

# FOR LEASE | ±11,400 SF WAREHOUSE WITH OFFICE AND YARD

4487 PACIFIC ST, ROCKLIN, CA 95677

SOUTH PLACER LOCATION IN THE HEART OF ROCKLIN



**Rick Phillips, CCIM**

Principal

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LIC: #01061757

3400 Douglas Blvd, Suite 190  
Roseville, CA 95661



# AVAILABLE FOR LEASE

ROCKLIN, CA  
OFFICE / WAREHOUSE SPACE

## Property Details

- ±11,400 SF
- Zoned C-2
- 400 Amp Service
- Excellent Freeway Access
- High Identity Site

## Office Breakdown:

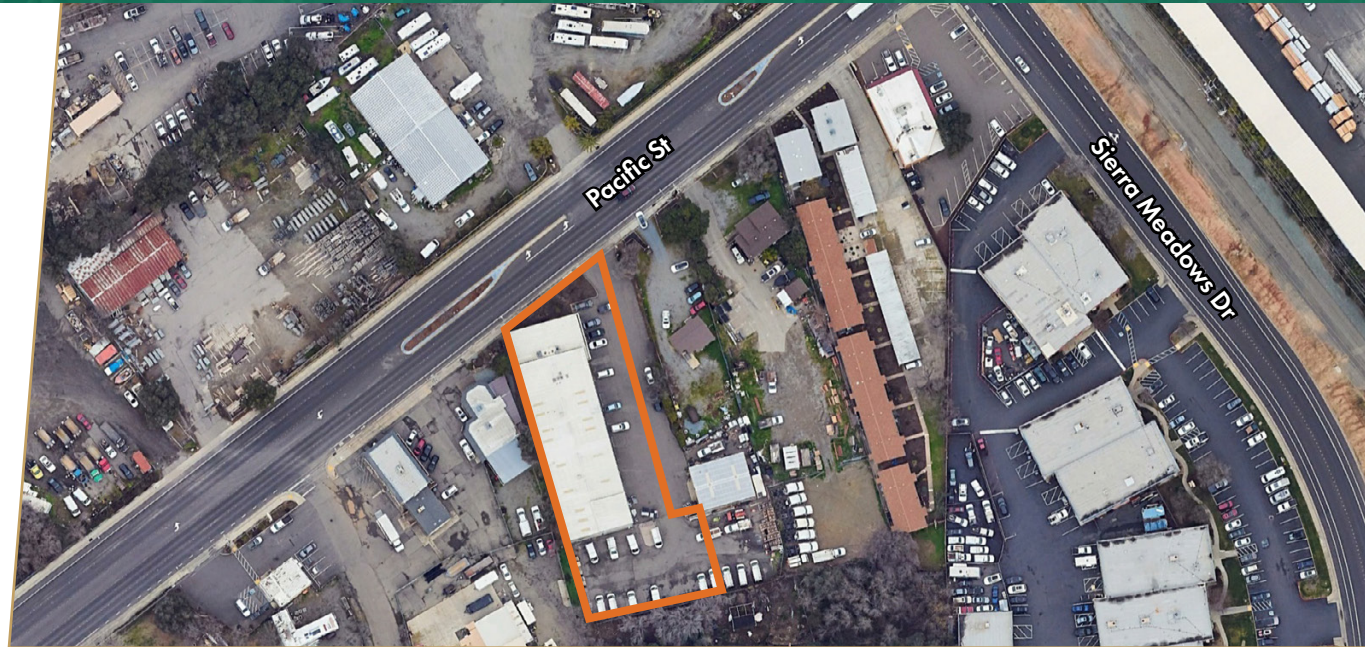
- ±2,400 SF Office
- Five (5) Private Offices
- Breakroom
- Two (2) Restrooms

## Warehouse Breakdown:

- ±9,000 SF Warehouse
- Insulated with Skylights
- Clear Span
- Fully Sprinklered
- Mezzanine Storage
- One (1) Restroom
- Four (4) Grade Level Overhead Doors
- 16'-18' Clear Height
- Upgraded Lighting

## Yard Breakdown:

- Approx. ±8,000 SF
- Paved and Fenced



**LEASE RATE: \$13,750/MONTH; NNN**

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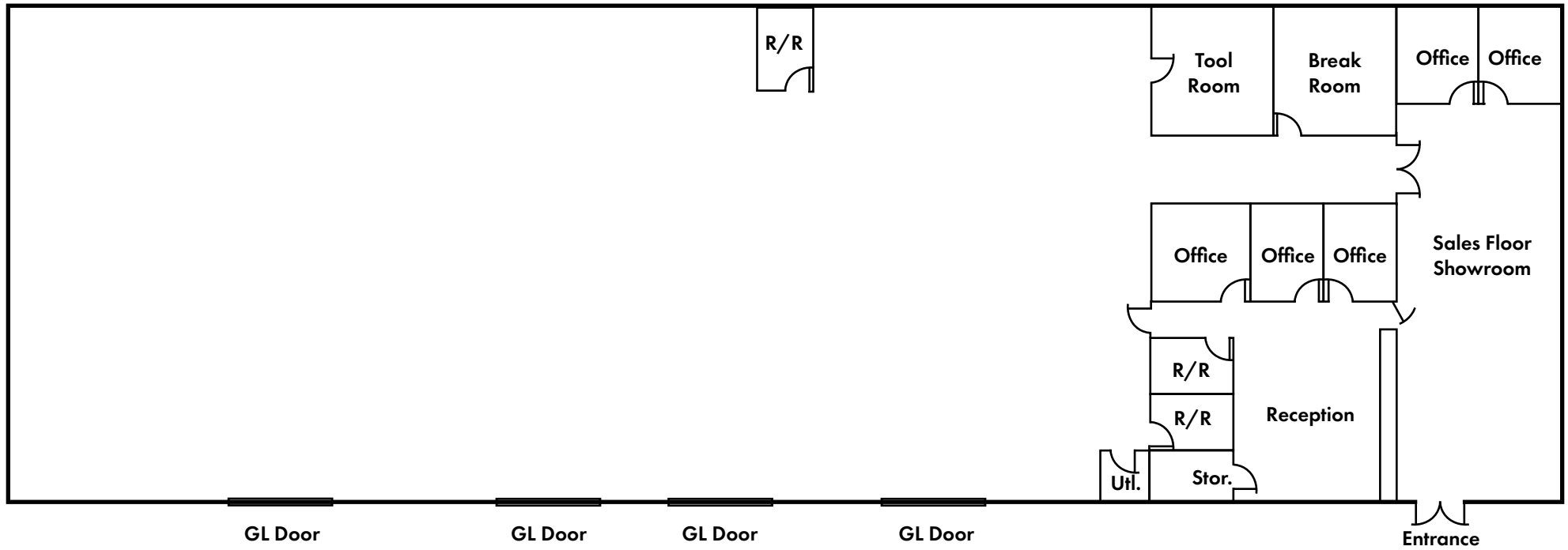


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## SITE PLAN

(NOT TO SCALE)



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