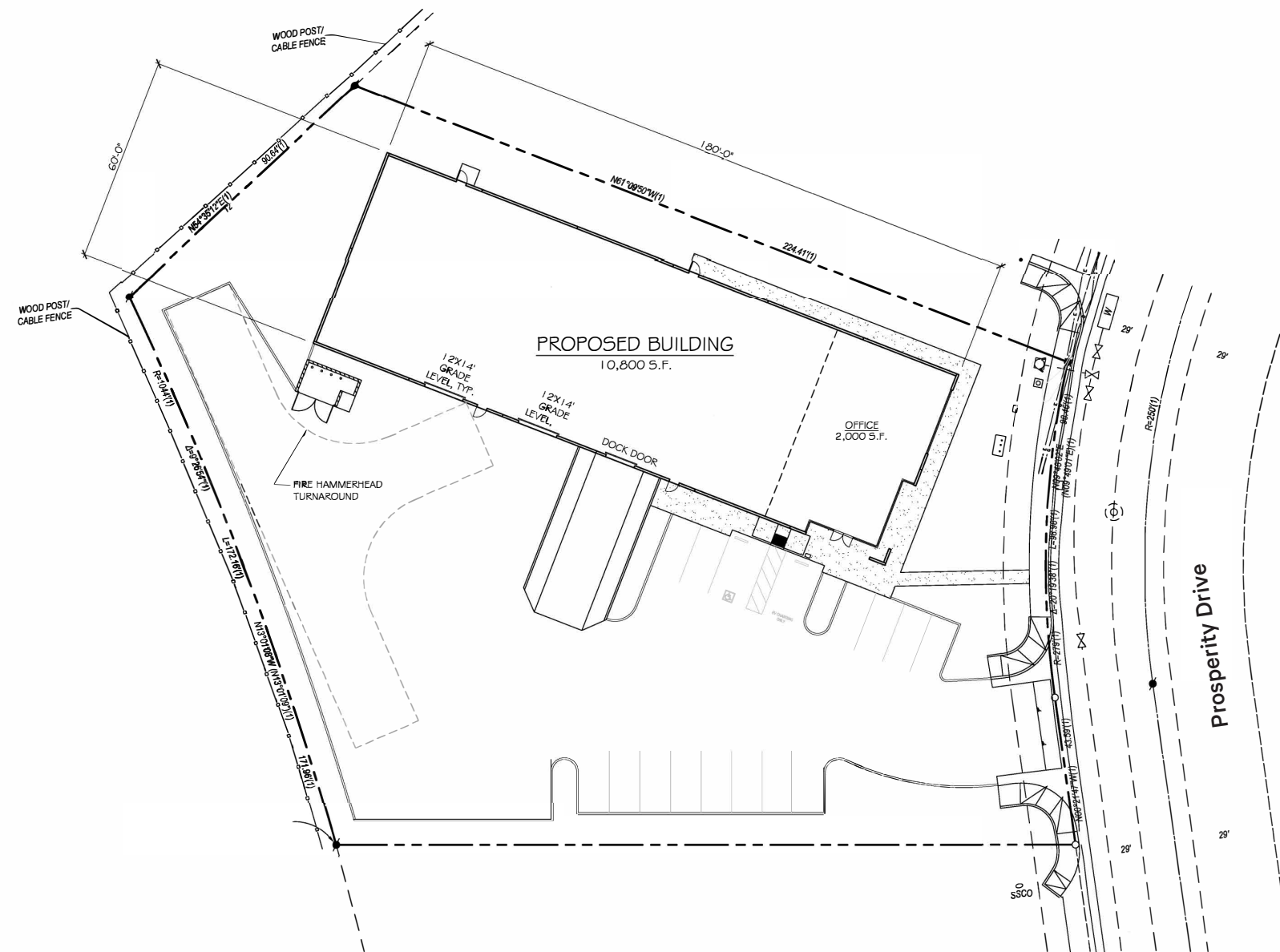


# 3840 Prosperity Drive, Rocklin, CA

Proposed ±10,800 SF Industrial Building on ±1 Acre Parcel | Estimated Completion Q3 2025

## Property Features

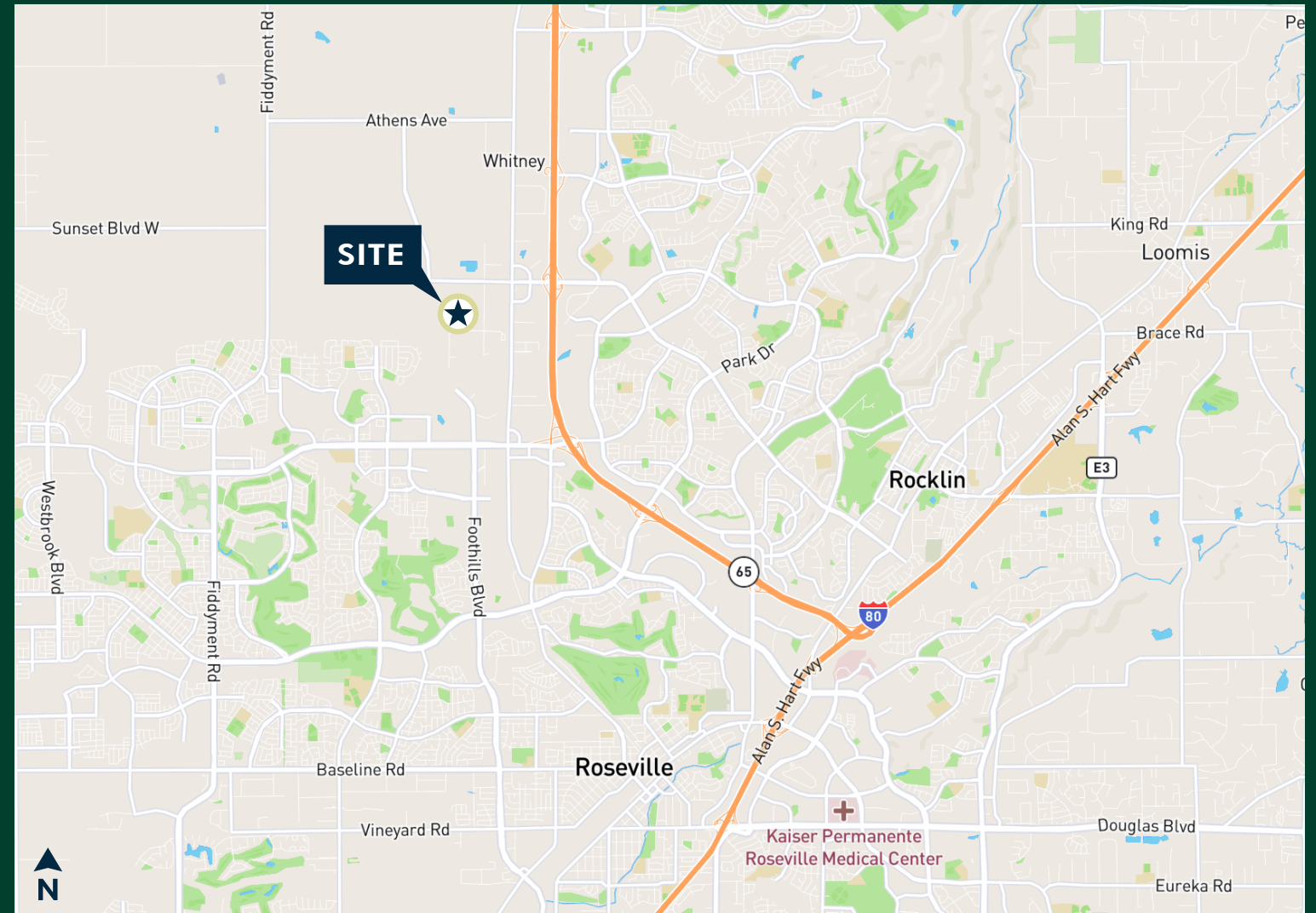
- + Building Area: ±10,800 SF
- + Office Area: ±2,000 SF
- + Land Area: ±1.0 AC
- + APN: 495-020-013
- + Two (2) 12' x 14' Grade Level Doors
- + One (1) Dock High Door
- + Placer County
- + Zoned: IMU-Dc, Light Industrial
- + Existing Sidewalk, Curbs, and Gutters
- + Industrial Park Setting
- + Near Highway 65 and W. Sunset Blvd. Interchange



±10,800 SF Industrial Building  
3840 Prosperity Drive | Rocklin, CA 95765

For Lease

## Aerial and Area Map



## Contact Us

**Zac Sweet, SIOR**  
Senior Vice President  
C: 916 717 4768  
zac.sweet@cbre.com  
Lic. 01352800

**Tyler Howell**  
Senior Associate  
T: 916 781 4835  
tyler.howell1@cbre.com  
Lic. 02100245

**Courtney Lee**  
Associate  
C: 916 906 5544  
courtney.lee@cbre.com  
Lic. 02031694

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.com/roseville](http://www.cbre.com/roseville)

