

4050 CINCINNATI AVENUE

ROCKLIN, CA



OFFICE/WAREHOUSE WITH YARD FOR LEASE
±3,600 SQUARE FEET AVAILABLE

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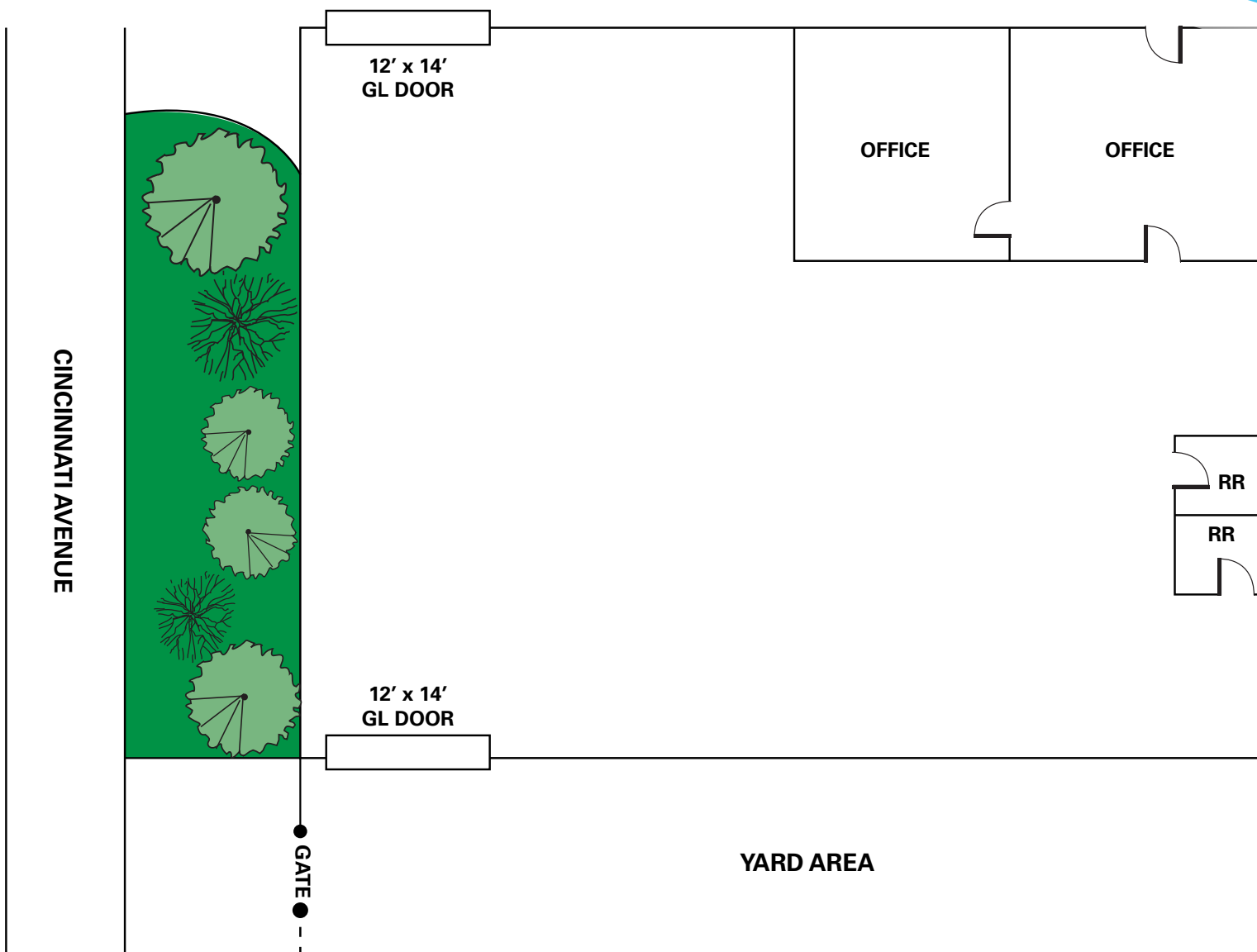
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PROJECT HIGHLIGHTS

- » ±3,600 Square Feet Available
- » ±500 Square Feet of Existing Office and Two (2) Restrooms
- » Insulated Warehouse with Skylights and LED Lighting
- » 480 Volt, 208/120 3-Phase Power
- » Two (2) 12' x 14' Grade Level Doors Providing Drive-Thru Access to Yard
- » Paved and Fenced Yard with Rolling Gate Access to Cincinnati Avenue
- » Fully Sprinklered
- » New Paint on Exterior of Building
- » Quick Access to Highway 65
- » Built in 2005

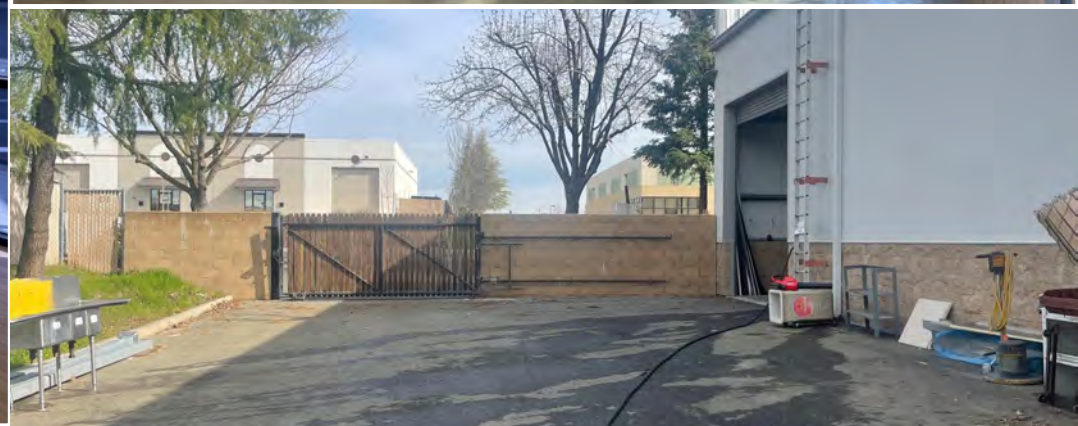


SITE PLAN





PROPERTY PHOTOS



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LOCATION AERIAL

65

W. SUNSET BLVD.

CINCINNATI AVE.

SITE

INDUSTRIAL AVE.

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