

FOR LEASE

OFFICE/WAREHOUSE | Minutes from Hwy 65

4205 CINCINNATI AVE.

ROCKLIN, CA 95765

±12,246 SF Flex Space
±6,463 SF Office / ±5,783 SF Warehouse



Shorter term possible
Partially or fully furnished



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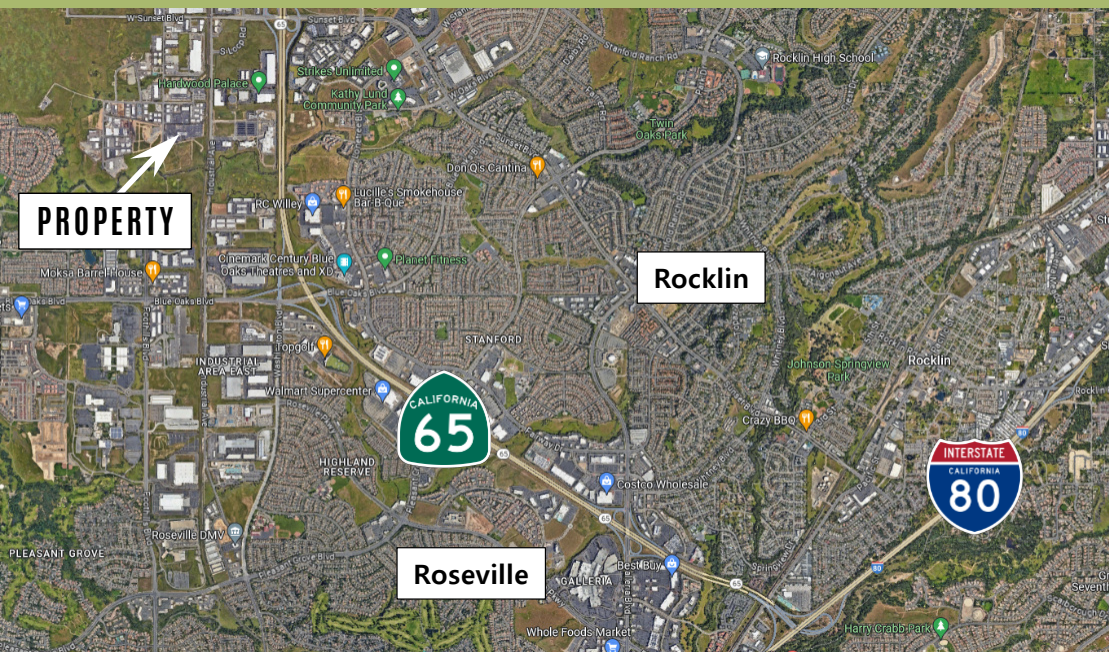
THE PROPERTY

High-end Office
Buildout

Plentiful Parking

- » Recently remodeled office space with excellent finishes
- » Convenient access to Hwy 65 & I-80
- » Zoning: INP-Dc (Placer County)
- » Ideal low-traffic location at end of cul-de-sac
- » Short term leases considered
- » Can be delivered fully, partially or unfurnished

4205
CINNINNATI AVE



AVAILABILITY

Office / Warehouse

- » ±6,463 SF Office / ±5,783 SF Warehouse
- » 1st Floor (±3,284 SF): 11 Private offices, break room, large conference room & 3 restrooms
- » 2nd Floor (±3,179 SF): 10 Private offices, open bullpen area, break room, conference room & 2 restrooms
- » 12'w x 14'h Roll door in warehouse
- » Available now
- » Lease Rate: \$0.95/SF Gross + Elec.

**Do not disturb tenants; contact agents for details or tour instructions*

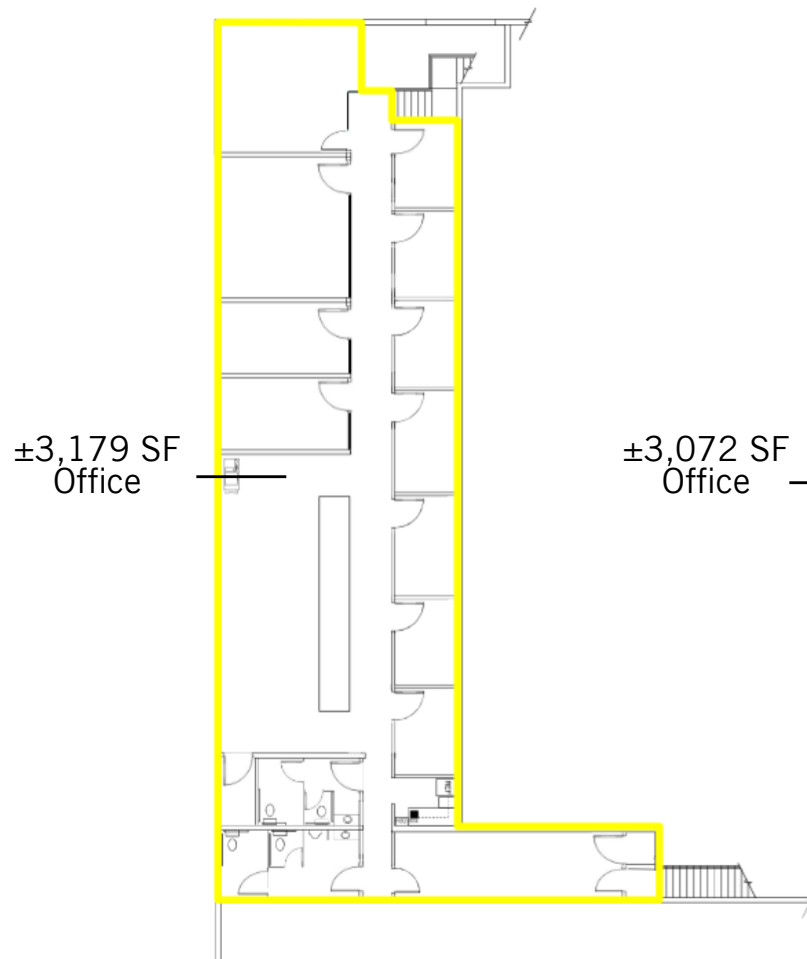


4205
CINCINNATI AVE

FLOOR PLANS

4205
CINCINNATI AVE

SECOND FLOOR



FIRST FLOOR

