

1001

NICHOLS DR, SUITES 3 & 4
ROCKLIN, CA 95765

NEWMARK

Mike Smith
Director
P 916-569-2352
mike.smith@nrmk.com
CA RE License #01504428

Irina Shpyrka
Associate
P 916-477-7384
irina.shpyrka@nrmk.com
CA RE License # 02037207

Cole Cummings
Associate Director
P 916-569-2366
cole.cummings@nrmk.com
CA RE License # 02106833

PROPERTY HIGHLIGHTS



±5,460 SF Total Available



±2,730 SF in Each Space



Small Office & Restroom



Located Within a Gated Business Park



Move - In Ready Space
Suite 3 - Available NOW
Suite 4 - Available April 1, 2026



NNN Lease



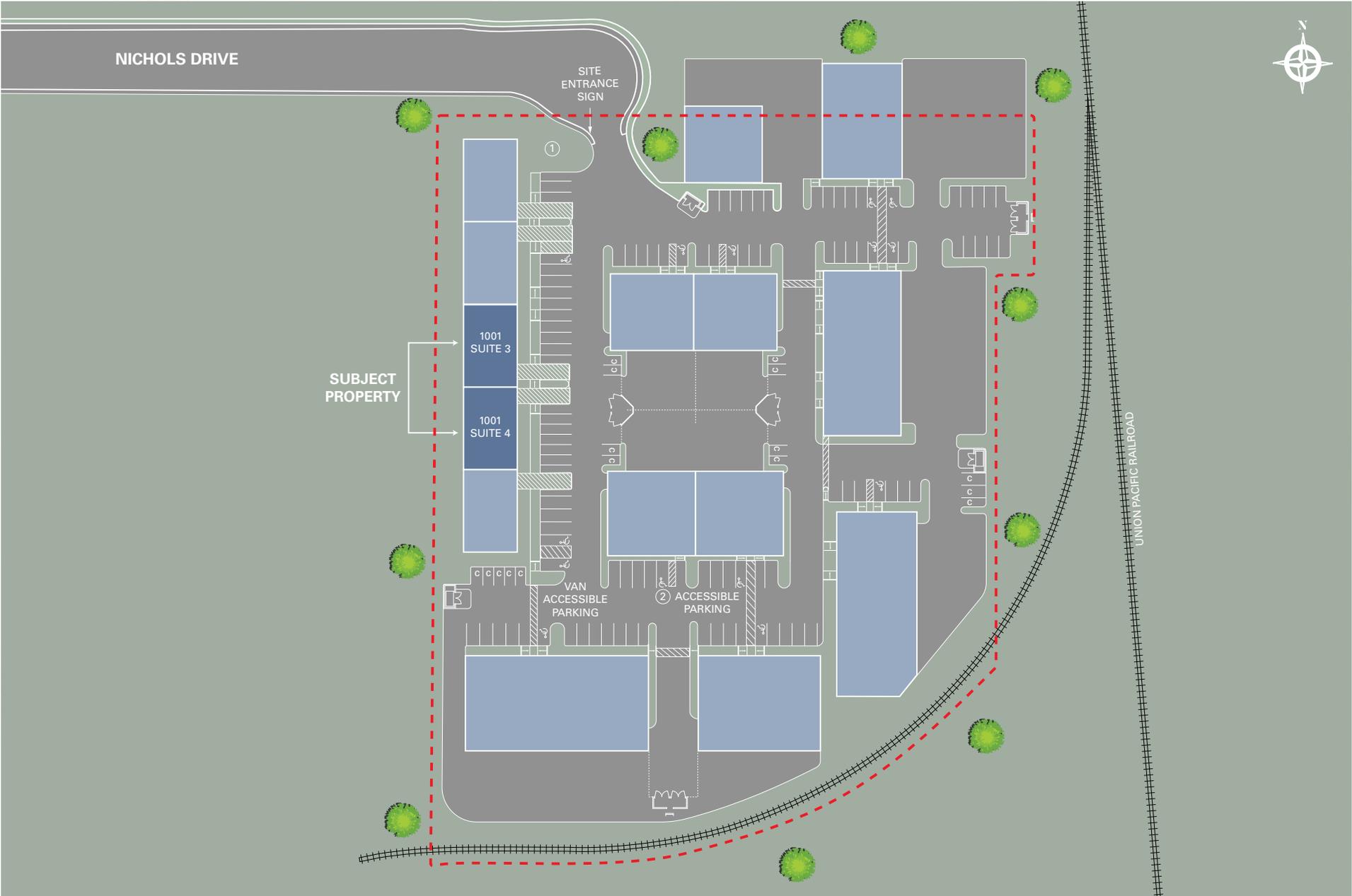
2 - 12'x 14' Grade Level Doors



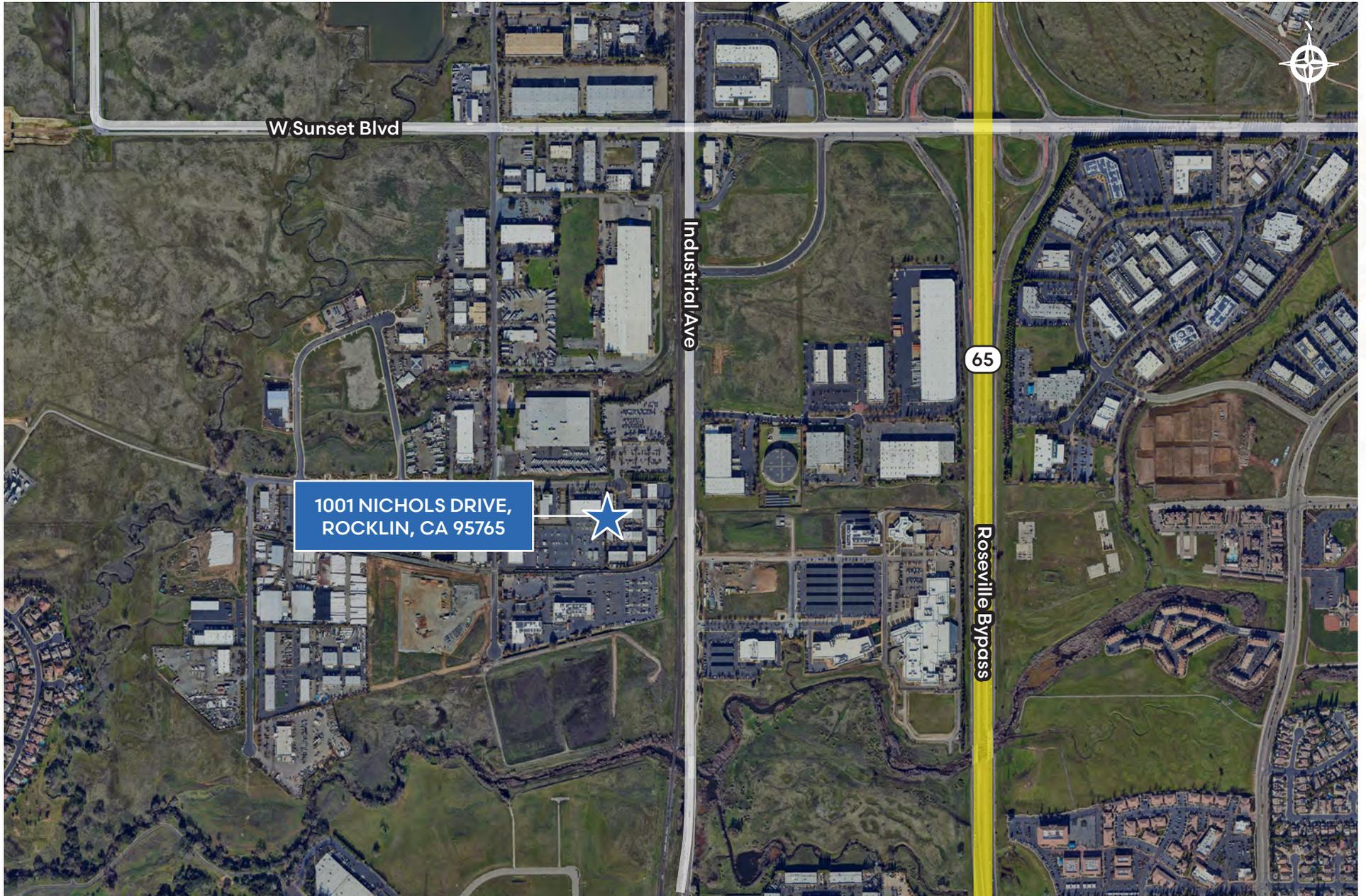
20' Clear Height in Warehouse



SITE PLAN

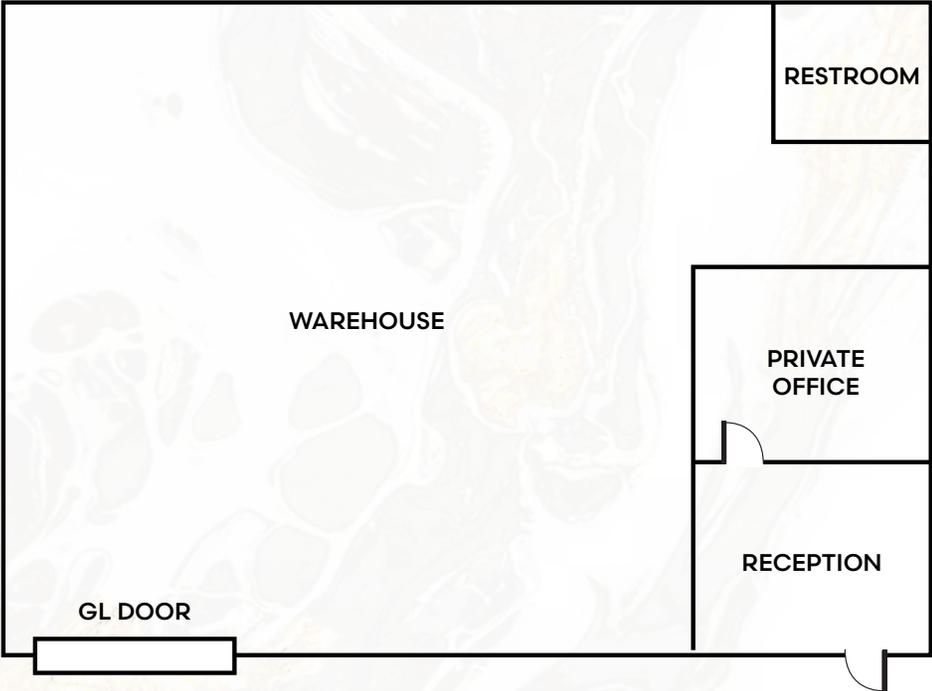


LOCATION AERIAL

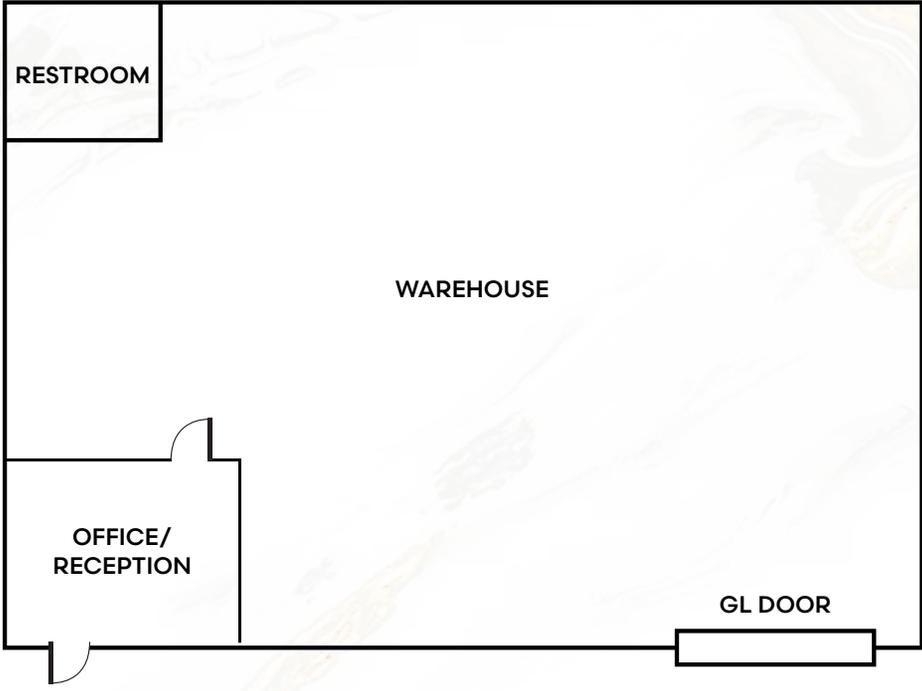


FLOOR PLAN

SUITE 3



SUITE 4



PROPERTY PHOTOS



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