

1013

NICHOLS DR,
ROCKLIN, CA 95765



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NEWMARK

PROPERTY HIGHLIGHTS



±4,190 SF Total Available



±2,950 SF of Warehouse Area



±1,240 SF of Office Area



Located Within a Gated Business Park



High - End Office Improvements



Move - In Ready Space



NNN Lease



2 - 12'x 14' Grade Level Doors



±2,500 SF Gated Yard Area



20' Clear Height in Warehouse



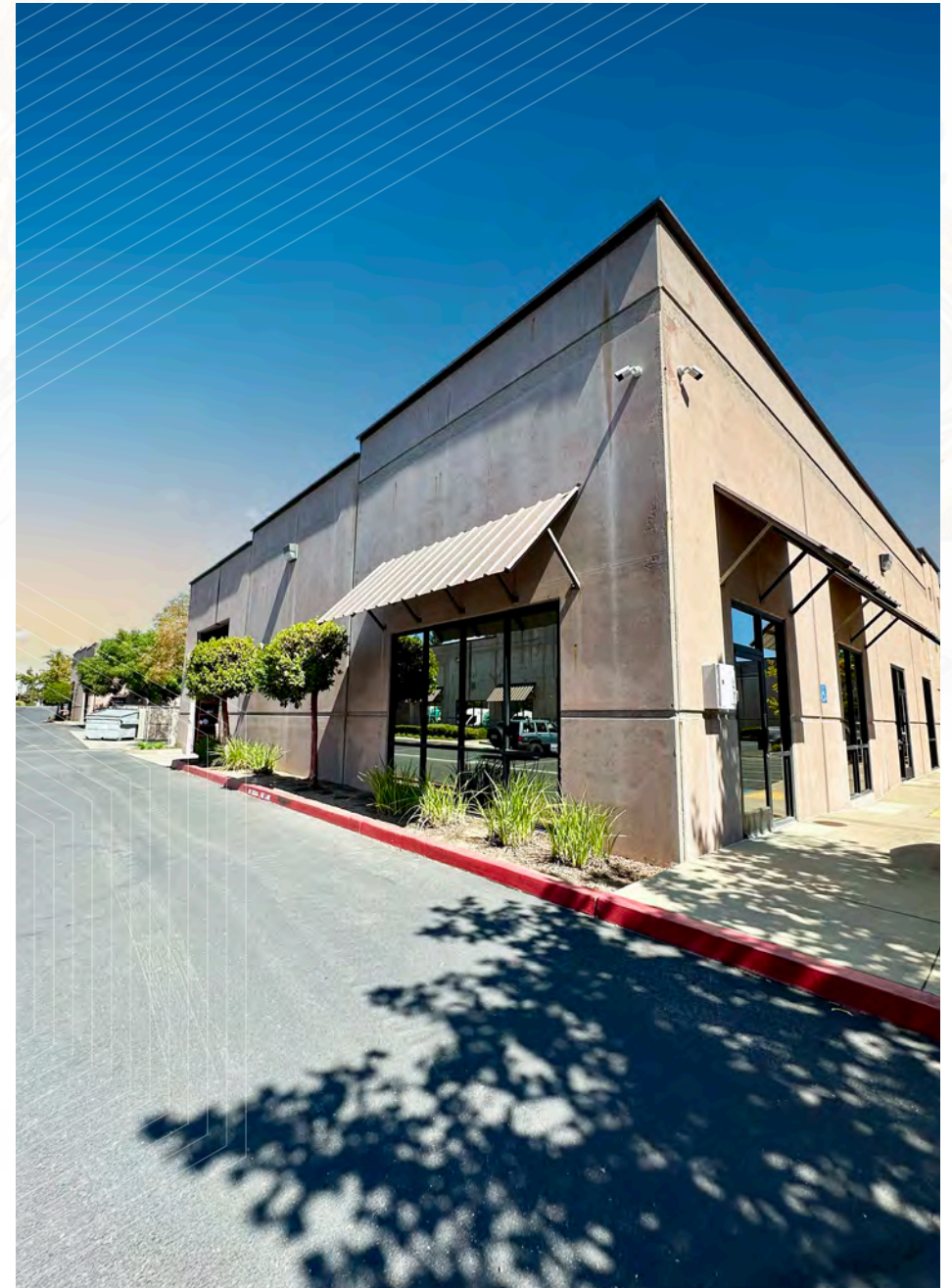
10' Ceiling Height in Office



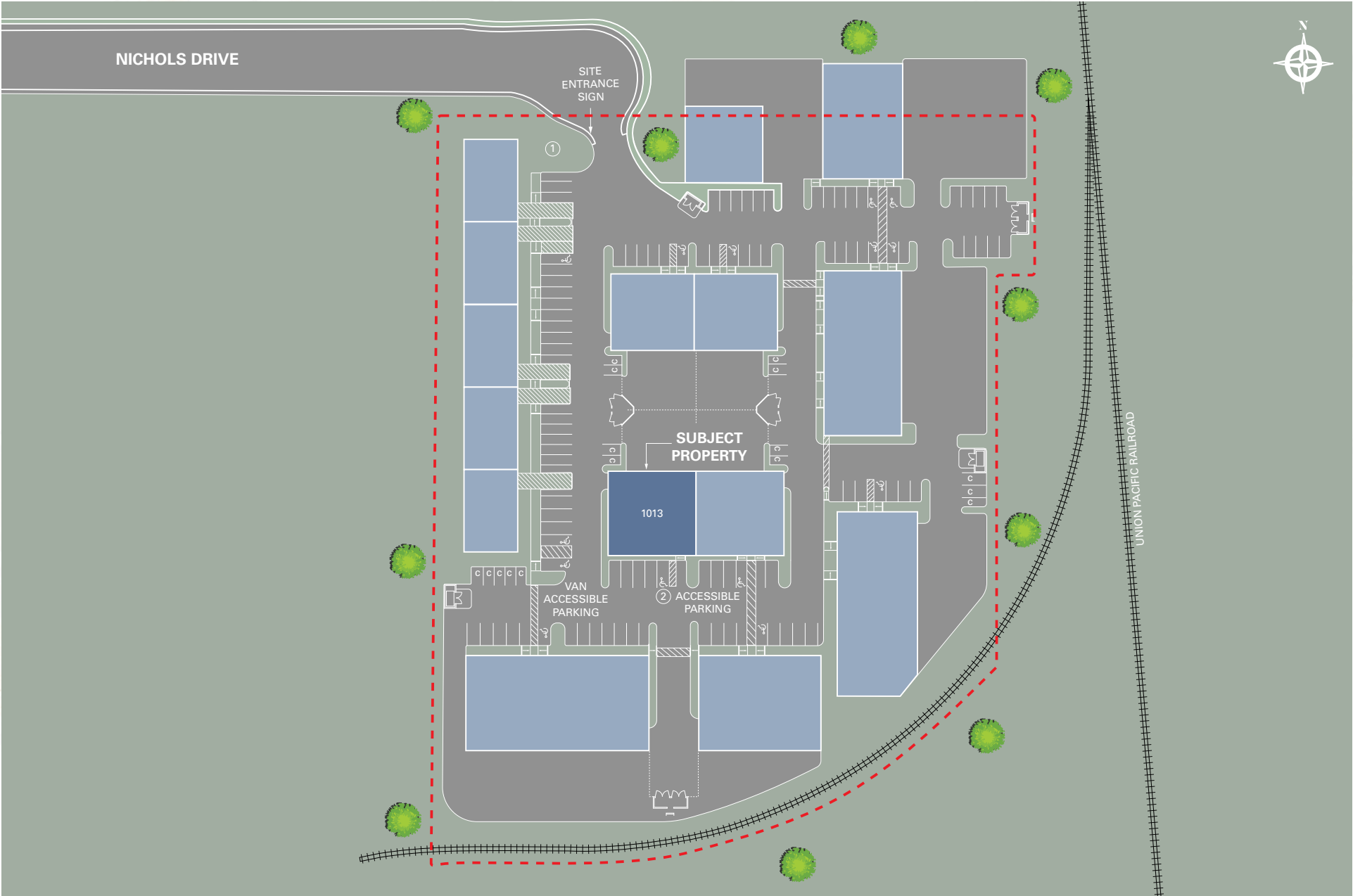
2 Restrooms & 1 Breakroom with all Appliances Included



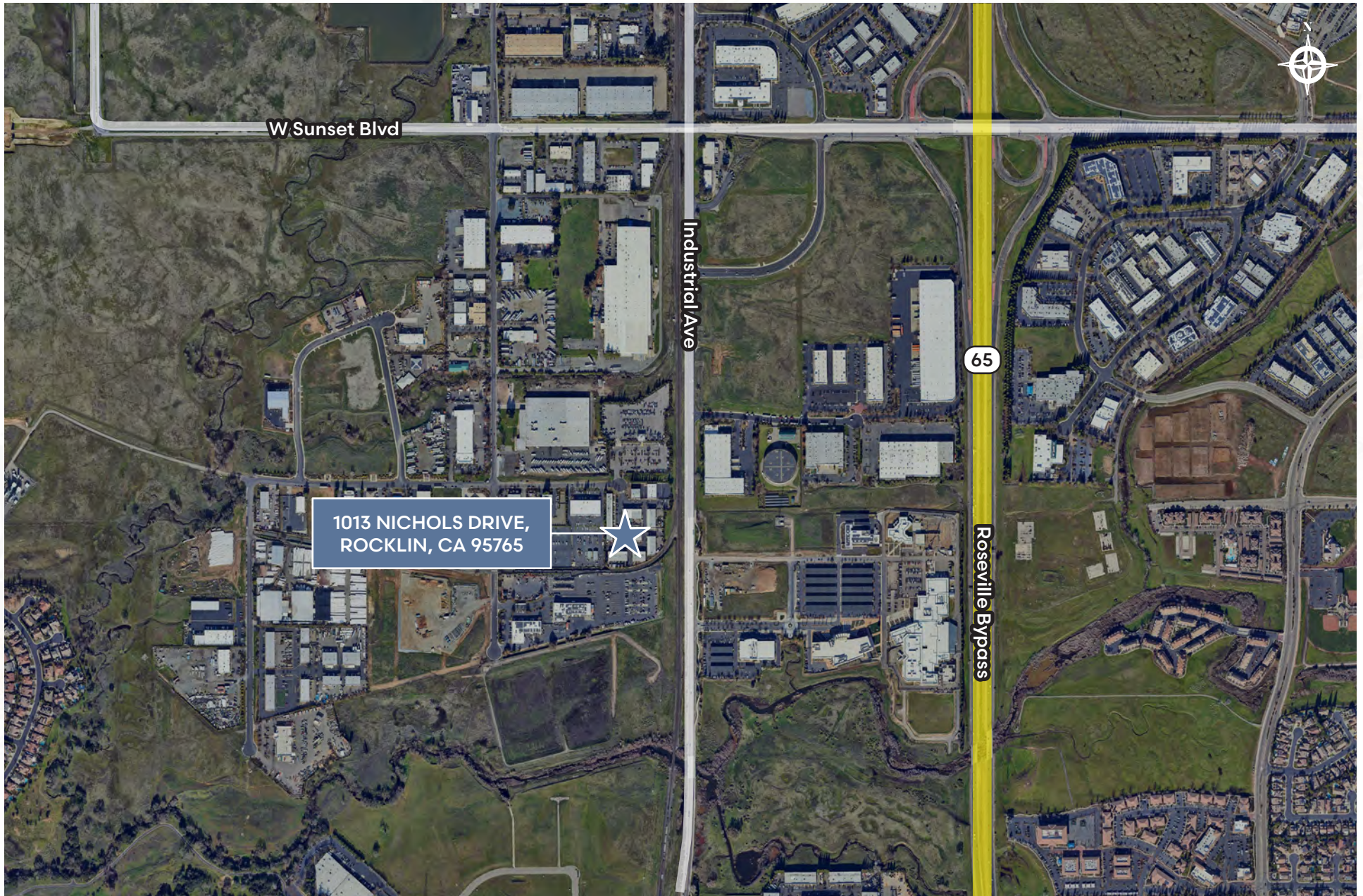
Furniture Included if Tenant Prefers



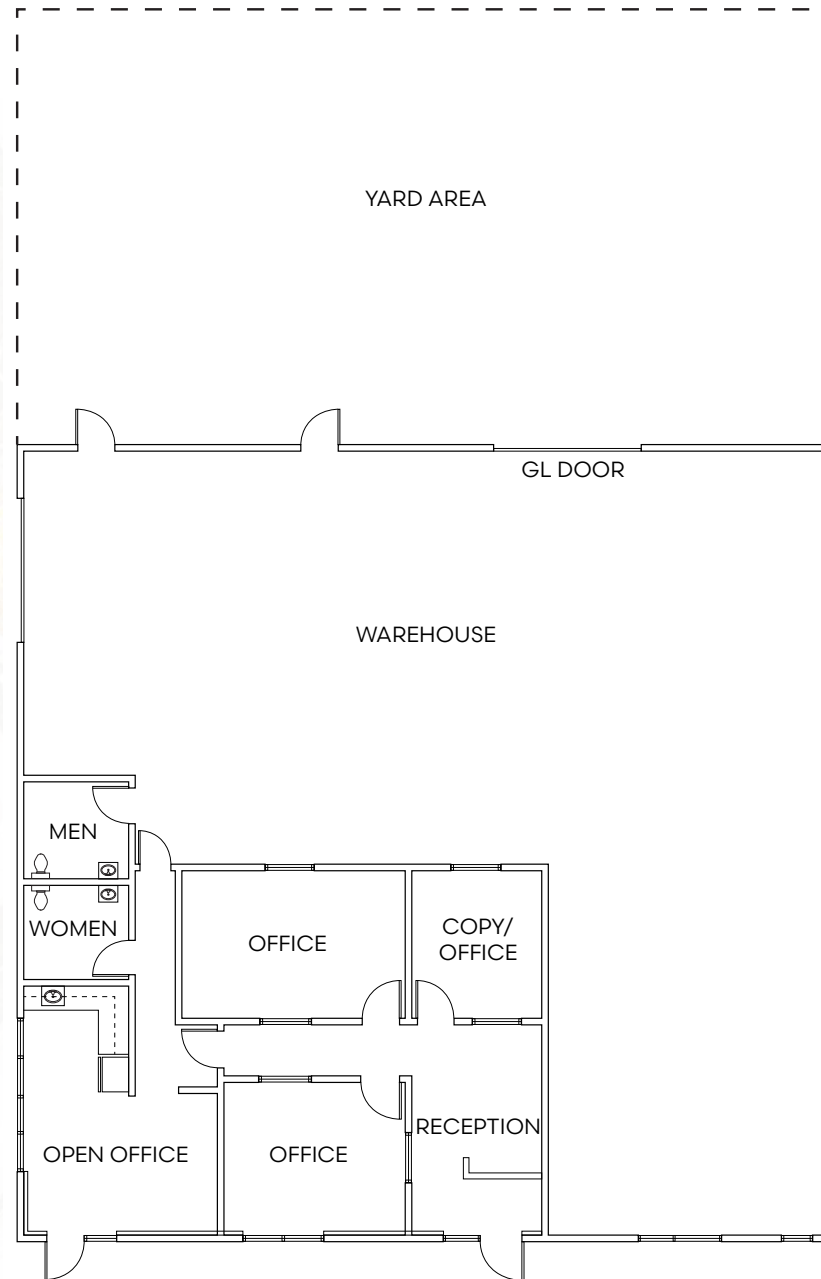
SITE PLAN



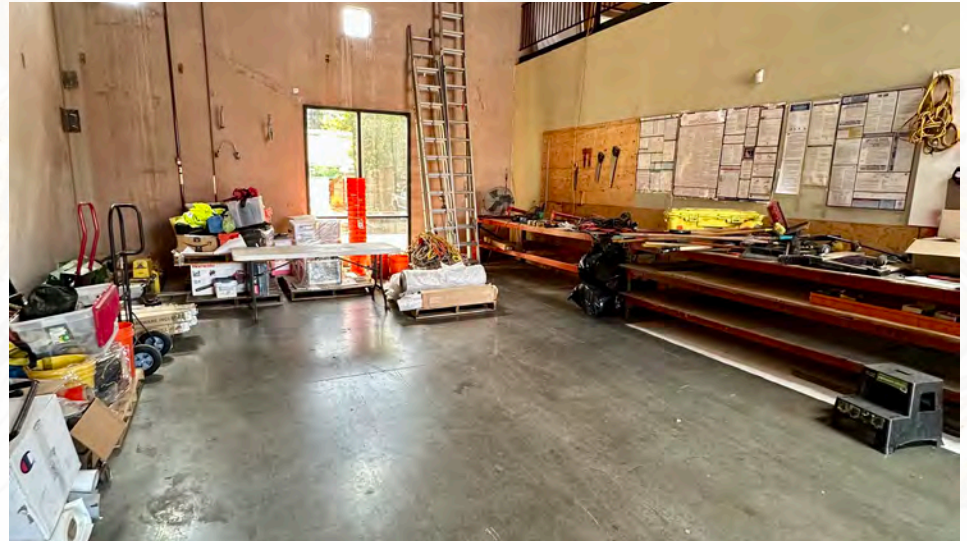
RETAIL AERIAL



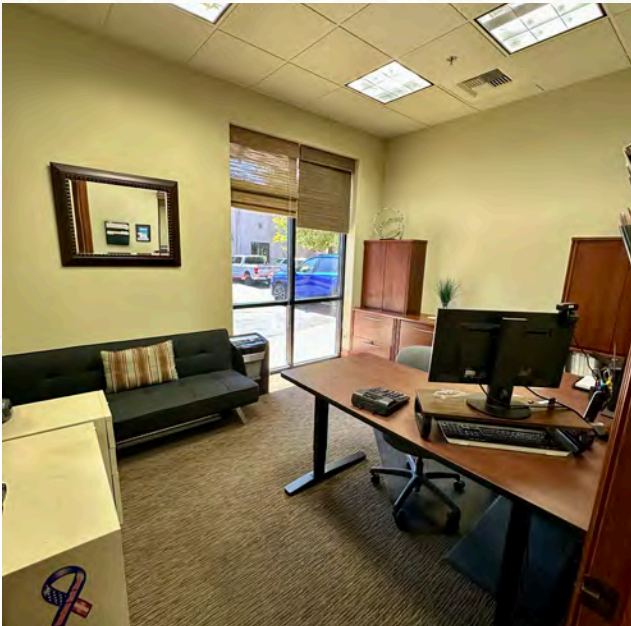
FLOOR PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS



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NEWMARK

