

# 1013

NICHOLS DR,  
ROCKLIN, CA 95765



**NEWMARK**

**Mike Smith**  
Director  
P 916-569-2352  
[mike.smith@nmrk.com](mailto:mike.smith@nmrk.com)  
CA RE License #01504428

**Irina Shpyrka**  
Associate  
P 916-477-7384  
[irina.shpyrka@nmrk.com](mailto:irina.shpyrka@nmrk.com)  
CA RE License # 02037207

**Cole Cummings**  
Associate Director  
P 916-569-2366  
[cole.cummings@nmrk.com](mailto:cole.cummings@nmrk.com)  
CA RE License # 02106833

# 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



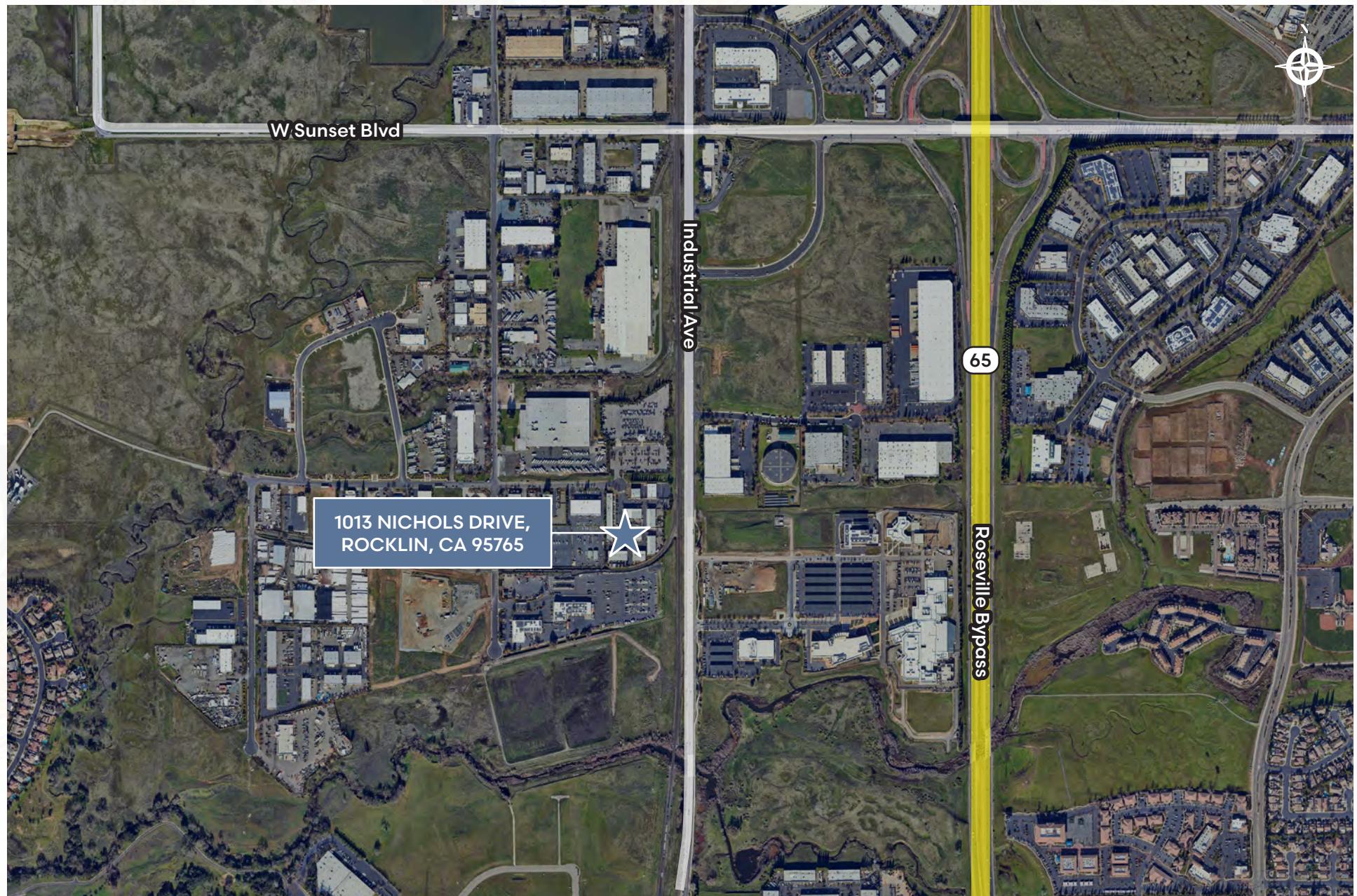
Furniture Included if Tenant Prefers



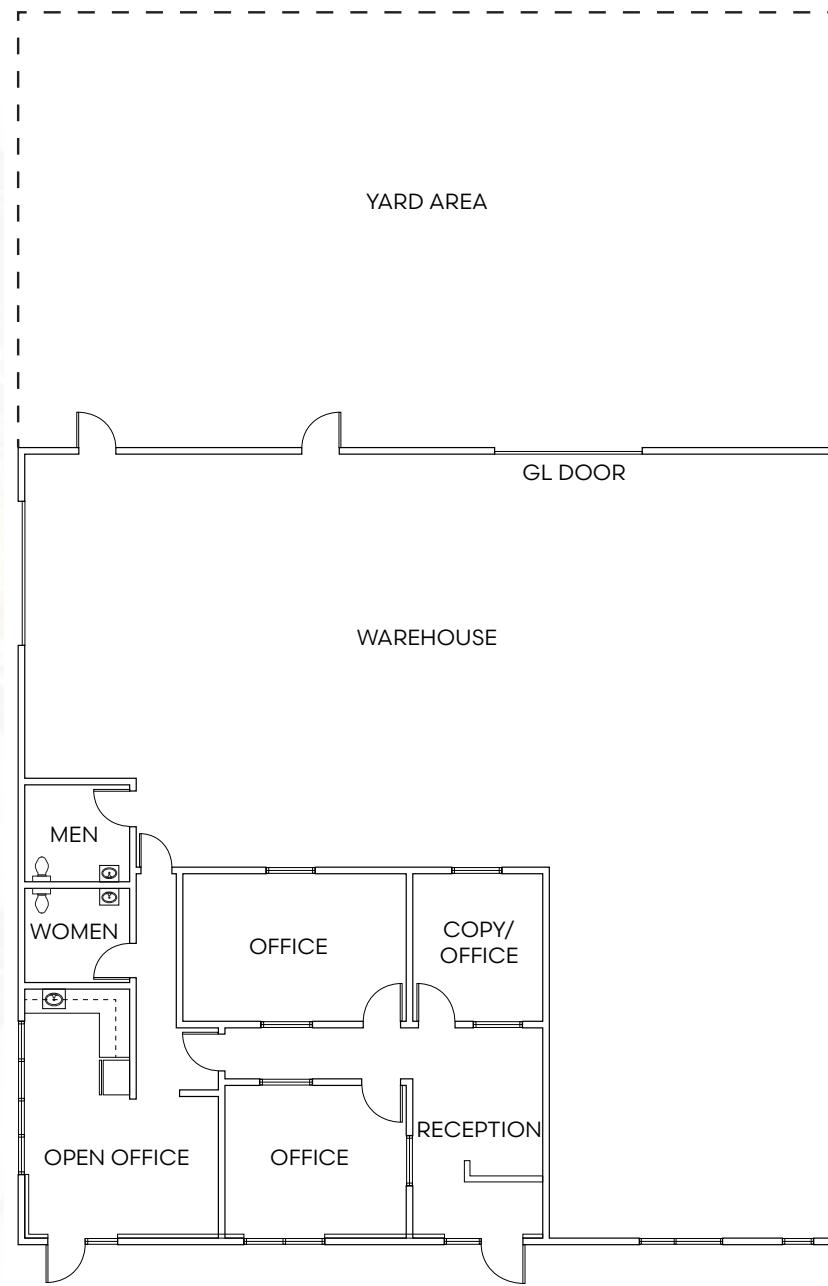
# SITE PLAN



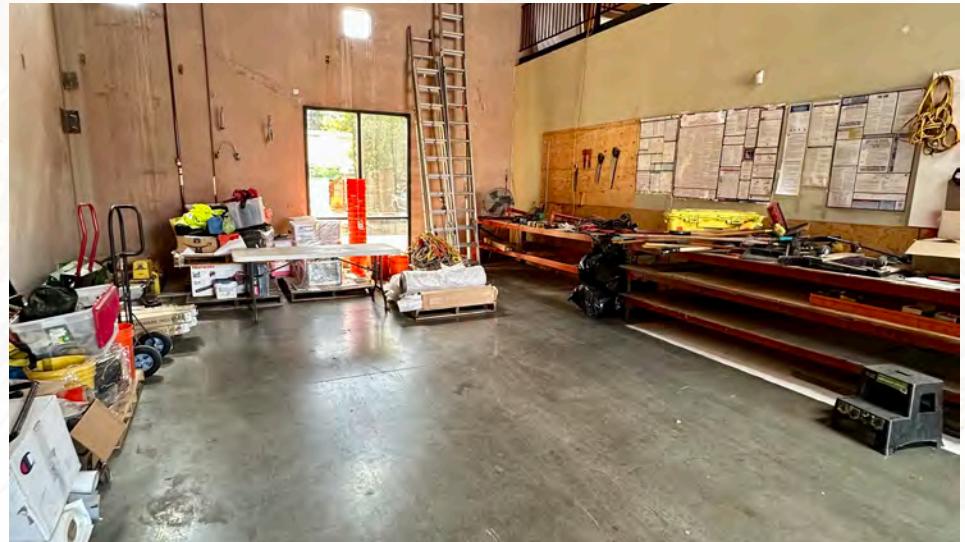
# RETAIL AERIAL



# FLOOR PLAN

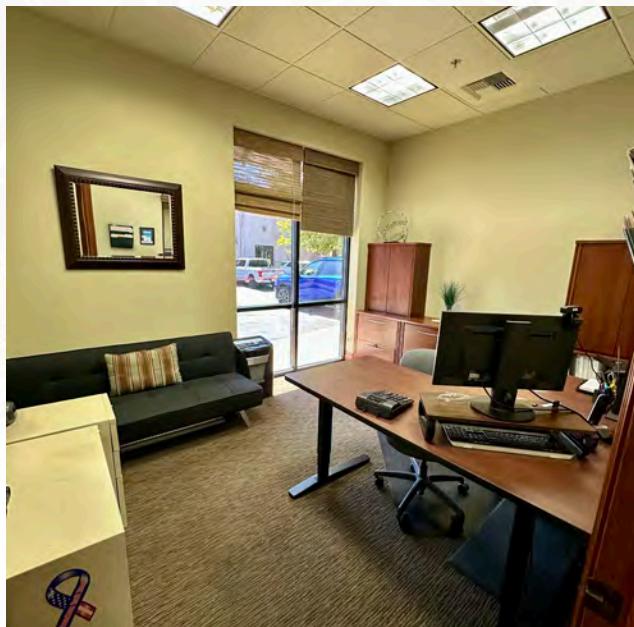
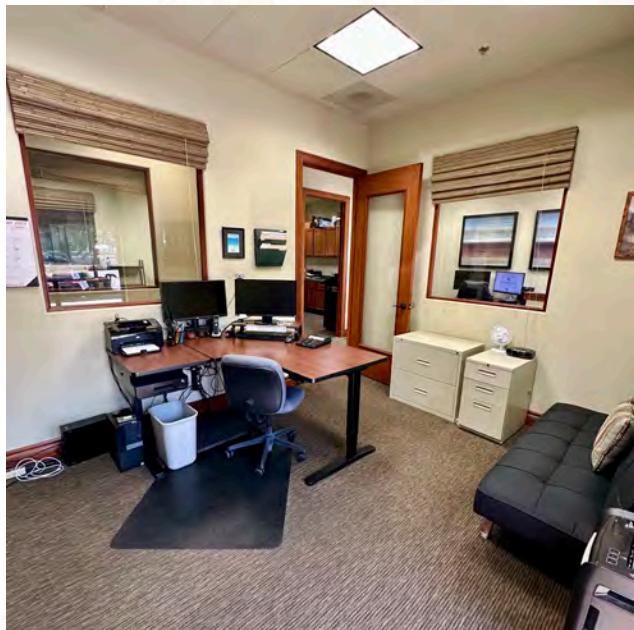


# PROPERTY PHOTOS



# PROPERTY PHOTOS

---



# 1013

NICHOLS DR,  
ROCKLIN, CA 95765

**Mike Smith**

Director  
P 916-569-2352  
mike.smith@nmark.com  
CA RE License #01504428

**Irina Shpyrka**

Associate  
P 916-477-7384  
irina.shpyrka@nmark.com  
CA RE License # 02037207

**Cole Cummings**

Associate Director  
P 916-569-2366  
cole.cummings@nmark.com  
CA RE License # 02106833

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 9/25



**NEWMARK**