

4050 CINCINNATI AVENUE

ROCKLIN, CA



OFFICE/WAREHOUSE WITH YARD FOR LEASE

±3,600 SQUARE FEET AVAILABLE

MIKE SMITH

916-569-2352

mike.smith@nmrk.com

CA RE License #01504428

IRINA SHPRYKA

916-569-2360

irina.shpryka@nmrk.com

CA RE License #02037207

COLE CUMMINGS

916-569-2366

cole.cummings@nmrk.com

CA RE License #02106833

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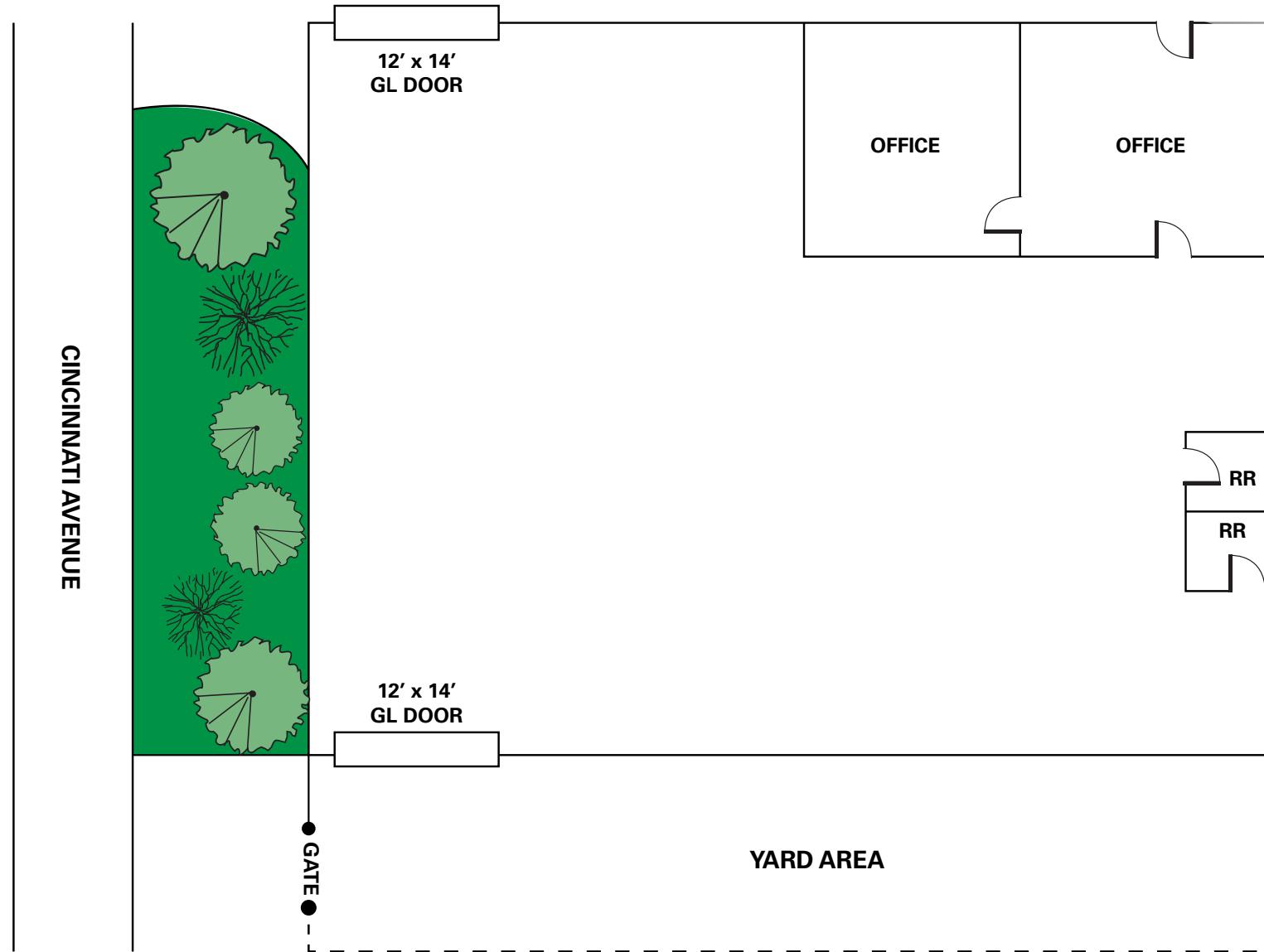
PROJECT HIGHLIGHTS

- » ±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

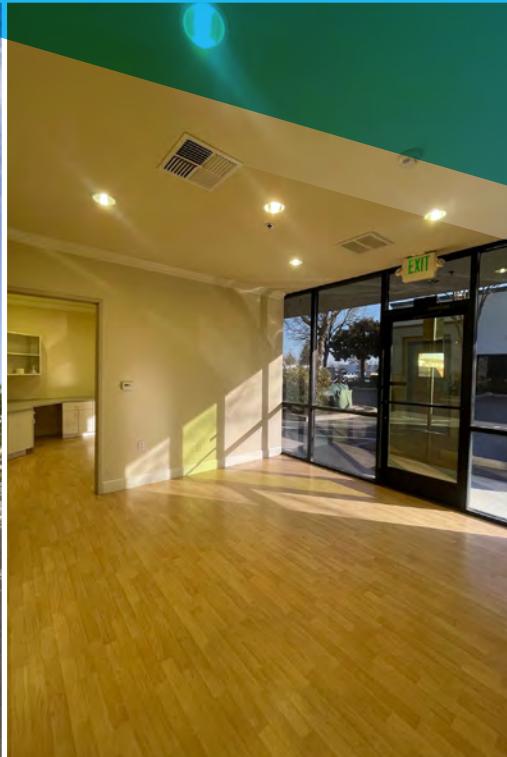
- » Paved and Fenced Yard with Rolling Gate Access to Cincinnati Avenue
- » Fully Sprinklered
- » New Paint on Exterior of Building
- » Quick Access to Highway 65
- » Built in 2005



SITE PLAN



PROPERTY PHOTOS



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LOCATION AERIAL



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980 Ninth Street, Suite 2500
Sacramento, CA, 95814

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