

White Rock Commerce Center

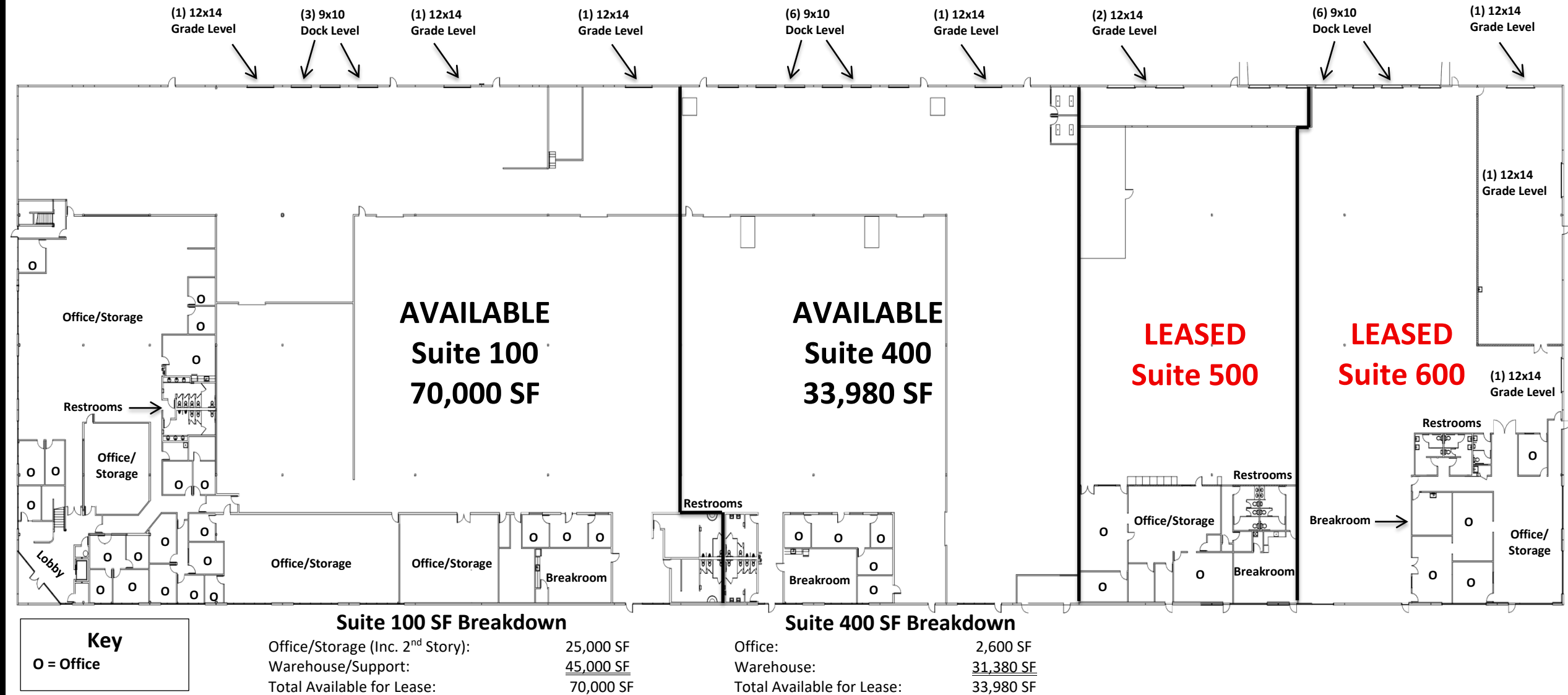
TOWER REALTY GROUP



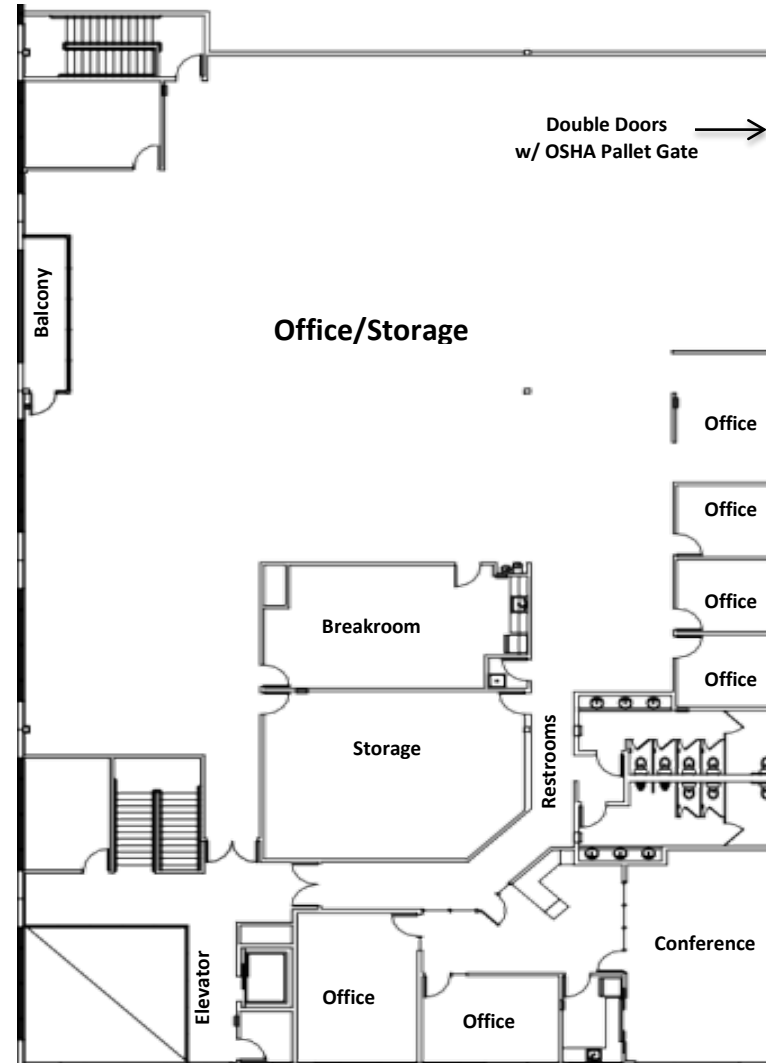
(916) 978-0800

Available for Lease
+/- 103,980 SF of Class-A Industrial Warehouse Space
11311 White Rock Road, Rancho Cordova, CA 95742

11311 White Rock Road | Floor Plan

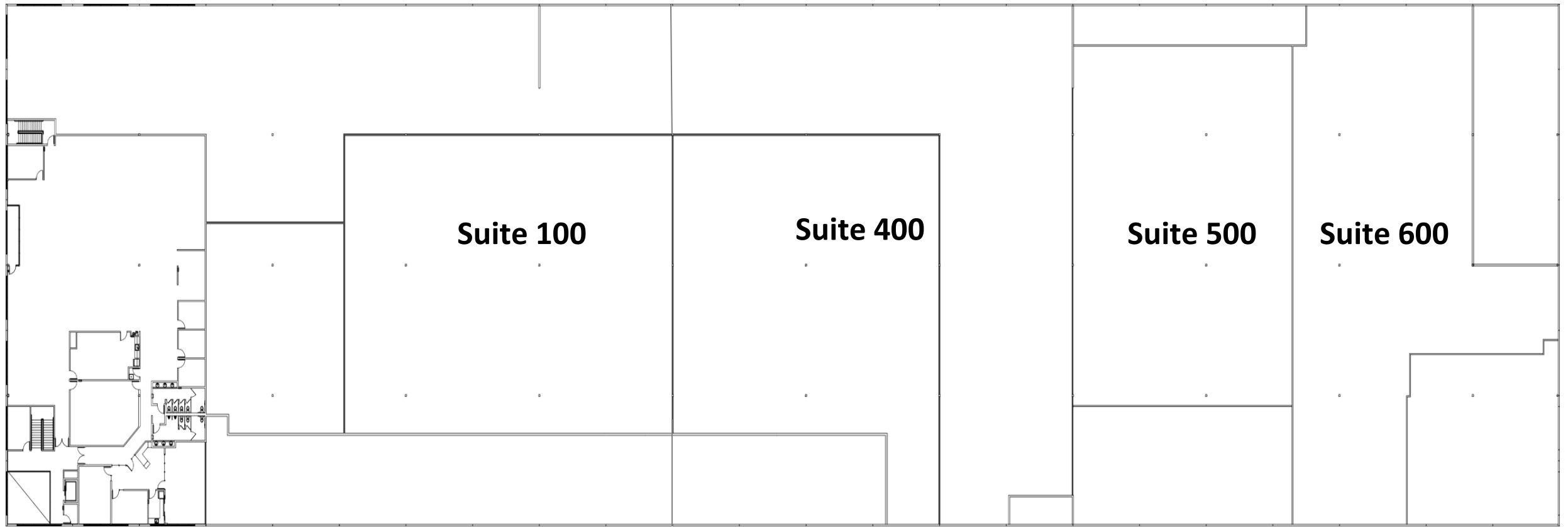


11311 White Rock Road | 2nd Story (Suite 100) Floor Plan

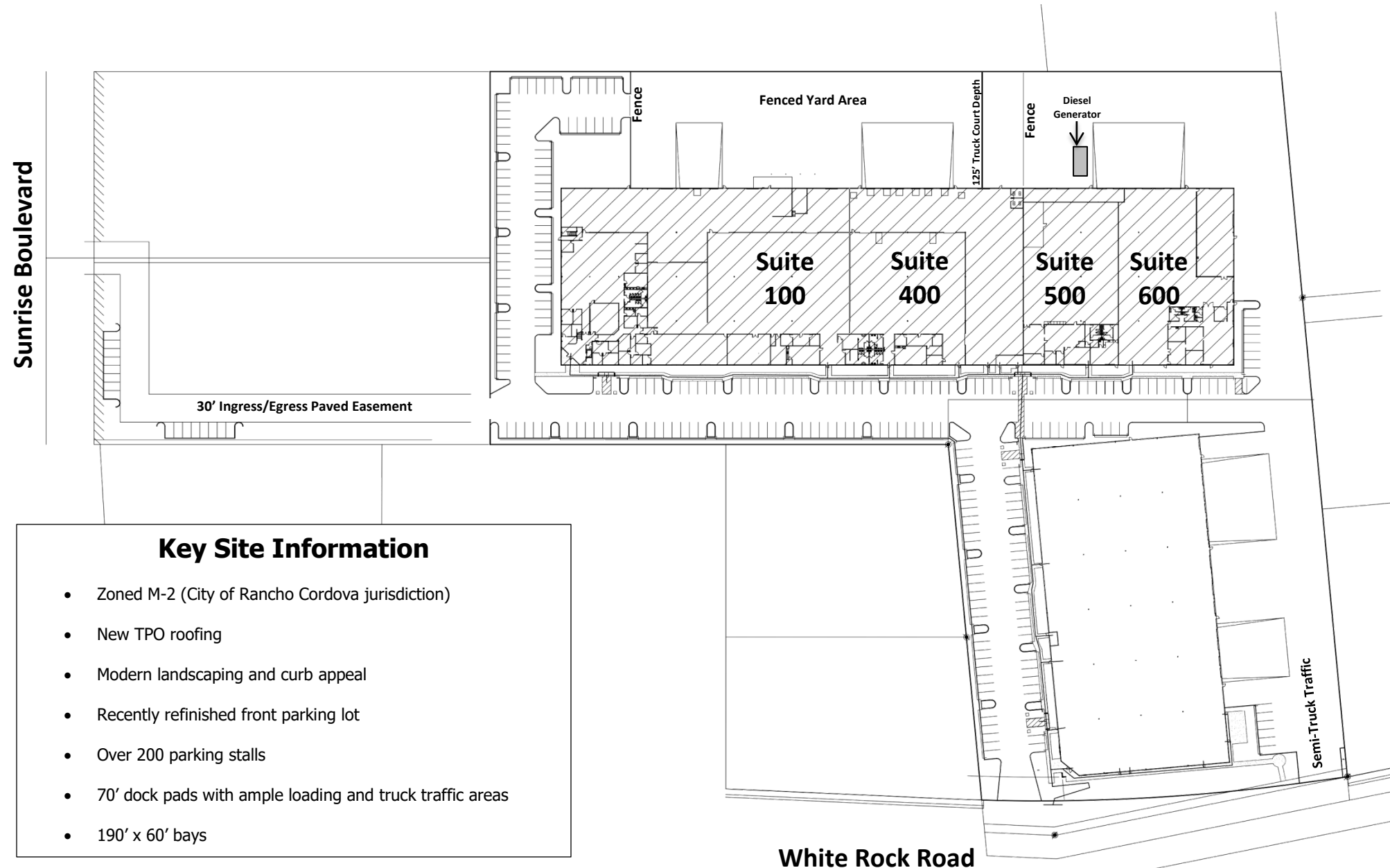


11311 White Rock Road | 2nd Story (Suite 100) Floor Plan

2nd Story in Relation to the Entire Building



11311 White Rock Road | Site Plan



Note: The plans and information described herein are from sources believed to be reliable; however, Tower Realty Group cannot guarantee, warrant or represent their accuracy. The plans and information are also subject to errors, changes, or withdrawals. Any interested party should independently investigate the property to verify the accuracy and determine if the property is suitable.

11311 White Rock Road | Suite Specs

Suite 100

- 4,000 amp 277/480 main power to the building
- 3,000 amp 277/480 power to Suite 100
- ESFR fire sprinklers
- 6" slab @ 3,000 PSI
- Dock and grade level doors
- Dock levelers
- Minimum 24' – 27' clear height
- New 60 MIL TPO roof
- Conditioned storage space

Suite 400

- 4,000 amp 277/480 main power to the building
- 200-400 amp 277/480 power to Suite 400 (subject to Tenant need)
- ESFR fire sprinklers
- 6" slab @ 3,000 PSI
- Dock and grade level doors
- Dock levelers
- Minimum 24' – 27' clear height
- New 60 MIL TPO roof
- Conditioned storage space