

FOR SALE OR LEASE

Two Flex Office/Warehouse Condos

269 Technology Way
Condo Units #2 and #3
Rocklin, CA 95765



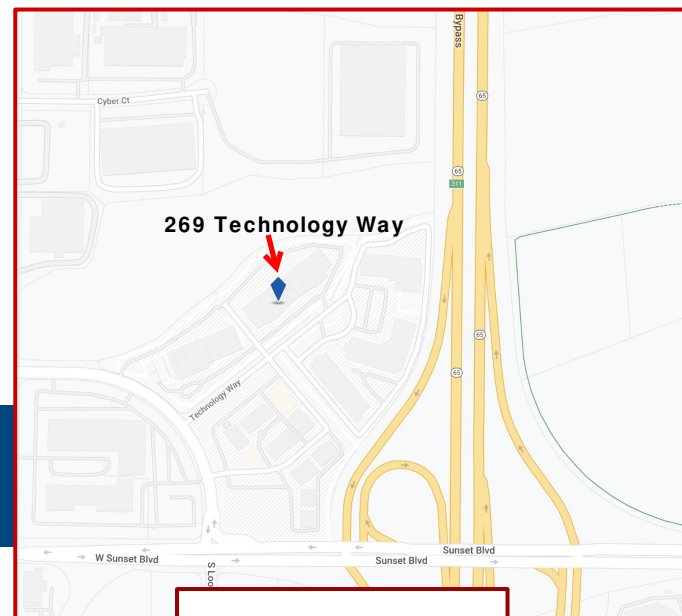
13,500 SF 2 Flex Condos

- Rare Find! Flex Space 30% Office-Showroom and 70% Conditioned Warehouse
- 2 Dock High and Two Grade Level Roll-Up Doors
- Located Just Off Hwy 65 near I-80
- Ready for immediate occupancy!

Offered For Sale Or Lease

For Sale: \$2,950,000 (\$200/SF)

For Lease: \$1.25/SF Modified Gross



www.TonyWoodCommercial.com

Exclusively listed by:

TONY WOOD
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DRE License # 0000549071

eXp Commercial of California | License #02134436

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

Rare Opportunity in Rocklin's competitive market, offering a blend of office and industrial space that's both functional and versatile located in Pacific Technology Spectrum Business Park, Rocklin, CA! Subject Property fully improved +/-14,500 square foot flex office-showroom-industrial space in two suites in two condo units. The larger suite of +/-13,000 SF, was originally a build-to-suit for US Bank when these buildings were newly completed in 2002. Since then, this versatile space has been utilized by US Bank as a records storage facility and features approximately 3,000 SF of office space and 10,000 SF of fully conditioned warehouse space. The second suite is a 1,500 SF office-showroom suite with its own kitchen/break room and restroom. Each suite has its own, separate entrance.

KEY FEATURES

Dual Access: 2 grade-level and 2 dock-high roll-up doors.

Office & Warehouse: Includes a mix of private offices, open showroom or workstation area, two large conference/training rooms, a spacious kitchen, and two restrooms.

Parking: 40 allocated parking spaces in the shared common parking area.

Prime Location: Situated just off Hwy-65, near the intersection of I-80, within the prestigious High Image Industrial Business Park. Immediate access to Hwy-65 via Sunset Blvd.

Property Specifications: Total SF: ±14,500 SF; Warehouse: ±10,000 SF; Office: ±4,500 SF Clear Height: ±26' Dock High & Grade Level Loading

Both units have exceptional floor to ceiling window lines offering an abundance of natural light into the spaces.

Additional Features: Fiber Available.

Contact us today for more information or to arrange a tour!

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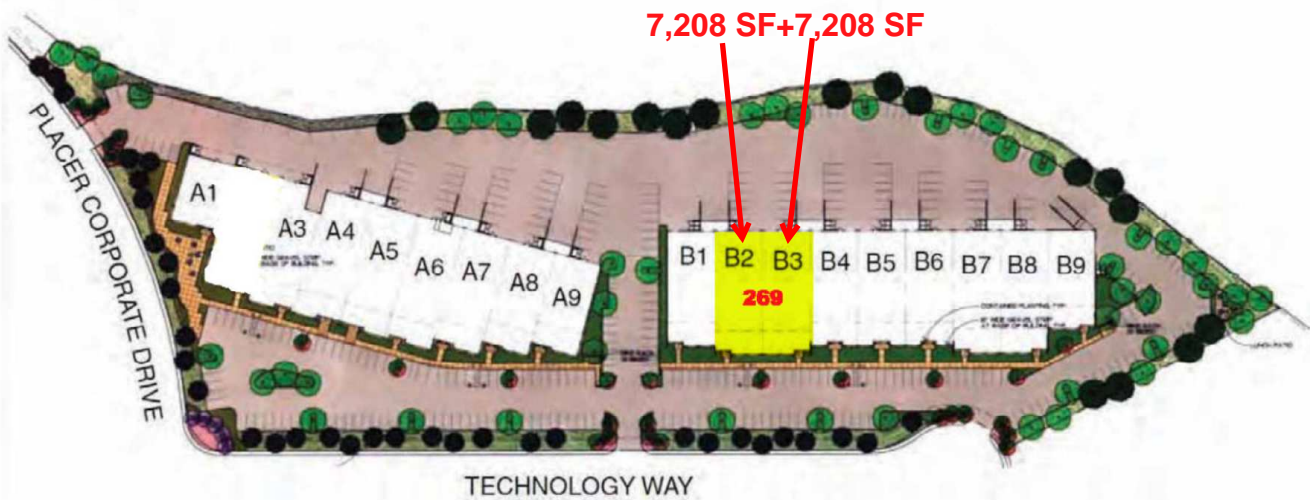
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SITE PLAN



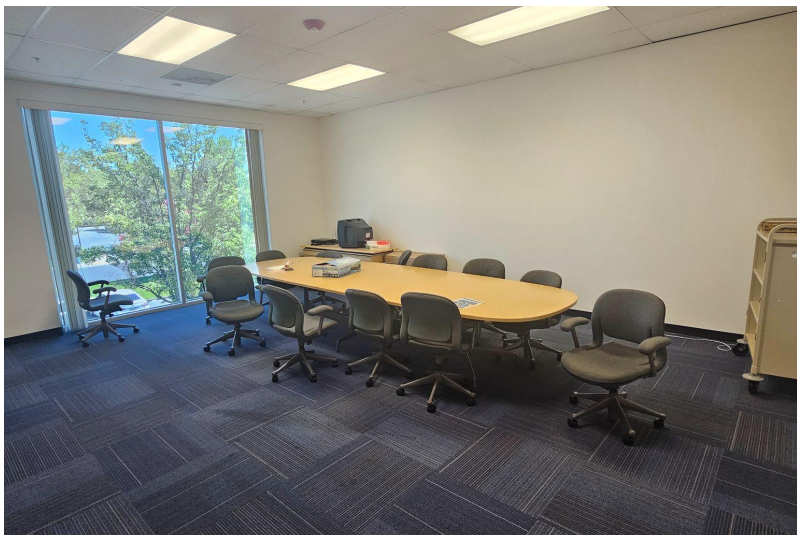
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PROPERTY PHOTOS

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Rocklin, CA 95765



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PROPERTY PHOTOS

269 Technology Way, Suite 2 and 3

Rocklin, CA 95765



This photo shows an example from another condo in the park, illustrating what the warehouse's clear height would look like if the dropped ceiling were removed in the conditioned warehouse of units B2 and B3 (Subject Property). However, this image represents only one condo unit, while the Subject Property has two, so the width of the warehouse would be twice the size of the one shown here.



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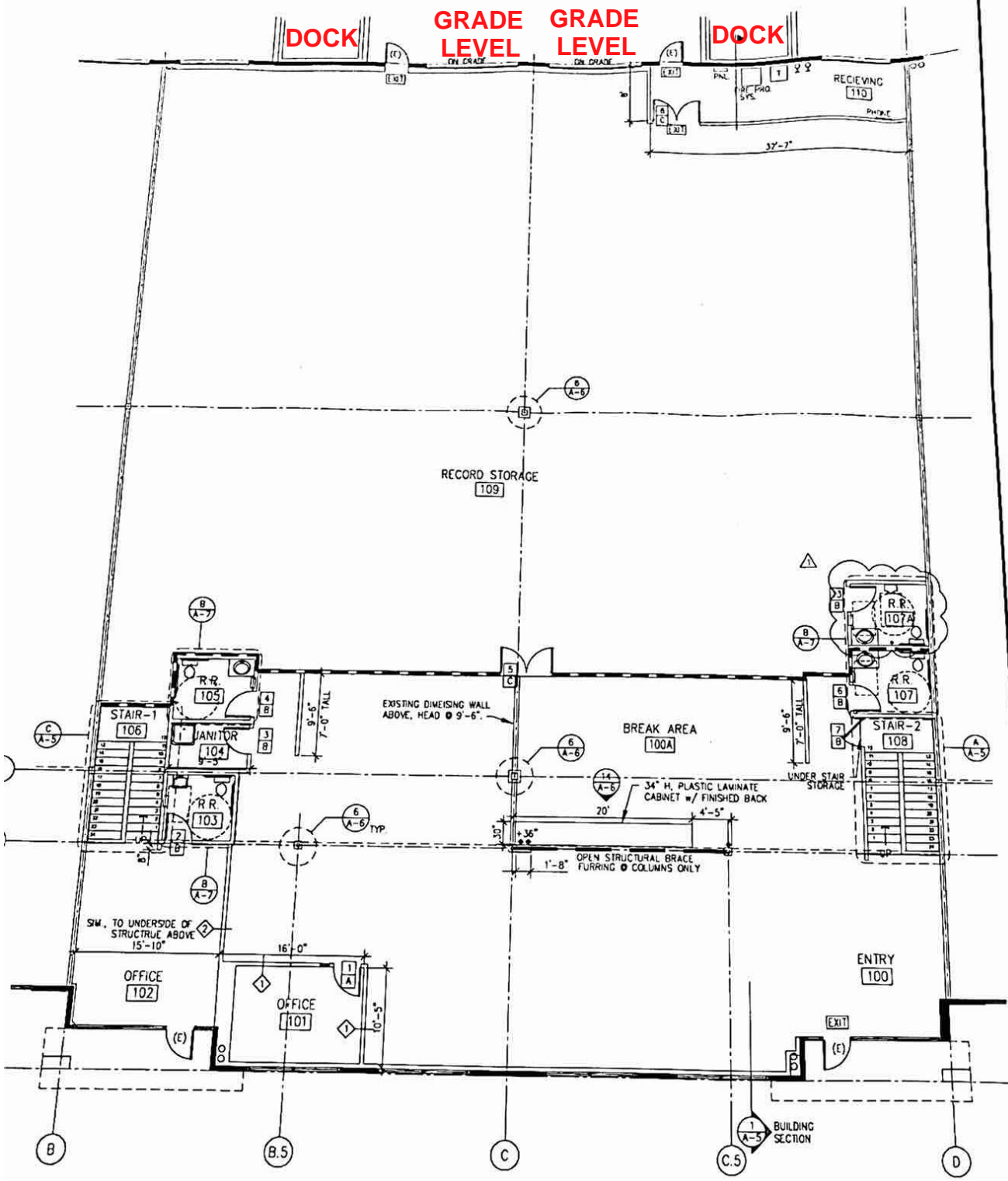
TENANT IMPROVEMENTS FOR:
PACIFIC TECHNOLOGY SPECTRUM
 FIRST UNION BANK
 233 TECHNOLOGY WAY - SUITE 2 & 3
 CARPENTERSVILLE, CA

SHEET TITLE:
1ST & 2ND FLOOR PLAN

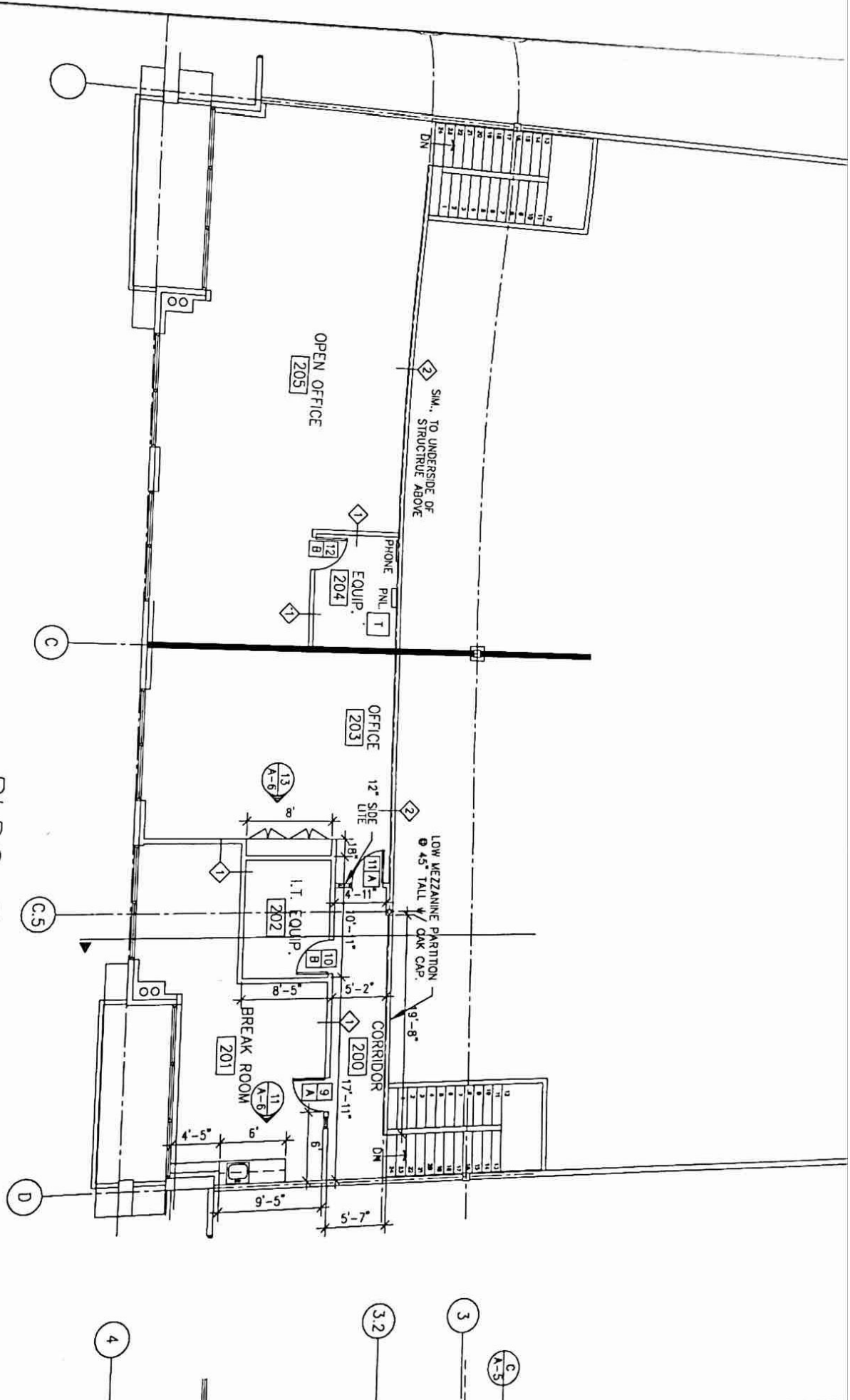
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BLDG. B - UNIT 2 & 3
1ST FLOOR SPACE PLAN
 SCALE : 1/8" = 1'-0"





 BLDG. B - UNIT 3

 2ND FLOOR SPACE PLAN

 SCALE : 1/8" = 1'-0"

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