

3825 ATHERTON RD  
FOR SALE/LEASE

\$1,765,000 (\$160 psf)



±11,013 SF Office Building

ROCKLIN, CALIFORNIA

**EXCLUSIVELY LISTED BY:**

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**CBRE**

## FOR SALE/LEASE

### PROPERTY HIGHLIGHTS

- Sale Price: \$1,765,000 (\$160.27 psf)
- Lease Price: \$1.55 PSF/Mo., FSG (Tenant pays janitorial for suite)
- Excellent owner/user opportunity
- ±11,013 SF single-story office building
- Owner-User could occupy whole or partial building
- Building and monument signage available
- Year Built: 1988
- Zoning: PD-Li, Light Industrial
- Owner Association/CC&Rs. Association dues estimated at ±\$1,074.00 per month
- APN: 017-282-001-000

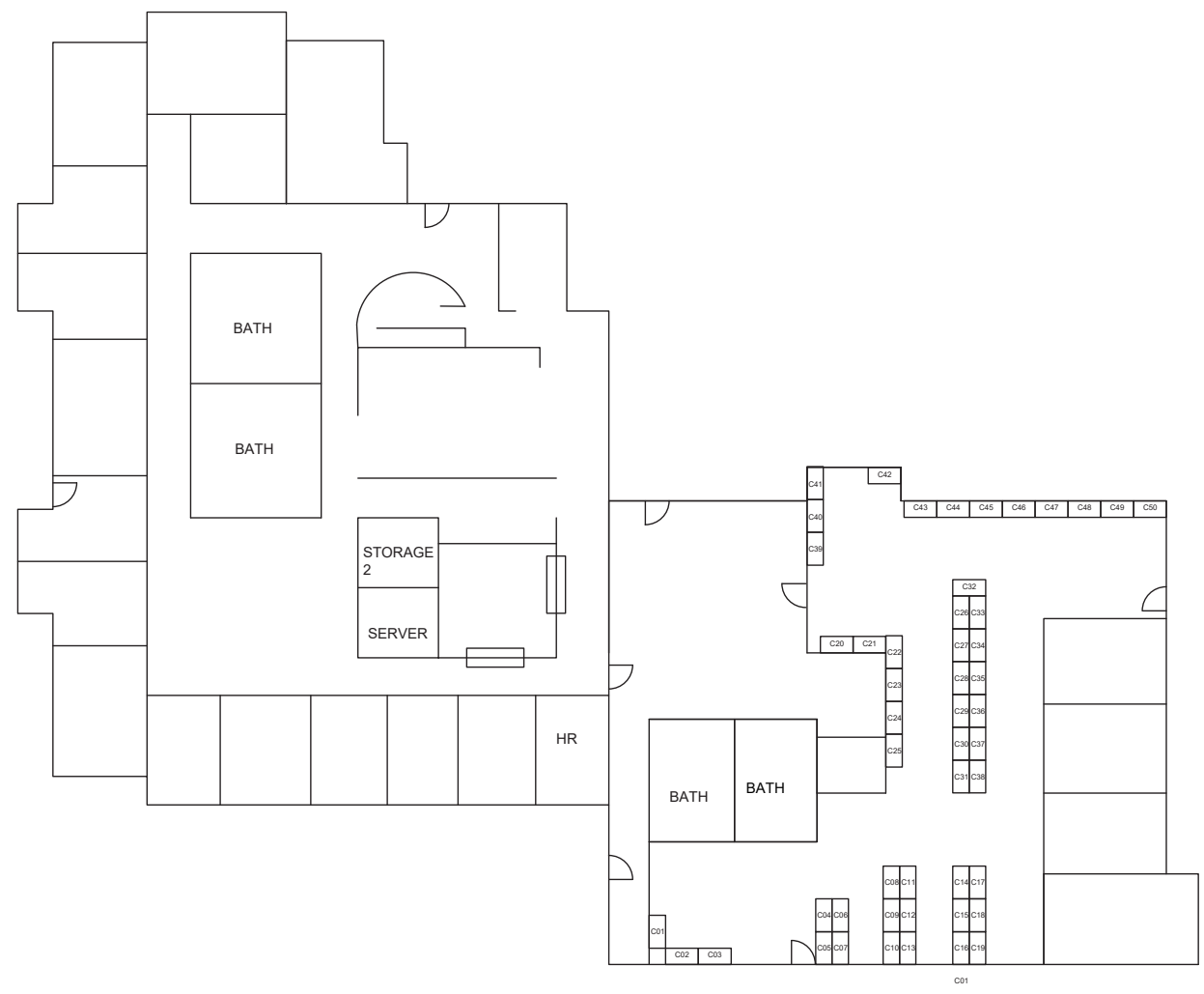


3825 ATHERTON ROAD

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FLOORPLAN

FOR SALE/LEASE



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

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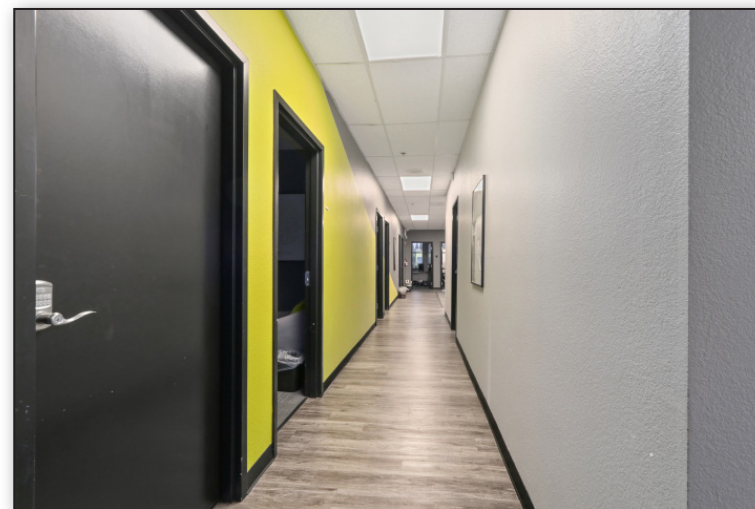
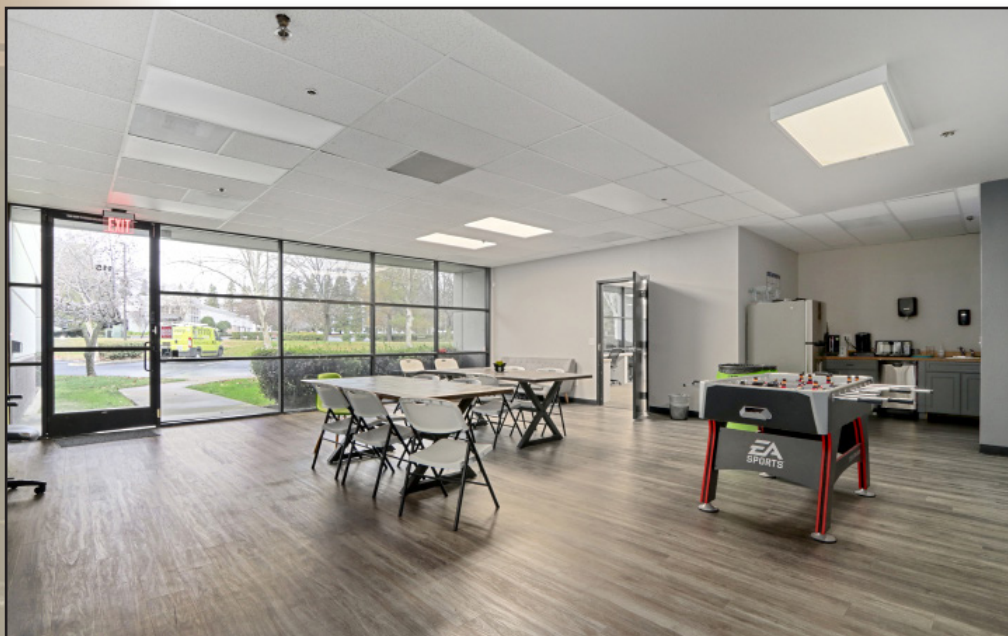




FOR SALE/LEASE

PROPERTY PHOTOS

3825 ATHERTON ROAD



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AERIAL



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SITE PLAN

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