

1007

NICHOLS DRIVE
ROCKLIN, CA

ROCKLIN INDUSTRIAL BUILDING WITH YARD

AVAILABLE FOR SALE



NEWMARK

SEAN MAHONEY, SIOR

Senior Managing Director

916.952.5750

sean.mahoney@nmrk.com

CA RE License #01332661

KEVIN JASPER, SIOR

Senior Managing Director

916.826.7276

kevin.jasper@nmrk.com

CA RE License #01164925

STAN GOROBETS

Associate

415.638.7062

stan.gorobets@nmrk.com

CA RE License #02218450

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BUILDING HIGHLIGHTS

- ±4,179 Square Foot Industrial Building
- ±1,245 Square Foot Office with High-End Finishes
- Two (2) Grade Level Doors (12' x 14' and 14'x 14')
- ±2,500 Square Foot Fenced & Paved Yard
- Fire Sprinklers
- Skylights
- Newer Roof
- 16'8" Clear Height in Warehouse
- 480v, 3-Phase Electrical Power
- Mezzanine Storage

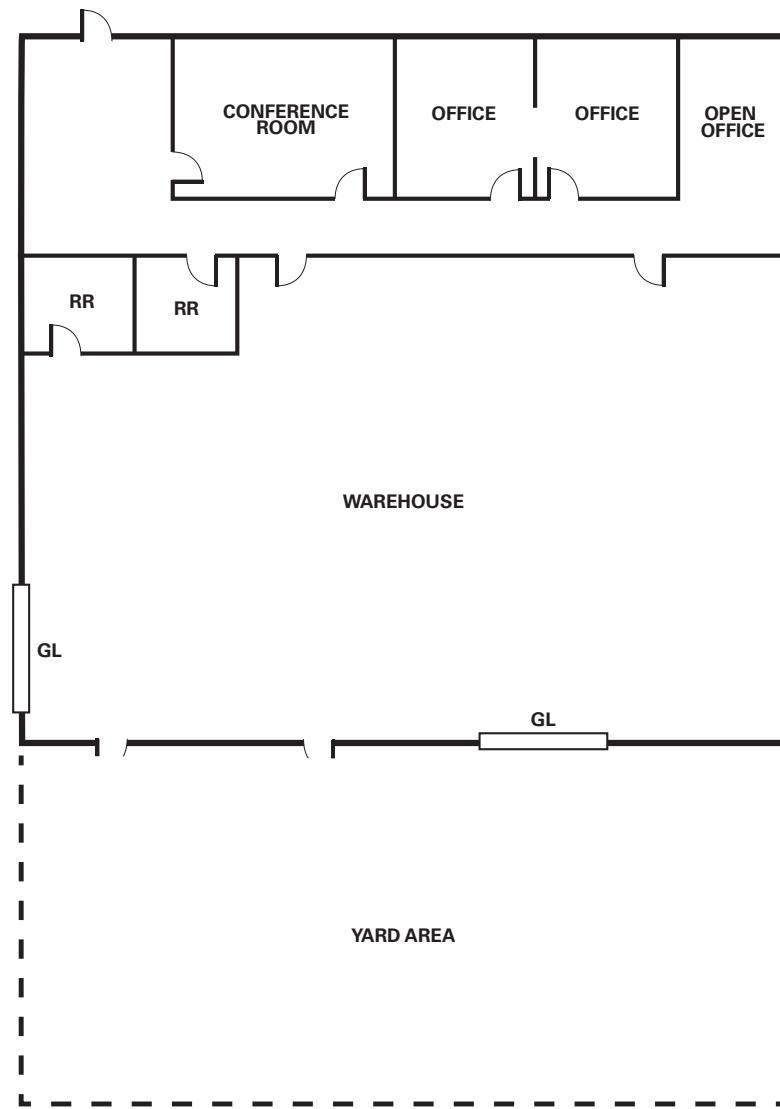


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FLOOR PLAN



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SITE PLAN



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LOCATION AERIAL

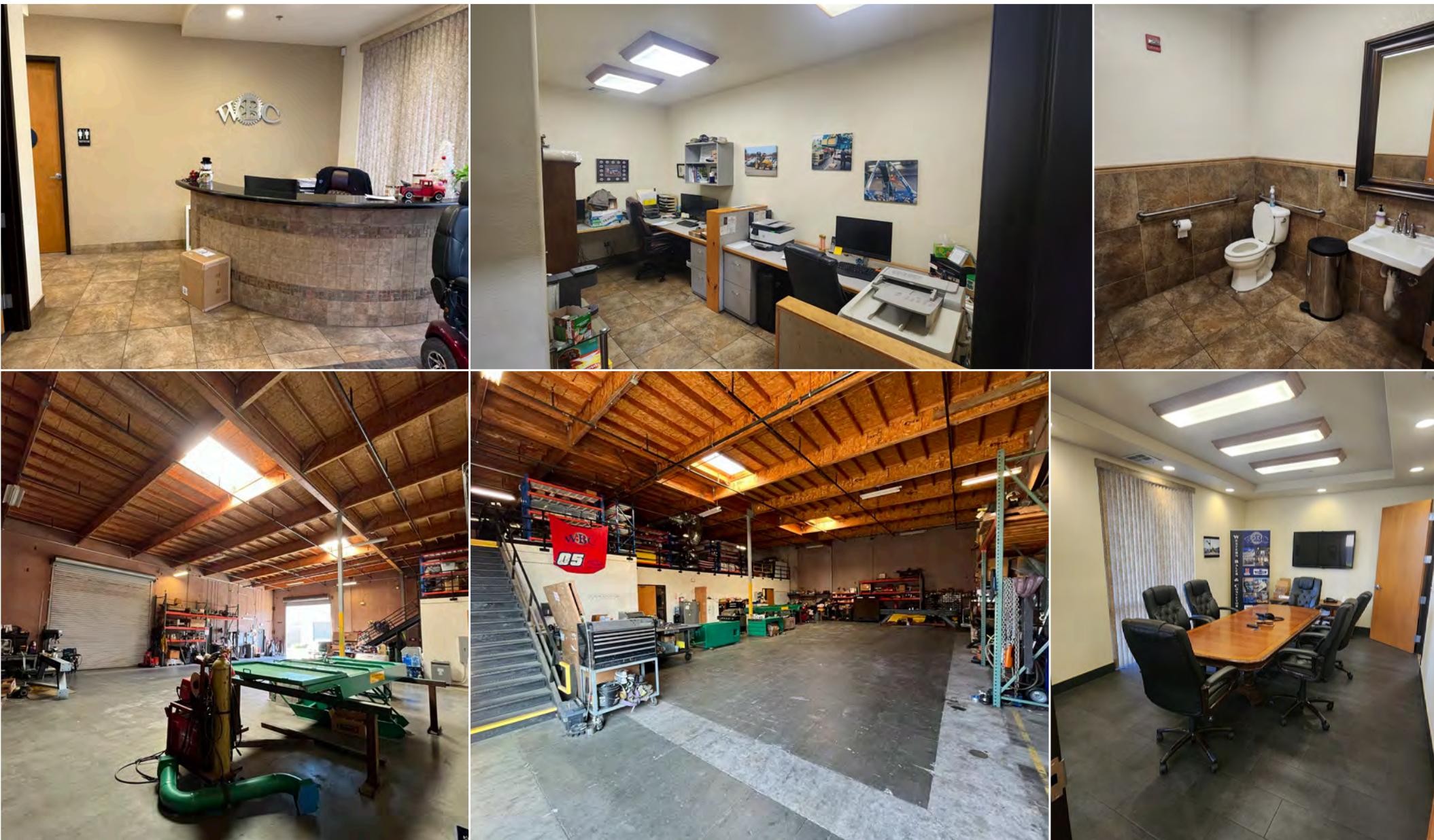


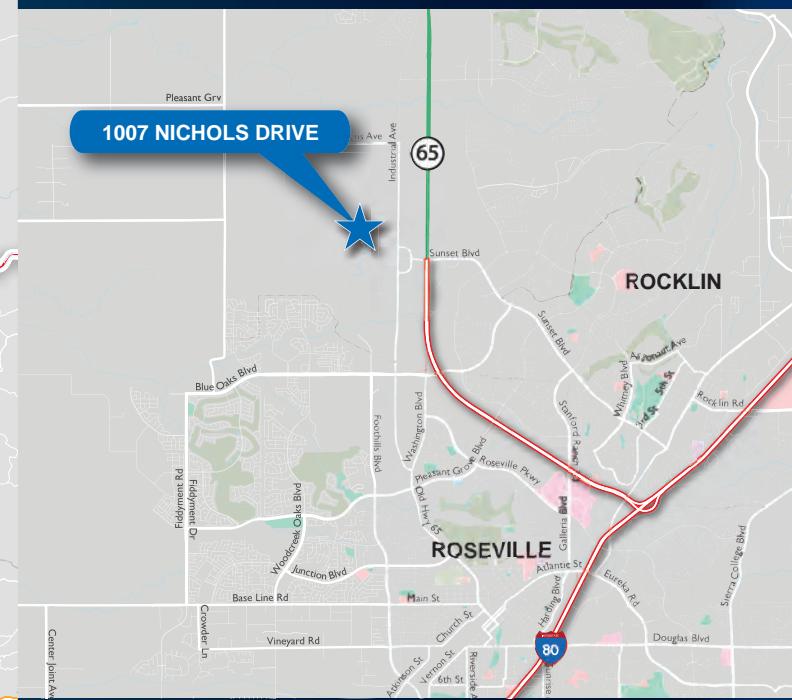
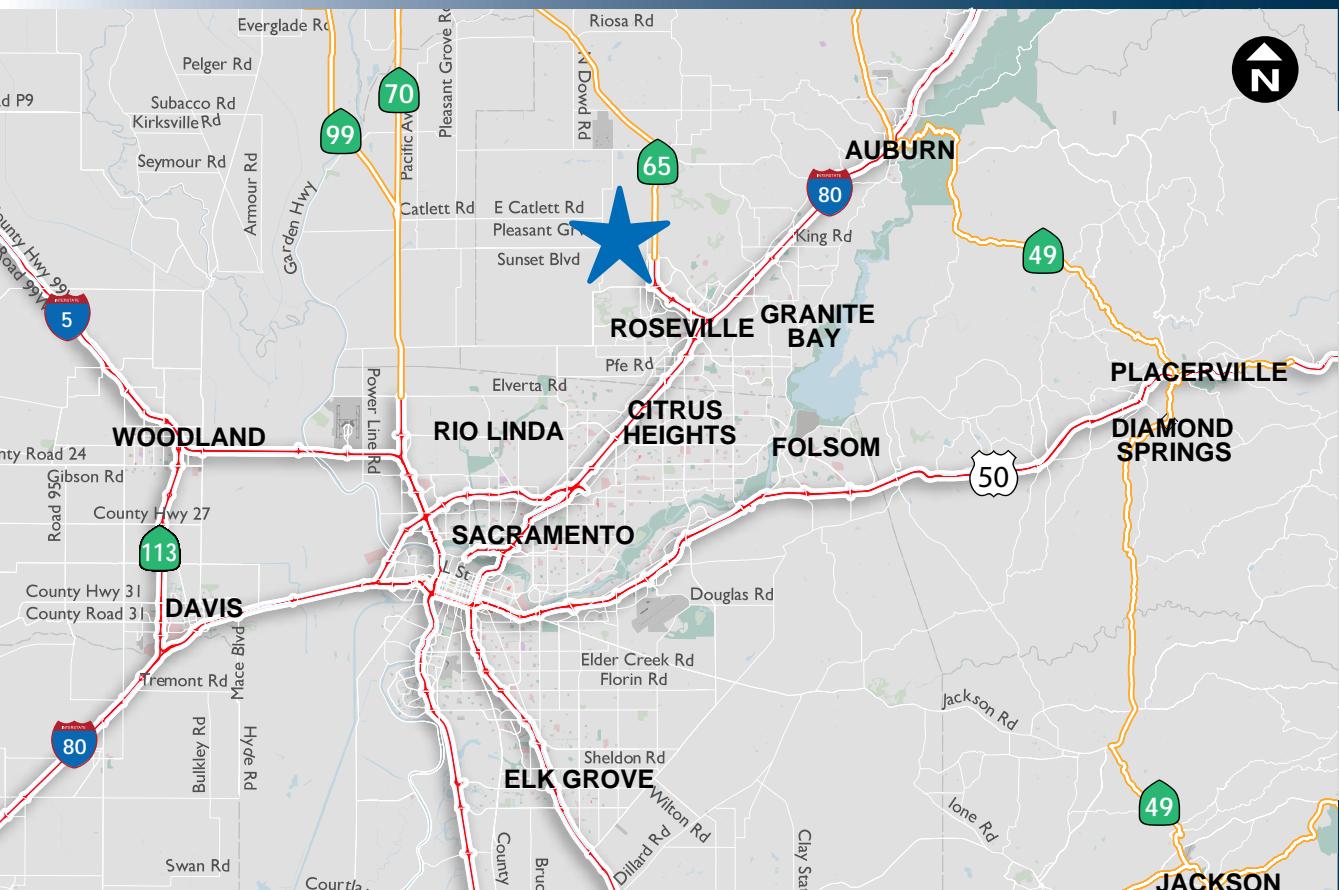
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PROPERTY PHOTOS





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CA RE License #01164925

980 NINTH STREET, SUITE 2500

SACRAMENTO, CA 95814

916.920.4400

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Associate

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