

FOR SALE

801 Riverside Ave, Suite 165 Roseville, CA

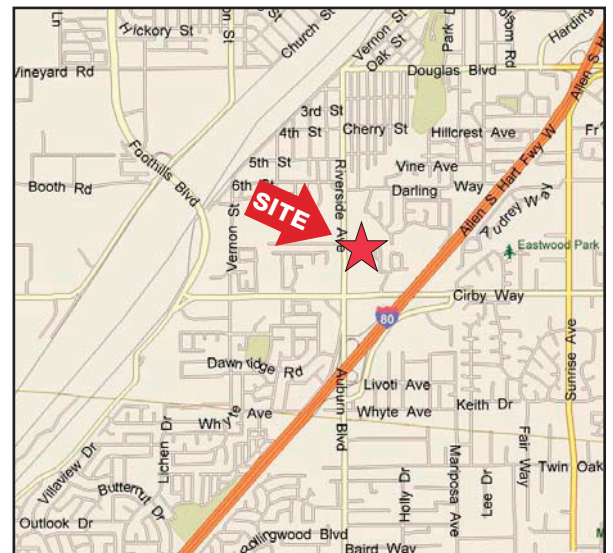


INDUSTRIAL CONDO WAREHOUSE FOR SALE

- ±4,703 SF Warehouse with a ±600 SF Office
- 1 Grade Level Door
- 0.3 Miles to Interstate 80
- Prime Roseville Location
- 20' Clear Height
- Zoned: MP - Industrial Business Park

FOR SALE: \$988,000 (\$210/SF)

Current Lease Expires 2-28-2026



CA License 01818915

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



For information, please contact our exclusive listing agent:

Tom Costello

916-205-6555

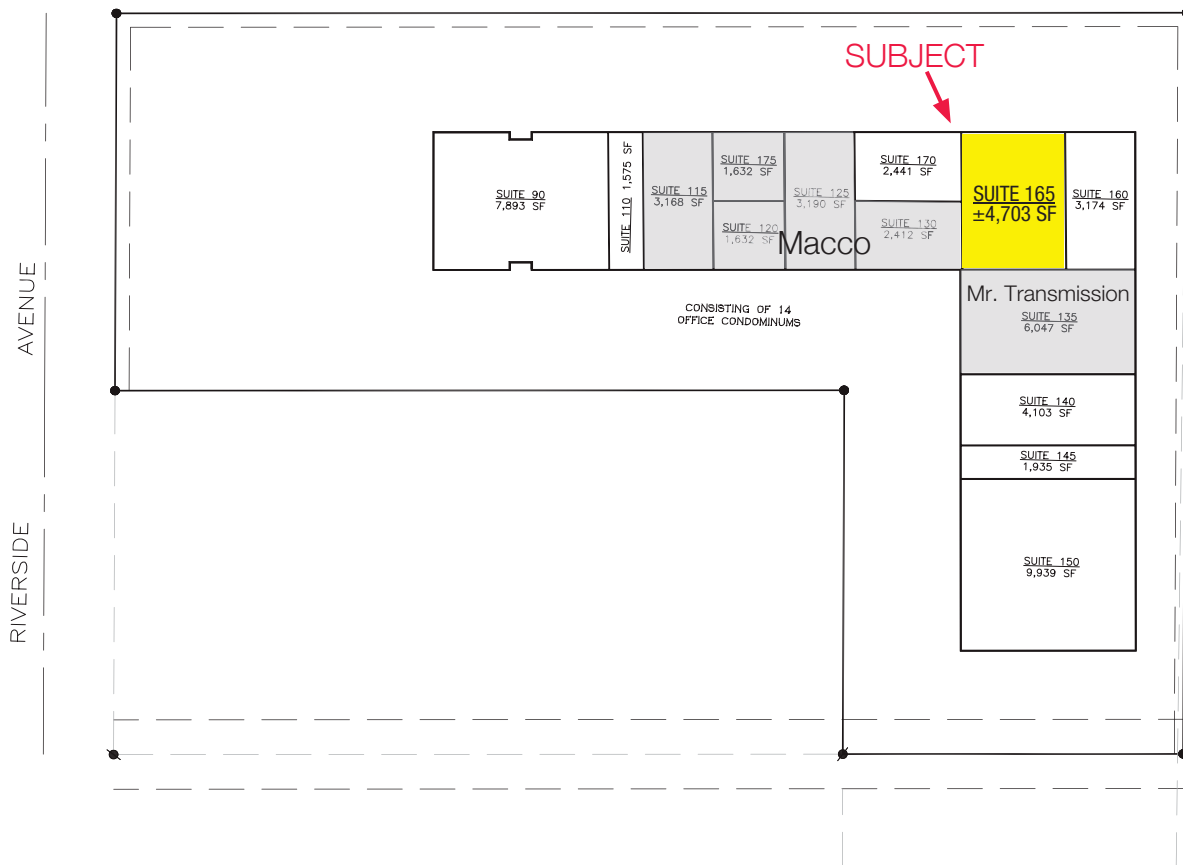
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CONDO EXHIBIT



AERIAL VIEW



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