

# STONE RIVER BUSINESS PARK

**11241-11251** COLOMA ROAD  
**2210** CEMO CIRCLE  
GOLD RIVER, CA

OFFICE/WAREHOUSE | AVAILABLE FOR LEASE



11241

**NEWMARK**

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# PROPERTY HIGHLIGHTS

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## » FLEXIBLE SPACE WITH MULTIPLE SUITES

Part of the Stone River Business Center, offering divisible spaces ranging from ±750 SF to ±4,850 SF, ideal for small to mid-size operations

## » GRADE-LEVEL ROLL-UP DOORS

Convenient ground-level drive-in access across suites for efficient loading/unloading

## » CEILING HEIGHT

Clear heights approximately 14–16 feet, supporting rack storage, light industrial, or flex office usage

## » STRATEGIC HIGHWAY FRONTAGE & VISIBILITY

Located just north of Highway 50 with Coloma Road frontage; daily traffic counts near Sunrise Blvd ±67,500 ADT – excellent exposure

## » SIGNAGE OPPORTUNITIES

Exterior building signage available, enhancing tenant branding.

## » 24-HOUR ACCESS

Secure 24/7 building access supporting extended operations .

## » PARKING & OFFICE AMENITIES

Built-out office areas, and parking ratio on-site (approx. 0.78 spaces per 1,000 SF)

## » PROFESSIONAL OWNERSHIP & MANAGEMENT

Experienced ownership, ensuring maintenance and responsive property services

## » IDEAL FOR DIVERSE USES

Suitable for distribution, light manufacturing, equipment storage, construction support, and other commercial flex uses



# SITE PLAN



## AVAILABLE SUITES

### 11241 COLOMA RD

Suite A2 Office/Warehouse ±2,321 SF

### 11251 COLOMA RD

Suites C/D Office/Warehouse ±1,950 SF

Suite E Office ±750 SF

Suite F Office ±825 SF

**ASKING RATE: \$1.05 PSF**

# PHOTOS



# SITE AERIAL



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