

# 1007

NICHOLS DRIVE

ROCKLIN, CA

ROCKLIN INDUSTRIAL BUILDING WITH YARD

AVAILABLE FOR SALE

**NEWMARK**

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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

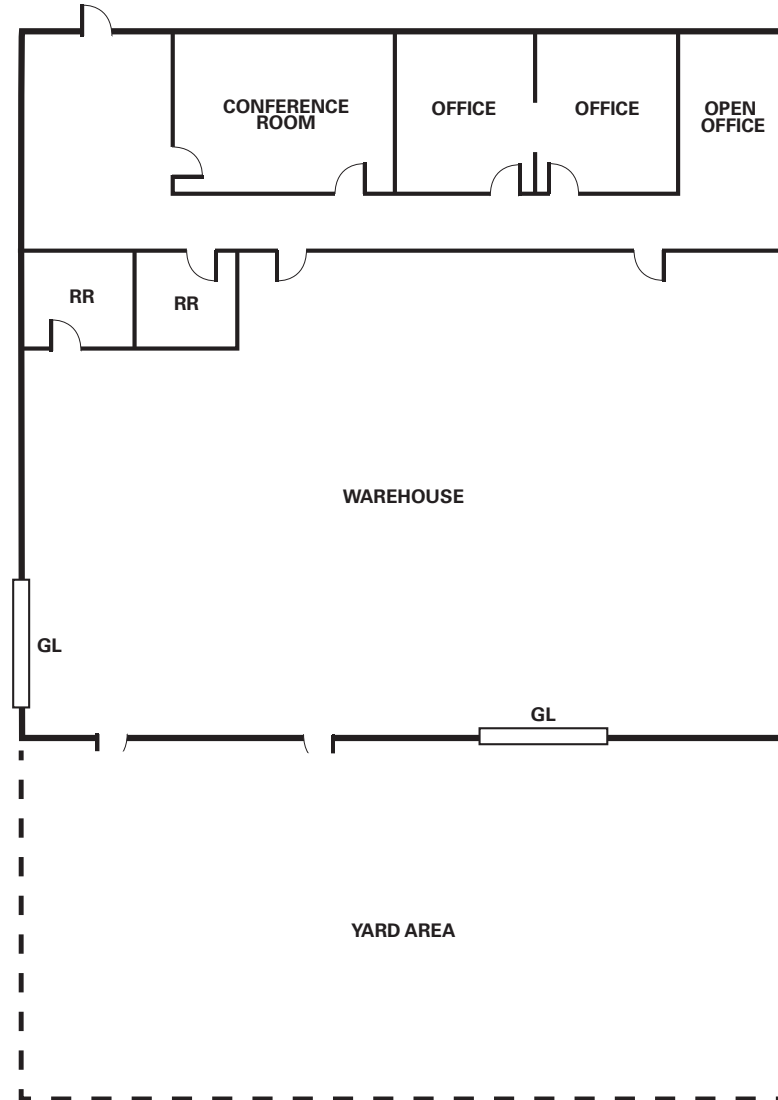


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## FLOOR PLAN



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## SITE PLAN





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## LOCATION AERIAL



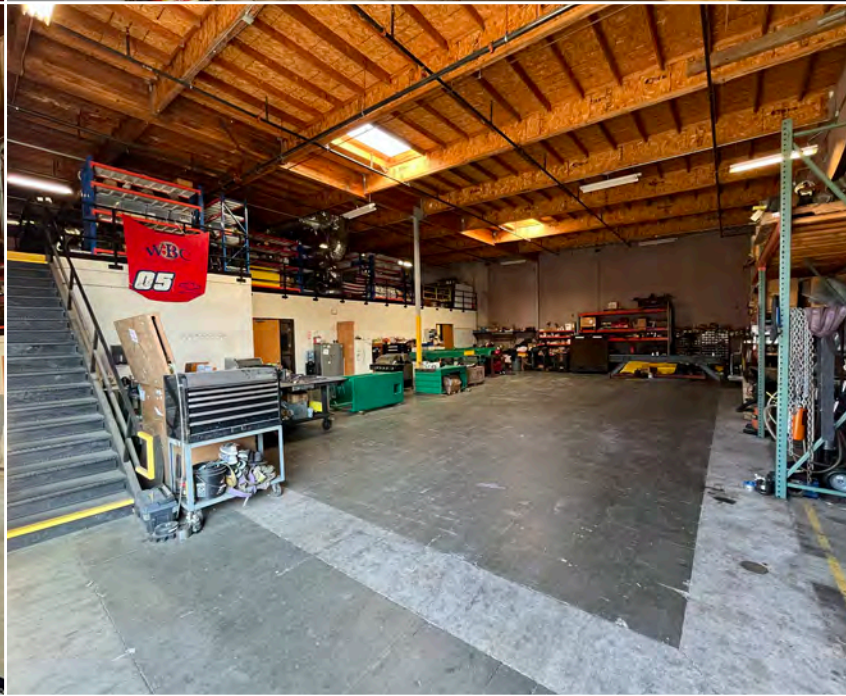


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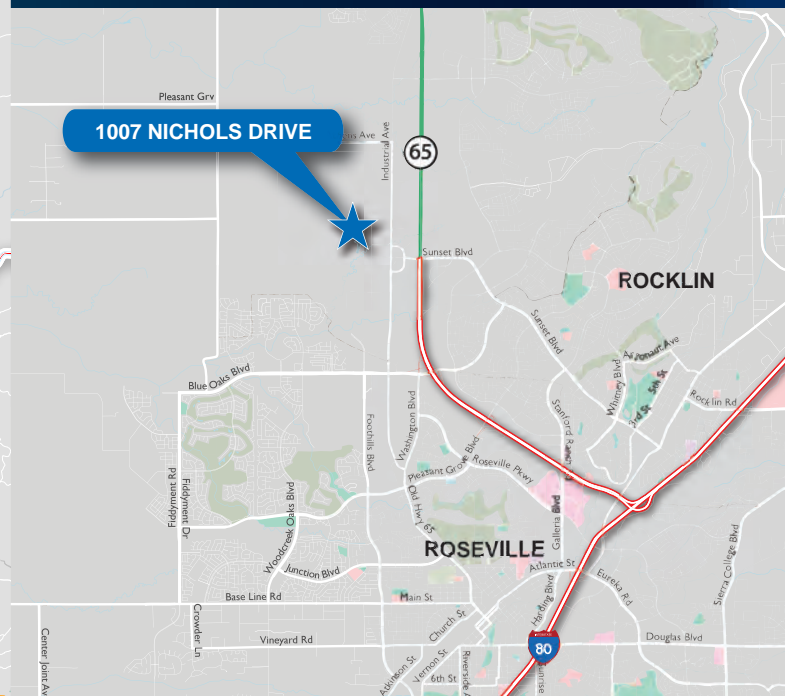
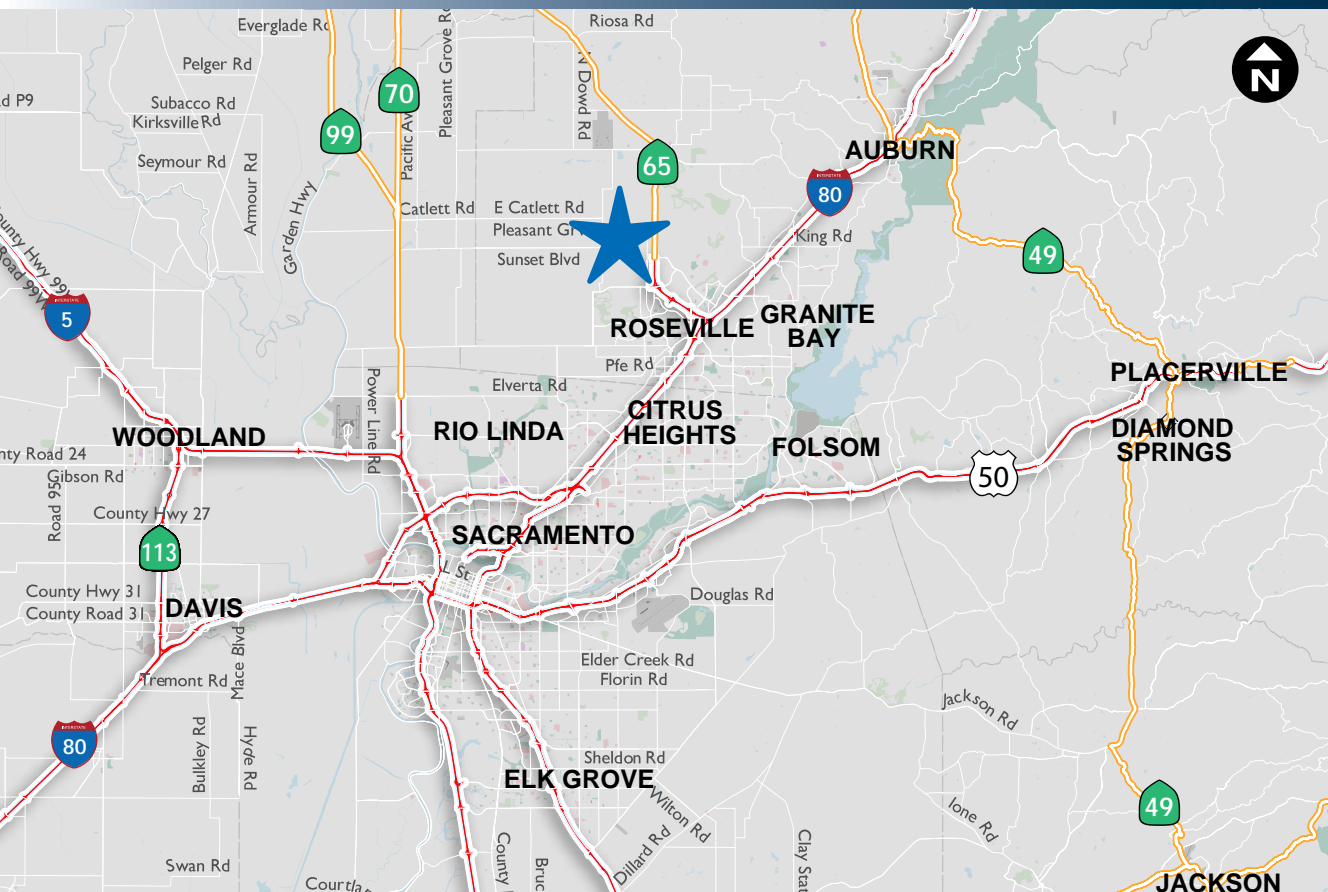
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## PROPERTY PHOTOS







**1007**  
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