

Contact:

Jim Holmes 916.952.5298

Herb Liverett 916.869.8017

For Sale or Lease

[www.callherb.com](http://www.callherb.com)

Two Buildings / Buy One or Both  
Hwy 50 Freeway Frontage Retail



Situated on the North Side and  
South Side of Hwy 50  
Just East of Sunrise Blvd  
Rancho Cordova, CA

**Pricing on  
Page Two**

**11363 Pyrites Way**  
**11521 Folsom Blvd. (Green Building)**

# Herb Liverett Companies. Inc.

Contact:

Jim Holmes 916.952.5298

Herb Liverett 916.869.8017

**For Sale or Lease**

**www.callherb.com**

**Two Buildings / Buy One or Both  
Hwy 50 Freeway Frontage Retail**

**20,000 sq ft**

**Metal Building Construction**



Retail use permit  
20,000 sq ft building with yard  
Billboard NAP

Retail use permit  
Zoned M-2  
Roll-up doors  
Flood zone X  
Office  
Fenced yard  
ADT 140,000

**Sale**  
**\$2,000,000**  
**\$100.00 PSF**  
**NNN Lease**  
**\$.65 PSF/MO**

**11363 Pyrites Way  
North Side of Hwy 50**

**9,000 sq ft**

**Concrete tilt-up construction**



Green Building  
9,000 sq ft building  
Solar system 50% energy savings

Retail use permit  
1992 Concrete tilt-up construction  
245.5 feet hwy 50 frontage  
Multi-tenant capable  
Zoned M-2  
Flood Zone X  
ADT 140,000

**Sale**  
**\$1,800,000**  
**\$200.00 PSF**  
**NNN Lease**  
**\$1.55 PSF/MO**

**11521 Folsom Blvd.  
South side of Hwy 50**

# Herb Liverett Companies. Inc.

Contact:

Jim Holmes 916.952.5298

Herb Liverett 916.869.8017

## For Sale or Lease Two Buildings / Buy One or Both Hwy 50 Freeway Frontage Retail

[www.callherb.com](http://www.callherb.com)

20,000 sq ft  
Clear Span Metal Building

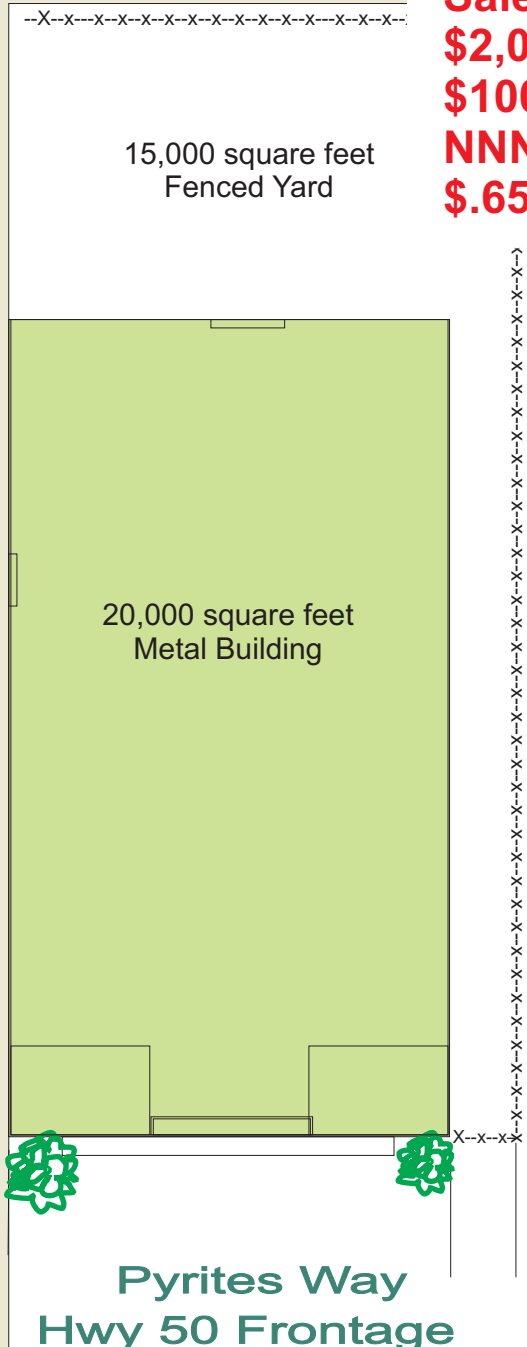


11363 Pyrites Way  
North Side of Hwy 50  
Rancho Cordova, CA



Metal Building  
2,000 sq ft Office  
15,000 sq ft Yard

**Sale**  
**\$2,000,000**  
**\$100.00 PSF**  
**NNN Lease**  
**\$.65 PSF/MO**



# Herb Liverett Companies. Inc.

Contact:

Jim Holmes 916.952.5298

Herb Liverett 916.869.8017

For Sale or Lease

[www.callherb.com](http://www.callherb.com)

Two Buildings / Buy One or Both

Hwy 50 Freeway Frontage Retail

9,000 sq ft  
Concrete tilt-up  
Construction



11521 Folsom Blvd.  
South Side of Hwy 50  
Rancho Cordova, CA



Green Building  
Retail Showroom  
Solar Collectors on Roof

**Sale**

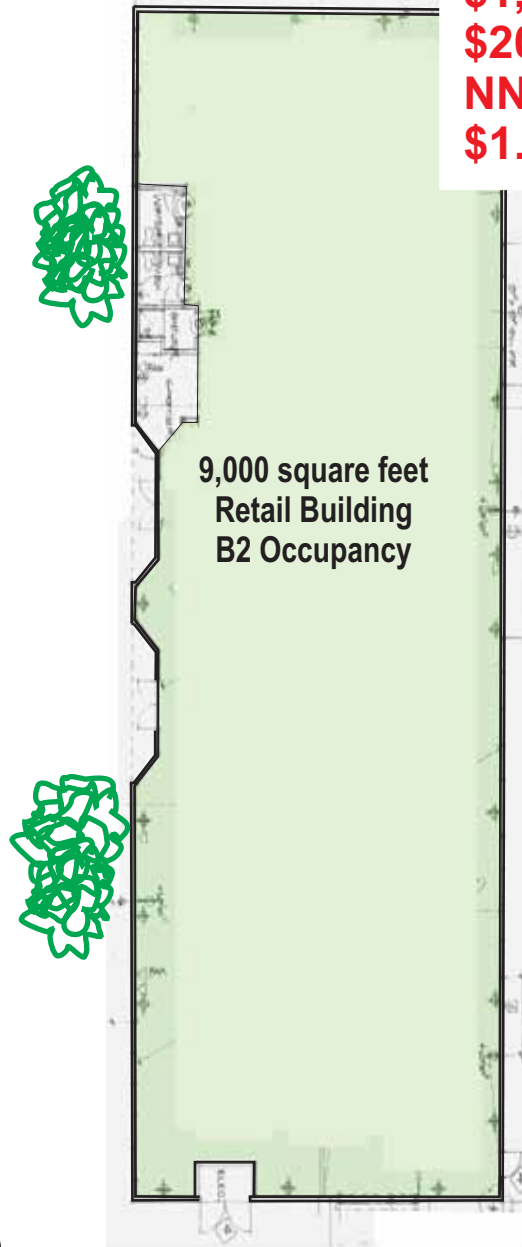
**\$1,800,000**

**\$200.00 PSF**

**NNN Lease**

**\$1.55 PSF/MO**

Folsom Blvd. Frontage



Hwy 50 Frontage

The above information while not guaranteed, has been secured from sources we deem reliable. However, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. All information should be verified by the recipient prior to purchase or execution of legal documents.