

# 8413

WASHINGTON BLVD  
ROSEVILLE, CALIFORNIA

FOR LEASE  
±3,180 SF

## Property Highlights

- Business park environment
- Newer concrete tilt-up construction
- Fire sprinklered buildings
- 12'x14' Ground level truck doors
- ±18' clear height
- Power: 200 amp, 120/208v, 3 phase
- Zoned M-2 (General Industrial)
- Skylights
- Easy access to Highway 65



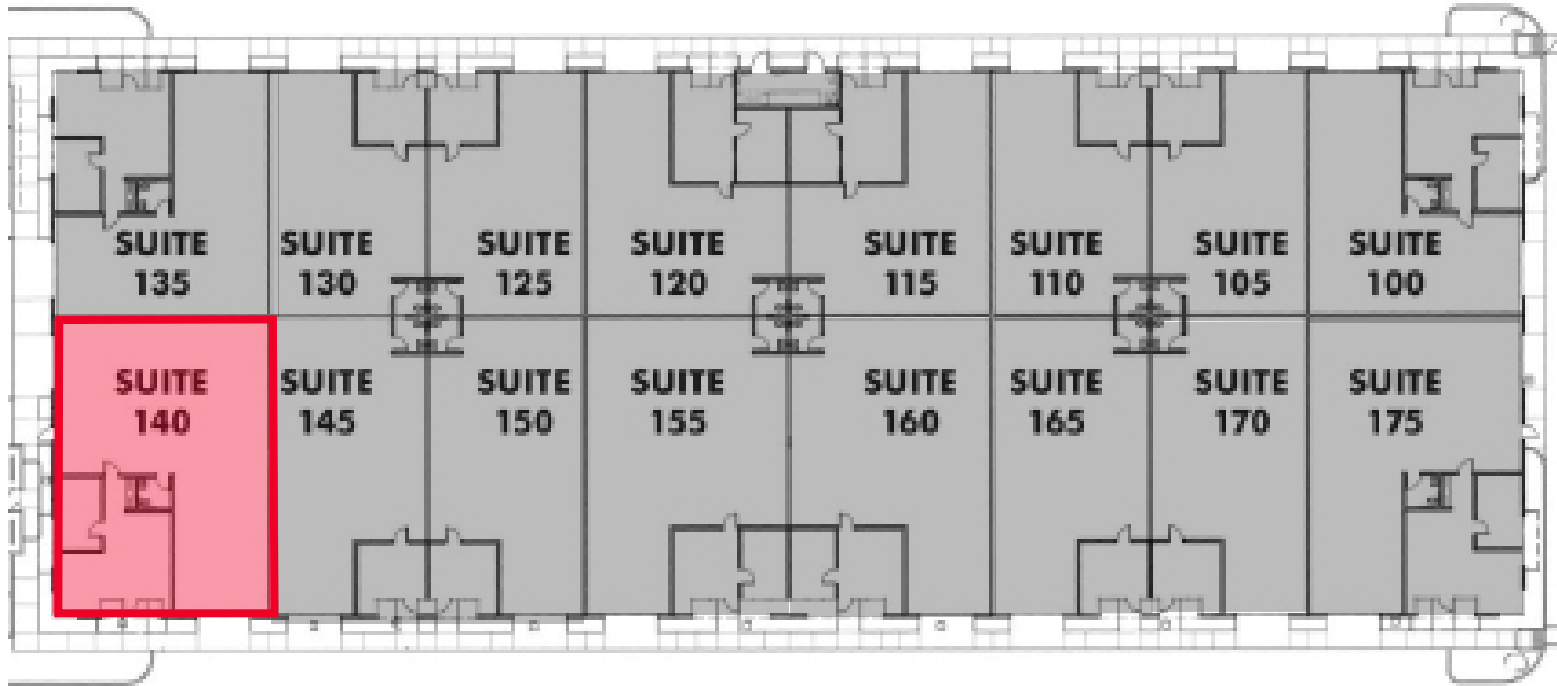
FOR MORE INFORMATION  
PLEASE CONTACT:

**MATT COLOGNA, SIOR** | Executive Director  
916.288.4805 | [matt.cologna@cushwake.com](mailto:matt.cologna@cushwake.com)  
CA License NO: 01210309

# 8413 WASHINGTON BLVD ROSEVILLE, CALIFORNIA

FOR LEASE

FLOOR PLAN  
(NOT TO SCALE)



| SUITE | TOTAL SF | OFFICE SF | WAREHOUSE SF | LEASE RATE     |
|-------|----------|-----------|--------------|----------------|
| 140   | ±3,180   | ±721      | ±2,459       | Contact Broker |

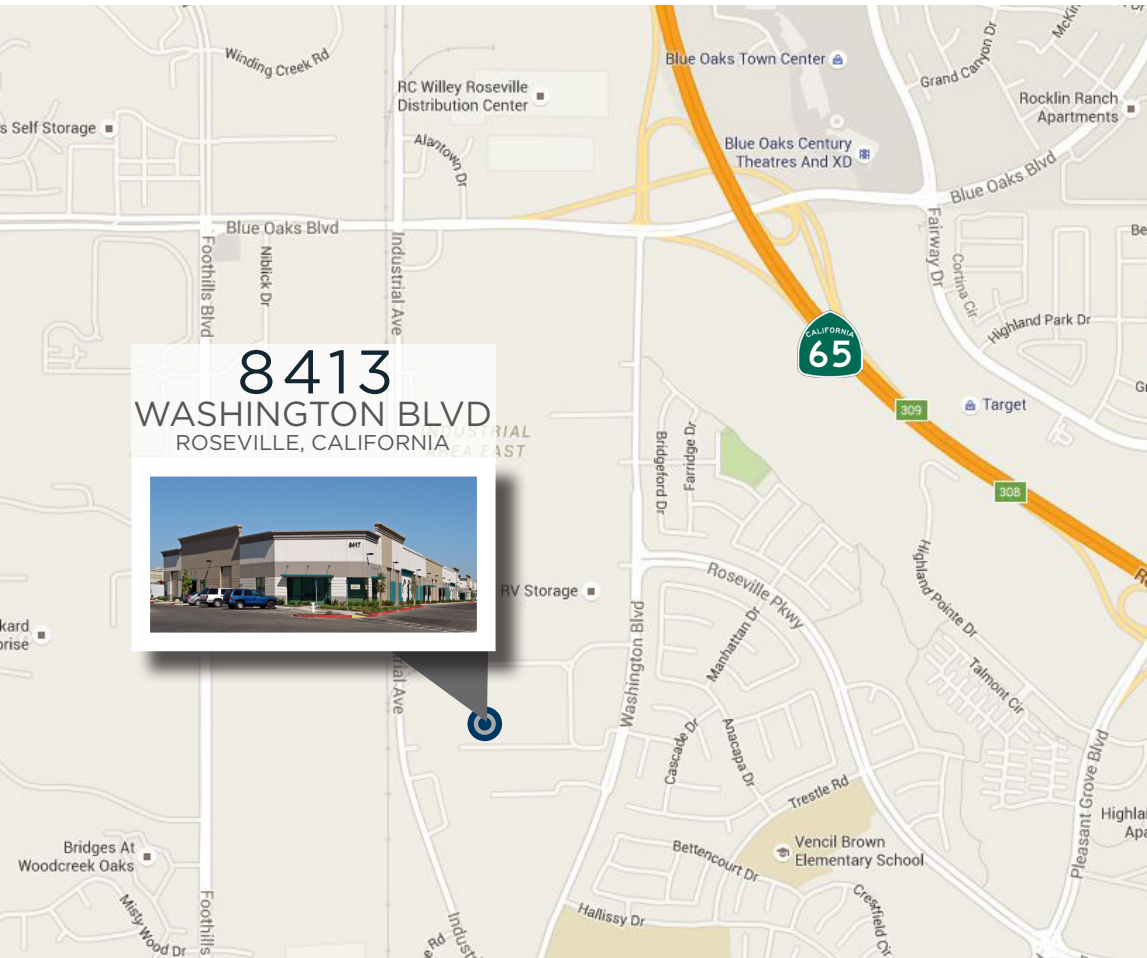


FOR MORE INFORMATION  
PLEASE CONTACT:

**MATT COLOGNA, SIOR** | Executive Director  
916.288.4805 | matt.cologna@cushwake.com  
CA License NO: 01210309

# 8413 WASHINGTON BLVD ROSEVILLE, CALIFORNIA

FOR LEASE  
±3,180 SF



8413  
WASHINGTON BLVD  
ROSEVILLE, CALIFORNIA



**CUSHMAN &  
WAKEFIELD**

FOR MORE INFORMATION  
PLEASE CONTACT:

**MATT COLOGNA, SIOR** | Executive Director  
916.288.4805 | [matt.cologna@cushwake.com](mailto:matt.cologna@cushwake.com)  
CA License NO: 01210309