



CROSSROAD
VENTURES GROUP

4562 Roseville Road, Suite B

North Highlands, CA 95660



FOR LEASE \$1.20 SF/MONTH (MG)

For Lease

Industrial

916.788.9731

crossroadventures.net

Highlights

- +/- 2,400 Square Foot Industrial Warehouse Space
- Warehouse: +/- 1,318 SF
- Office: +/- 1,082
- Small Showroom
- Two Private Offices
- One Restroom
- One 16' GL Door

JAKE MEDEIROS
CalDRE #02197630
P: 916.788.9731 | jake@crossroadventures.net

TIM RAWLINS
CalDRE #02041104
P: 916.788.9731 | tim@crossroadventures.net

your real estate compass.

4562 Roseville Road, Suite B

North Highlands, CA 95660

For Lease

Industrial

Property Summary



Property Highlights

- +/- 2,400 Square Foot Industrial Warehouse Space
- Warehouse: +/- 1,318 SF
- Office: +/- 1,082
- Small Showroom
- Two Private Offices
- One Restroom
- One 16' GL Door
- LED Lighting
- Mezzanine Storage
- Building Signage Available

Offering Summary

Lease Rate	\$1.20 SF/month (MG)
Available SF	2,400 SF
Building Size	9,600 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	18	91	1,367
Total Population	73	335	4,253
Average HH Income	\$47,544	\$55,051	\$64,718

4562 Roseville Road, Suite B

North Highlands, CA 95660

For Lease

Industrial

Additional Photos



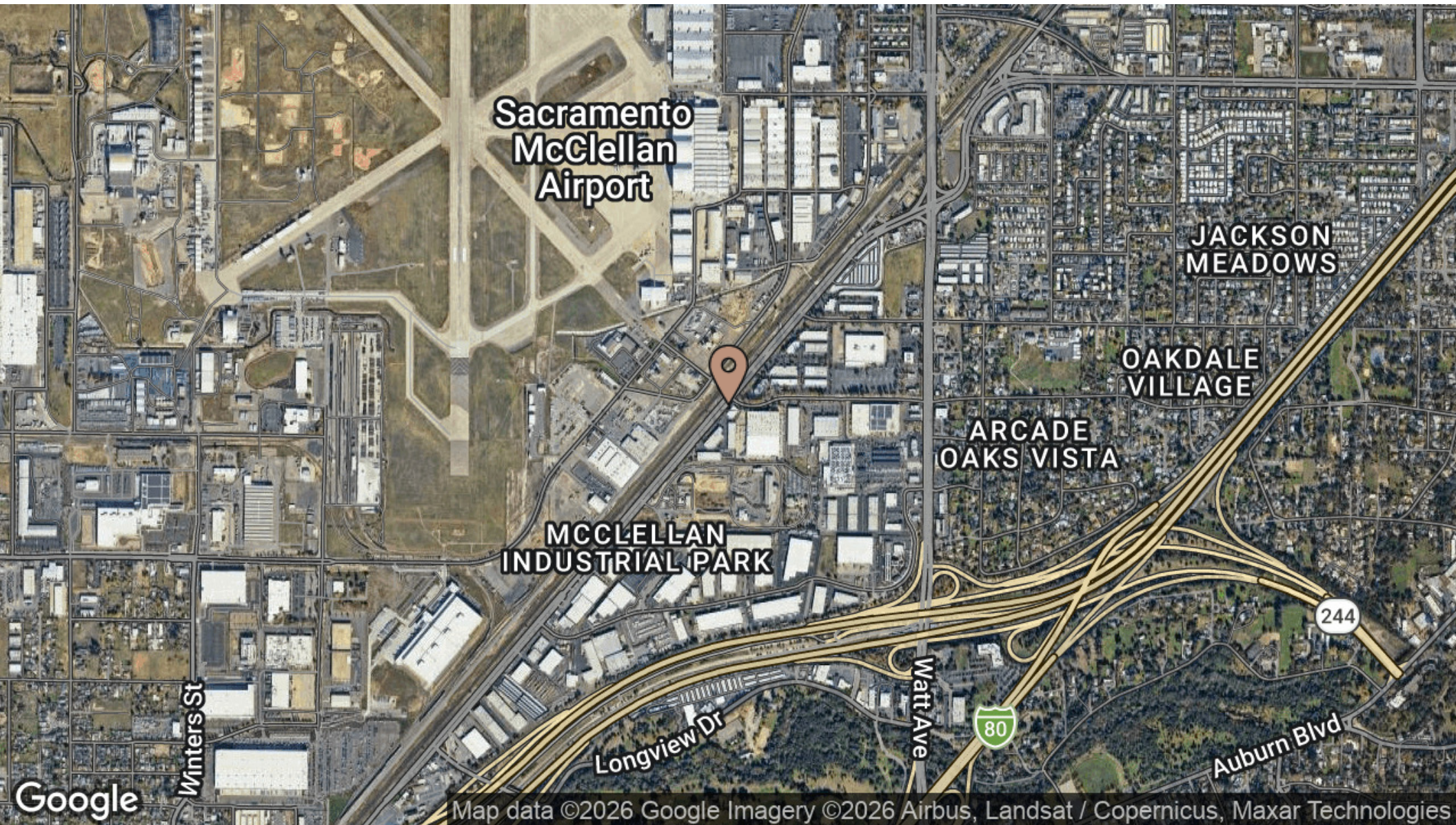
4562 Roseville Road, Suite B

North Highlands, CA 95660

For Lease

Industrial

Location Map



4562 Roseville Road, Suite B

North Highlands, CA 95660

For Lease

Industrial

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	73	335	4,253
Average Age	20.4	24.3	29.9
Average Age (Male)	17.4	22.2	31.2
Average Age (Female)	25.7	27.0	26.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	18	91	1,367
# of Persons per HH	4.1	3.7	3.1
Average HH Income	\$47,544	\$55,051	\$64,718
Average House Value		\$307,447	\$173,973

2023 American Community Survey (ACS)

