



AVAILABLE FOR LEASE

3167 FITZGERALD RD, RANCHO CORDOVA

+/- 4,000 SQ FT INDUSTRIAL BUILDING

+/- 5,380 SQ FT FENCED CONCRETE YARD

DRIVE THRU (2) 12X12 ROLL UP DOORS

+/- 550 SQ FT OFFICE (4 OFFICES, 1 TOILET)

**3 PHASE POWER, SWAMP COOLER AND GAS UNIT HEATER
IN SHOP AREA, SKY LIGHTS**

**RENOVATED IN 2017 W/ NEW HVAC, LIGHTS, HARDWOOD
FLOORS, NEWLY PAINTED.**

**\$4,500 PER MONTH LEASE + SAC COUNTY UTILITIES
(approx. \$300.00 per month)**

FOR MORE INFORMATION CALL:

VIRGINIA SMYTH

916 761.2086 or ginertiner@comcast.net