

4220

DULUTH AVENUE ROCKLIN, CA



±8,200 SF SHOP/OFFICE | ±2.7 ACRE FENCED YARD | FOR SUBLEASE

NEWMARK

SEAN MAHONEY, SIOR

Senior Managing Director

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CA RE License #01332661

MATT HEACOX

Director

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Associate

415.638.7062

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PROPERTY FEATURES

- » ±8,200 SF Total
- » ±3,000 SF Office (Furnished)
- » ±118,000 SF Fenced Yard, Paved & Graveled
- » Four (4) Automatic Grade Level Doors
- » Fire Sprinklers
- » Skylights
- » 3-5 Year Terms Acceptable

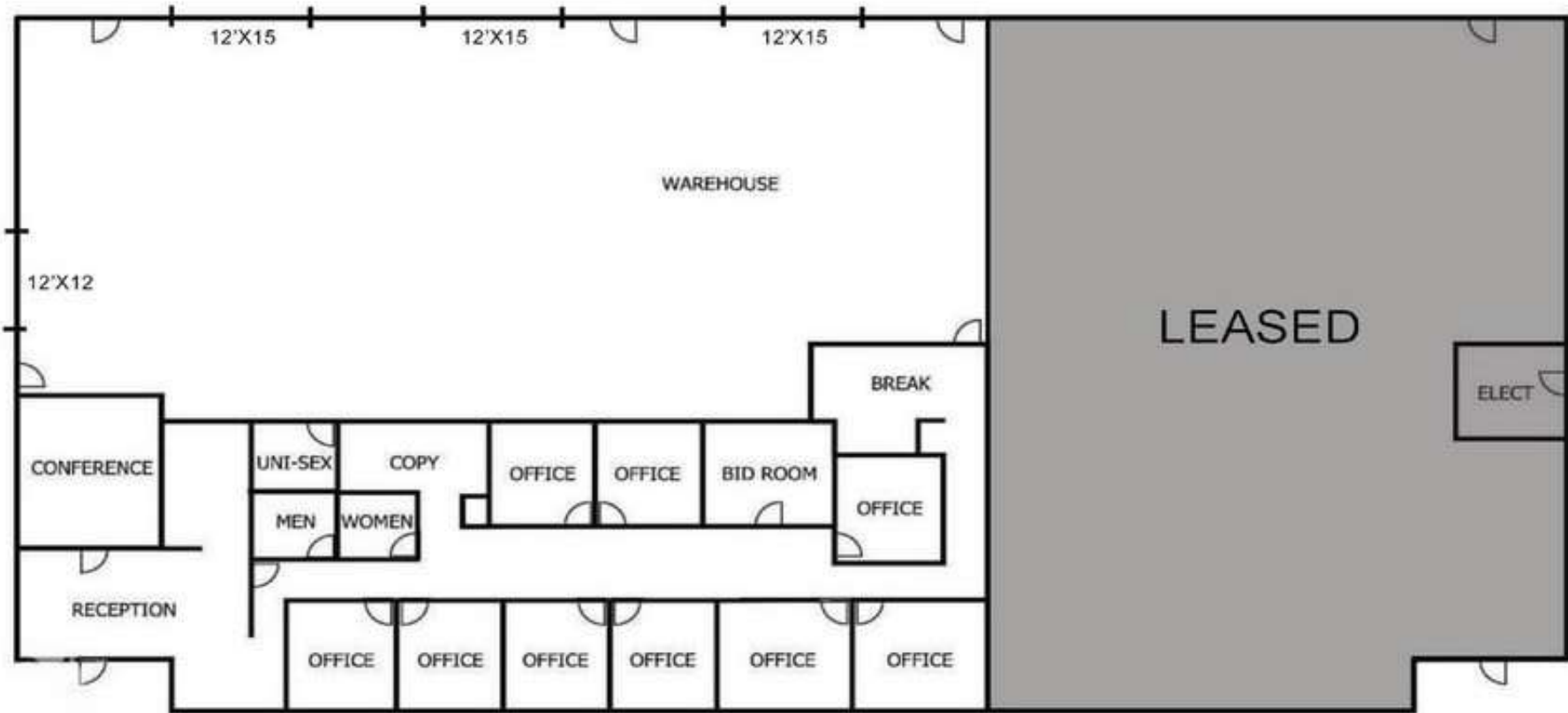


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FLOOR PLAN



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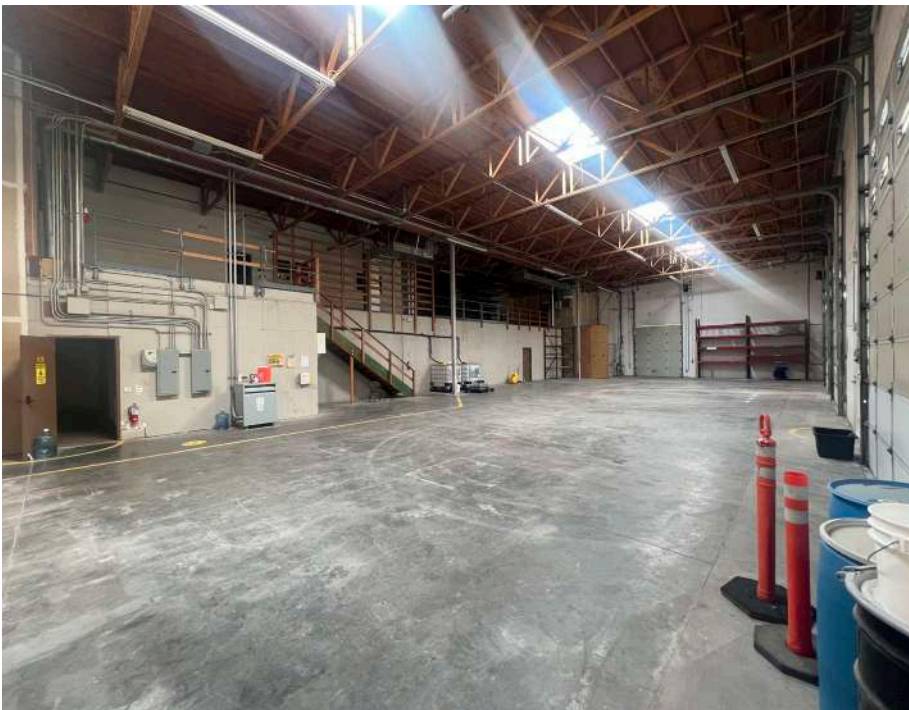
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PROPERTY PHOTOS

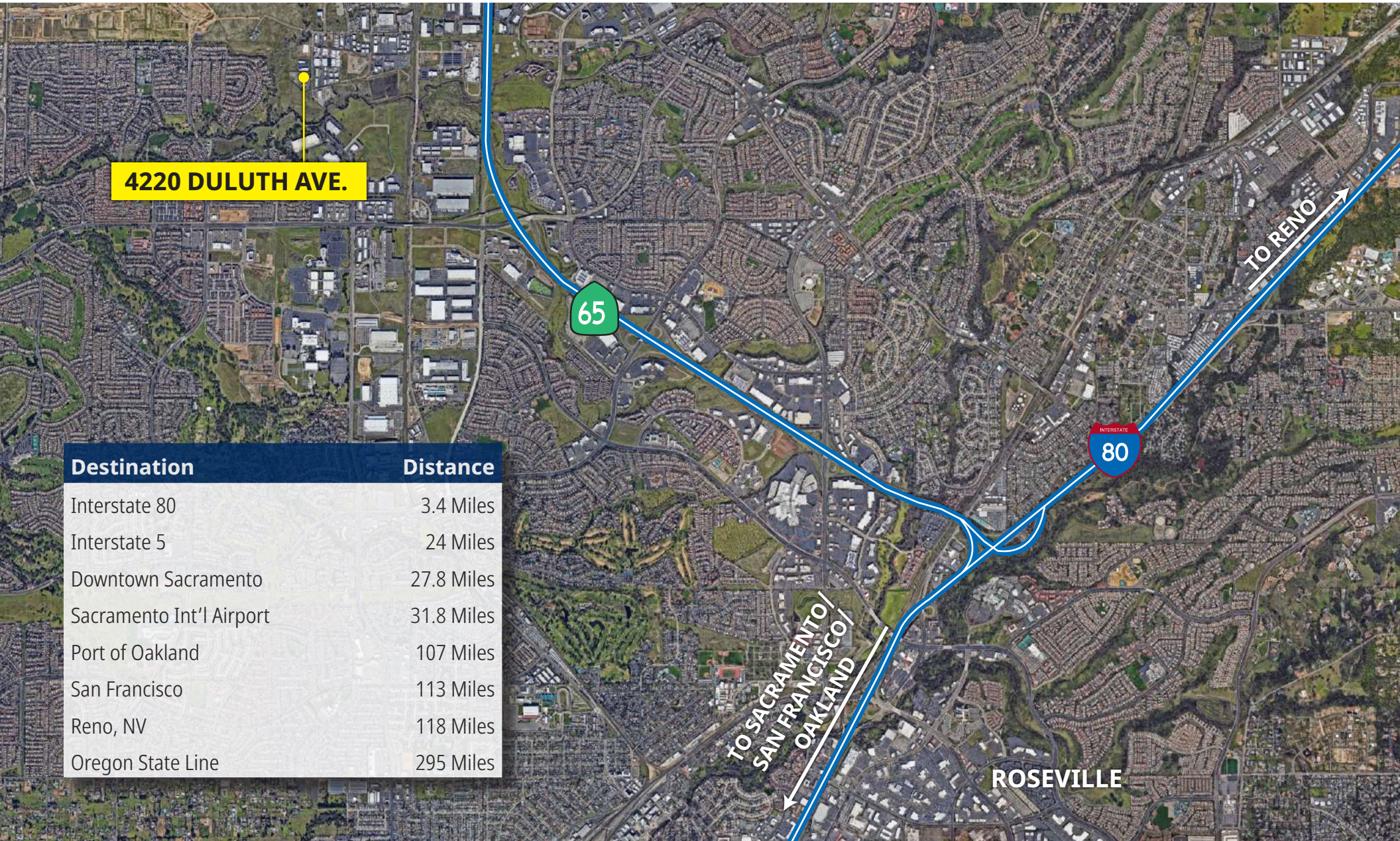


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REGIONAL MAP



4220 DULUTH AVE.

65

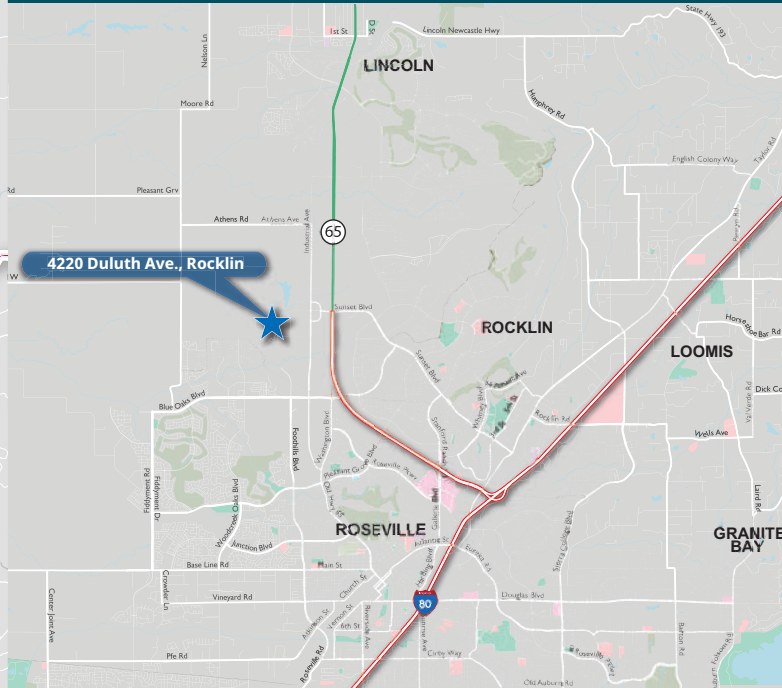
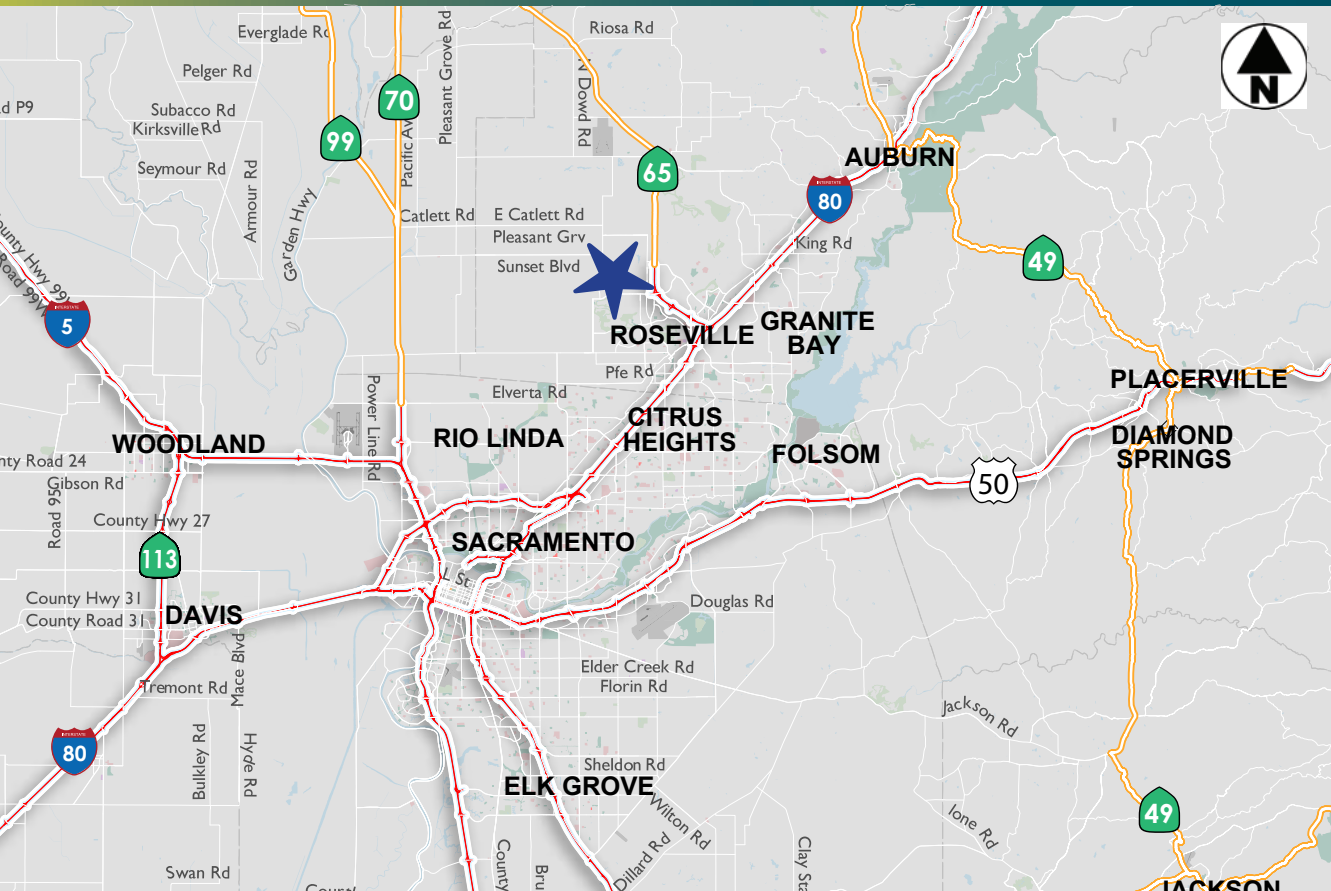
INTERSTATE
80

TO RENO

TO SACRAMENTO /
SAN FRANCISCO /
OAKLAND

ROSEVILLE

Destination	Distance
Interstate 80	3.4 Miles
Interstate 5	24 Miles
Downtown Sacramento	27.8 Miles
Sacramento Int'l Airport	31.8 Miles
Port of Oakland	107 Miles
San Francisco	113 Miles
Reno, NV	118 Miles
Oregon State Line	295 Miles



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