



4300 ANTHONY COURT

ROCKLIN, CA 95677

THOMAS NELSON

530.391.4862

thomas.nelson@abornpowers.com

CalDRE #02114777

JED PRICHARD

530.558.0536

jed.prichard@abornpowers.com

CalDRE #02114776

INDUSTRIAL PROPERTY FOR LEASE

4300 ANTHONY COURT



Lease Rate

\$1.25 SF/MONTH

PROPERTY OVERVIEW

4300 Anthony Ct

UNit G - Half Offic Half Warehouse

Roll-up door

\$1.20 /SF + NNN

NNN is approx. \$0.48 /SF

OFFERING SUMMARY

Building Size: 24,923 SF

Available SF: 1,012 SF

Lot Size: 1 Acres

THOMAS NELSON

530.391.4862

thomas.nelson@abornpowers.com

CalDRE #02114777

JED PRICHARD

530.558.0536

jed.prichard@abornpowers.com

CalDRE #02114776

INDUSTRIAL PROPERTY FOR LEASE

4300 ANTHONY COURT



THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

JED PRICHARD
530.558.0536
jed.prichard@abornpowers.com
CalDRE #02114776

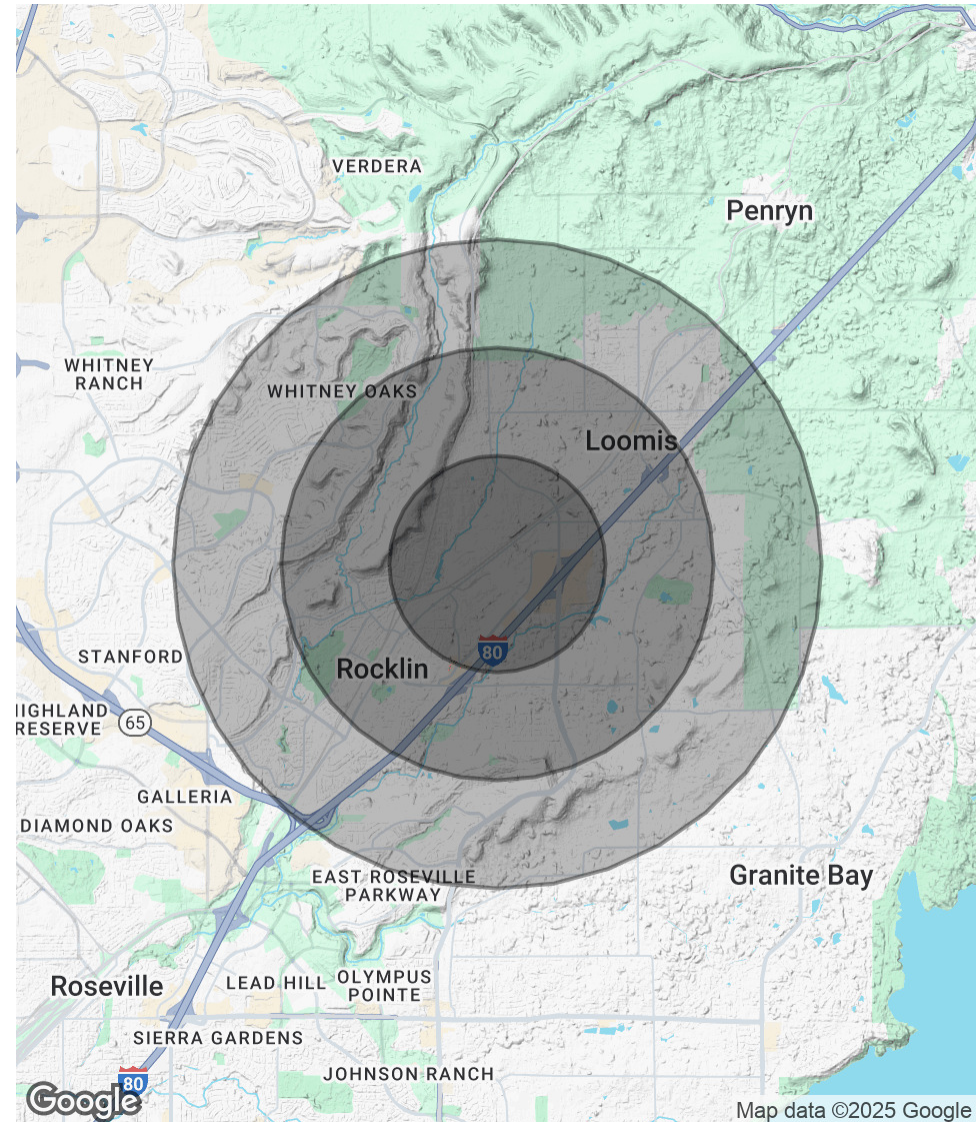
4300 ANTHONY COURT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,406	18,718	54,374
Average Age	38.9	41.5	40.9
Average Age (Male)	36.4	39.3	38.8
Average Age (Female)	39.7	43.5	42.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,346	7,227	20,631
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$95,385	\$114,082	\$117,513
Average House Value	\$455,064	\$508,185	\$512,414

2020 American Community Survey (ACS)



THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

JED PRICHARD
530.558.0536
jed.prichard@abornpowers.com
CalDRE #02114776