

±35.75 NET ACRES | FOR SALE OR BUILD-TO-SUIT

INDUSTRIAL DEVELOPMENT SITE WITH HEAVY POWER



20 MW AVAILABLE NOW & EXPANDABLE TO 49 MW BY 2032



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THE OFFERING

Newmark, as exclusive advisor, is pleased to present Rio Del Oro Industrial, an exceptional opportunity to acquire or develop approximately 35.75 net acres in Rancho Cordova for warehouse/distribution, data center, advanced manufacturing, and other power-intensive industrial uses. With a 20 MW-ready substation expandable by SMUD to 49 MW by 2032, MP Industrial Park zoning, and completed road and utility improvements, the site offers a rare combination of immediate functionality and long-term scalability in one of Greater Sacramento's most dynamic industrial growth areas. Rancho Cordova provides strong labor availability, regional stability, strategic access to Highway 50 and Mather Airport, and a location outside the FEMA 500-year flood plain, all of which strengthen the property's appeal for mission-critical users seeking reliability and business continuity.



BUILDING HIGHLIGHTS

BUILDING 1:

- » ±211,280 SF Total
- » Office to Suit
- » 58 Dock-High Doors
- » 4 Grade-Level Doors
- » 36' Clear Height

BUILDING 2:

- » ±353,160 SF Total
- » Office to Suit
- » 54 Dock-High Doors
- » 8 Grade-Level Doors
- » 36' Clear Height

PROJECT HIGHLIGHTS

- » APN: 072-3880-002-000
- » Zoned: MP (Industrial Park) per City of Rancho Cordova
- » High voltage 20 MW SMUD power readily available. Expandable to 49 MW by 2032
- » Hard to find large industrial site
- » Road and utility improvements recently completed
- » Close proximity to retail and commercial services and rapidly developing residential communities
- » Currently ±2.7 miles from Highway 50 via Sunrise Blvd. and will have closer direct access via Rancho Cordova Parkway in ±5 years
- » Excellent logistical location to service the communities along Highway 50 - Sacramento, Rancho Cordova, Folsom, and El Dorado Hills
- » Outside the FEMA 500-year flood plain
- » Less than 5 miles to Mather Airport, 80+ companies including UPS and DHL air cargo centers

LAND SALE PRICE: \$12.00 PER SQUARE FOOT

MAJOR GROWTH & DEVELOPMENT AREA



AVAILABLE FOR SALE OR BUILT-TO-SUIT

RANCHO CORDOVA PARKWAY & INTERNATIONAL DRIVE | RANCHO CORDOVA, CA

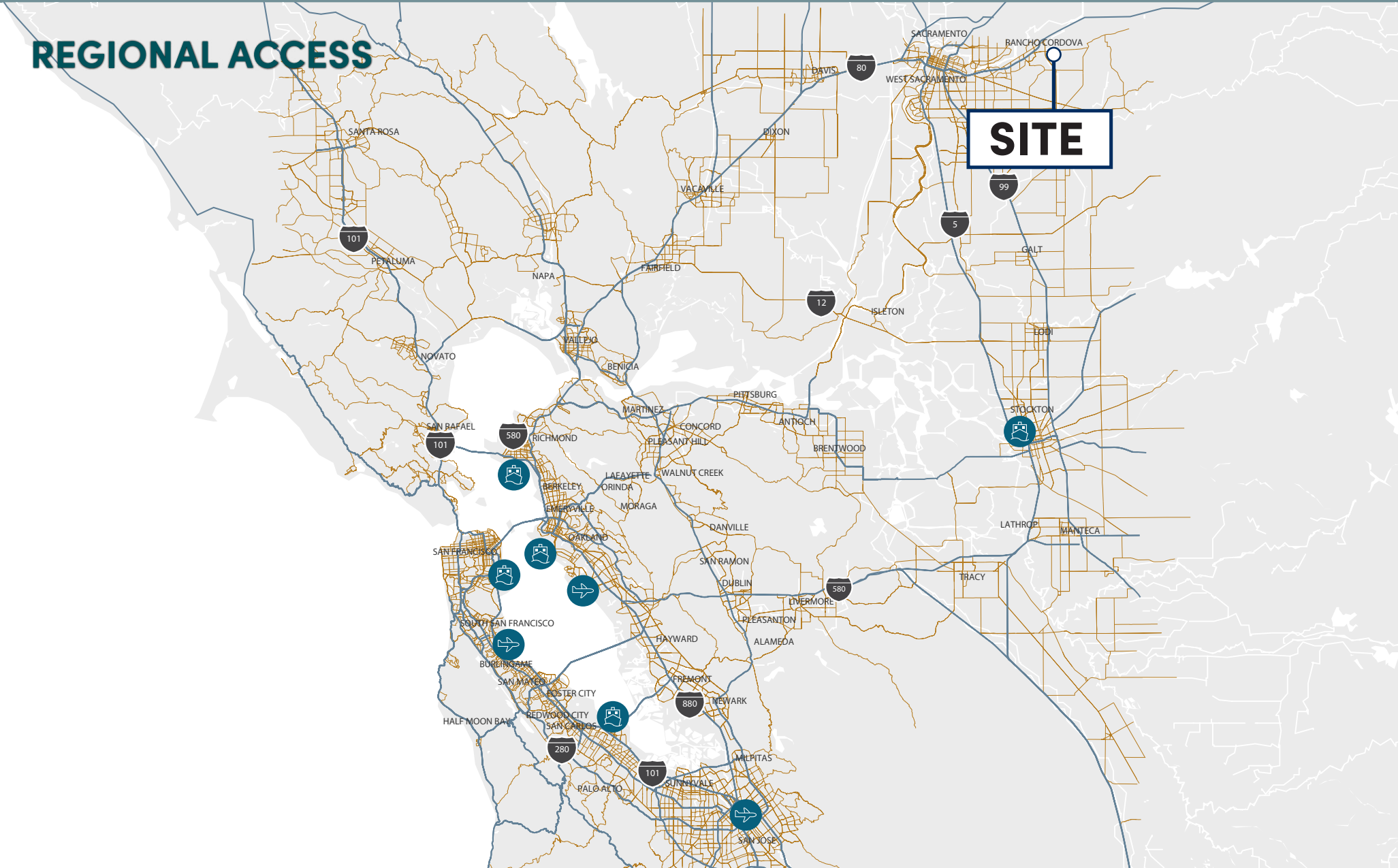


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AVAILABLE FOR SALE OR BUILT-TO-SUIT

RANCHO CORDOVA PARKWAY & INTERNATIONAL DRIVE | RANCHO CORDOVA, CA

REGIONAL ACCESS



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INDUSTRIAL DEVELOPMENT SITE WITH EXCELLENT INFRASTRUCTURE

RANCHO
CORDOVA

AMAZON

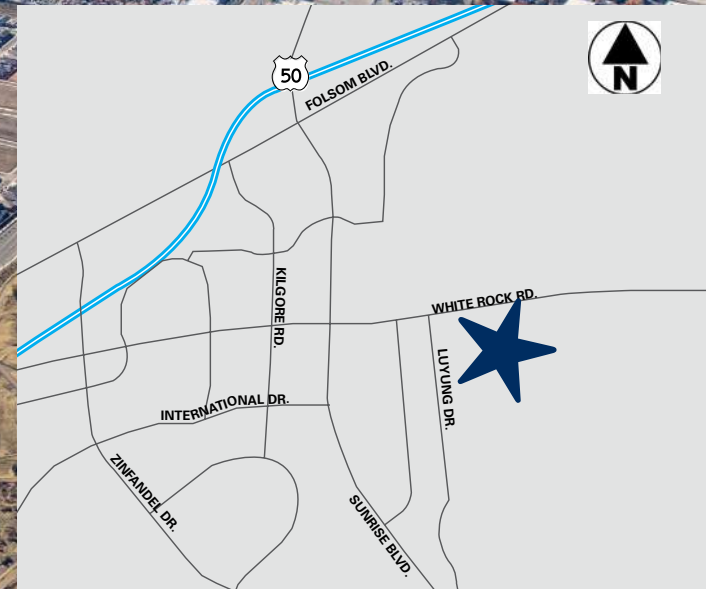
INTERNATIONAL DR.

RANCHO CORDOVA PKWY.

SITE

WHITE ROCK RD.

SUNRISE BLVD.



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