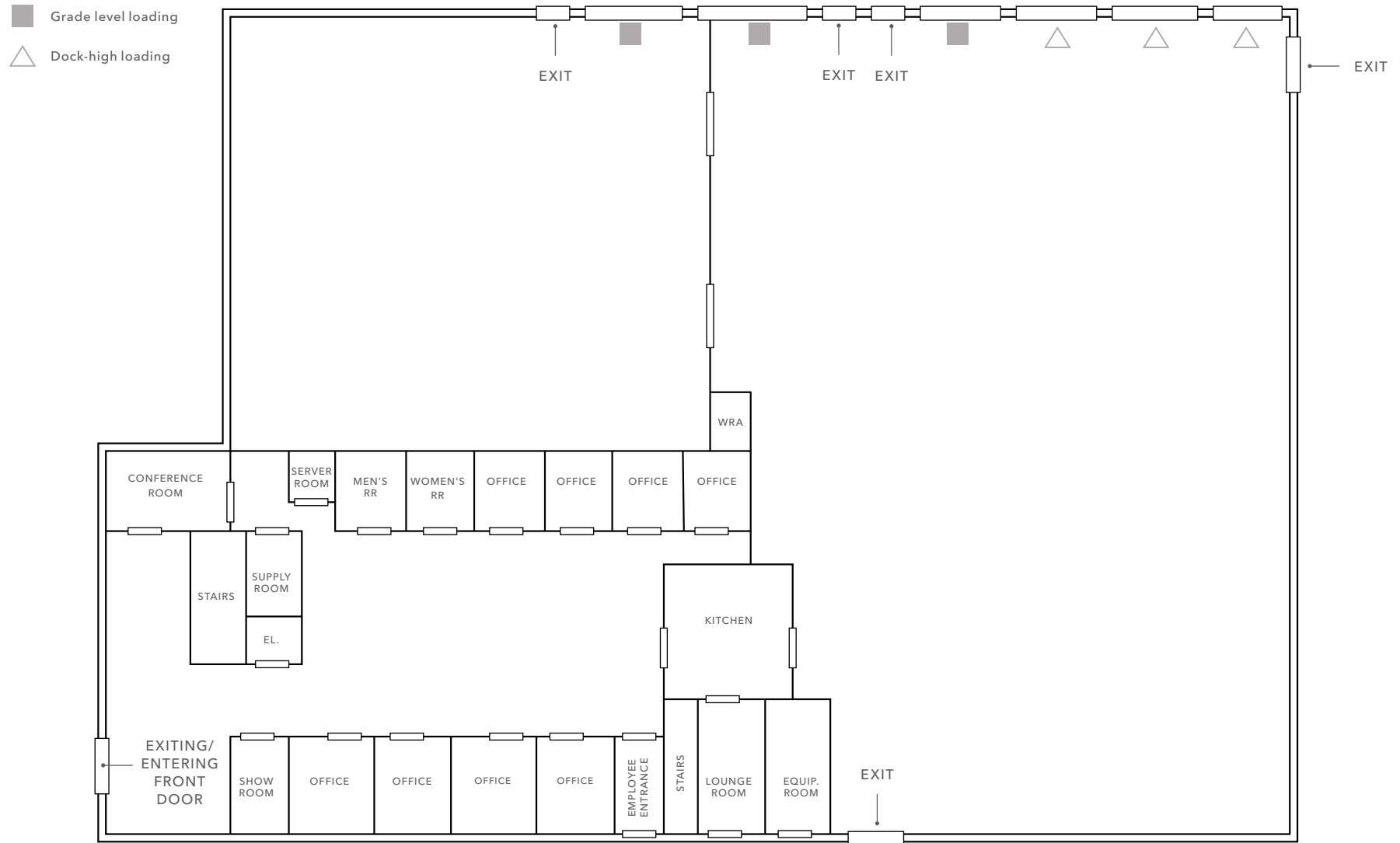
SITE PLAN

Demised and metered for multi-tenant or phased use



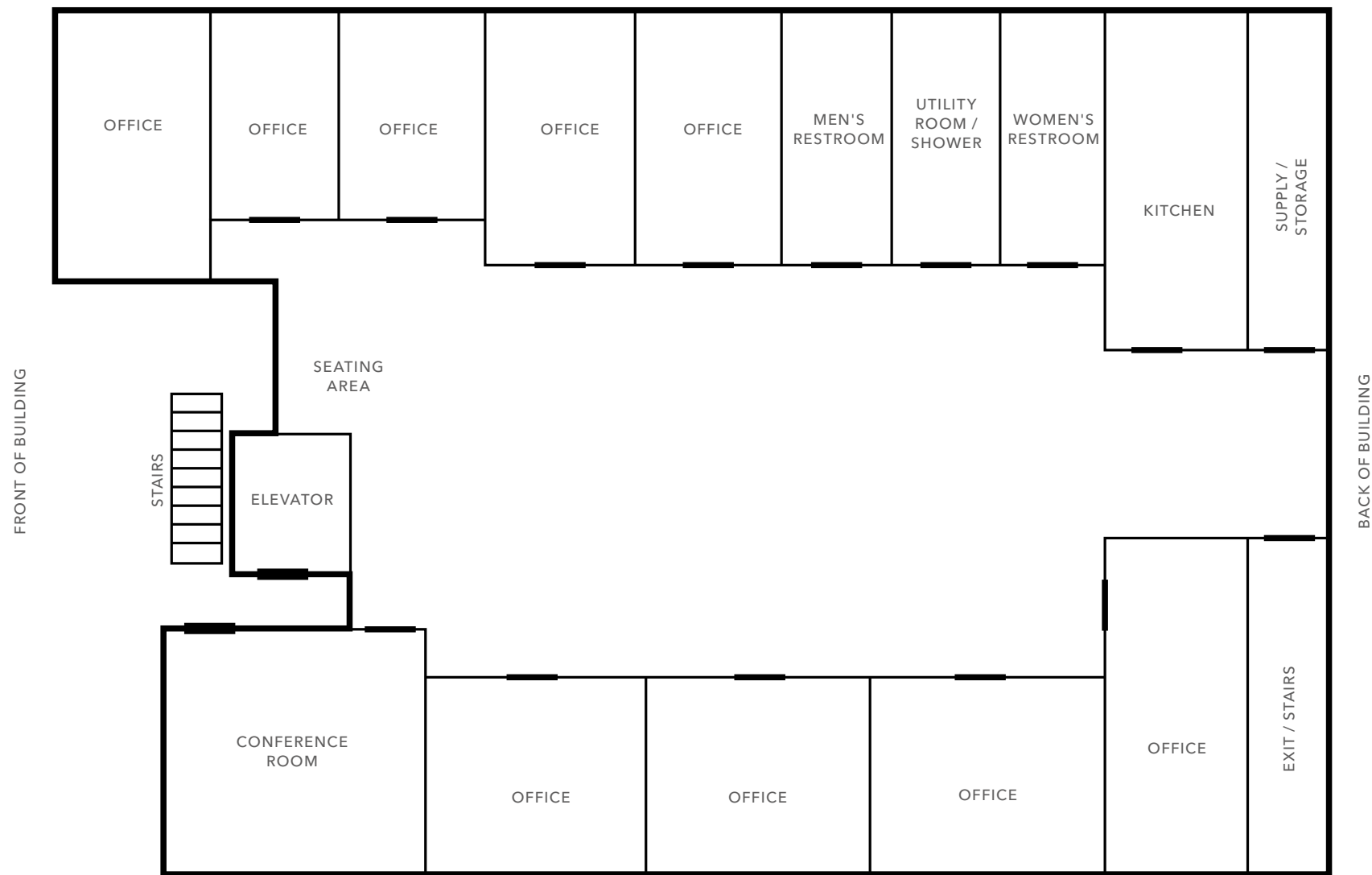
SITE PLAN NOT TO SCALE

FLOOR PLAN: FIRST FLOOR | $\pm 7,469$ SF OF OFFICE



FLOOR PLAN NOT TO SCALE

FLOOR PLAN: SECOND FLOOR | ±6,542 SF OF OFFICE



FLOOR PLAN NOT TO SCALE

PROPERTY GALLERY



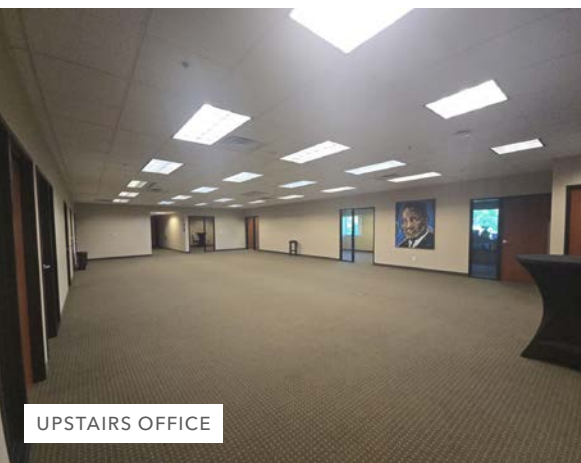
RESTROOM



WAREHOUSE / REAR LOADING



UPSTAIRS BREAKROOM



UPSTAIRS OFFICE



LOBBY / RECEPTION



OFFICE / MEETING SPACE

LOCATION / ZONING

Connected to Highway 50, Mather Airport and the region

Positioned between Highway 50 and Sacramento Mather Airport, 10266 Rockingham Drive offers regional access from an established Rancho Cordova employment center.

ZONING

OIMU, Office Industrial Mixed Use, City of Rancho Cordova. The designation supports a mix of office and industrial uses. Prospective users should confirm specific use and permitting requirements with the City.

DESTINATION

DRIVE TIME

Folsom	15 Min 11 Miles
Downtown Sacramento	20 Min 14 Miles
Roseville	30 Min 14 Miles
Sacramento International Airport	25 Min 23 Miles

PIONEER FIFTY BUSINESS CENTER

SUBJECT
PROPERTY

ROCKINGHAM PLAZA

COUNTRYSIDE PARK

ROCKINGHAM DR

NUT PLAINS DR

OLD PLACERVILLE RD

SCHRIEVER AVE



MATHER AIRPORT

3 min. away | 1.0 mi. away

OWNER-USER CONTROL. CURRENT INCOME. FUTURE LEASING FLEXIBILITY.



FRONT DOOR

Clean, professional arrival that supports customer meetings and headquarters image.



OFFICE PLATFORM

Finished office and support areas that add value and expand future leasing options.



OPERATING FLOOR

Flexible warehouse volume for storage, distribution, service, and assembly.



BACK COURT

Three dock-high + six grade-level positions for efficient freight and vehicle access.



MULTI-TENANT OPTION

Separately demised and metered areas that enable occupy, lease, or phased strategies.

*ONE BUILDING. MULTIPLE PATHS TO
OCCUPANCY, INCOME AND VALUE CREATION.*



FOR SALE OR LEASE

*Tour the property.
Review the plans.
Discuss sale or lease options.*

Schedule a tour of 10266 Rockingham Drive and review the building, site plan, floor plans, church lease and separately metered configuration with the Kidder Mathews brokerage team.

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