

# FOR SALE 2551

2551 WARREN DRIVE, ROCKLIN, CALIFORNIA





# FOR SALE

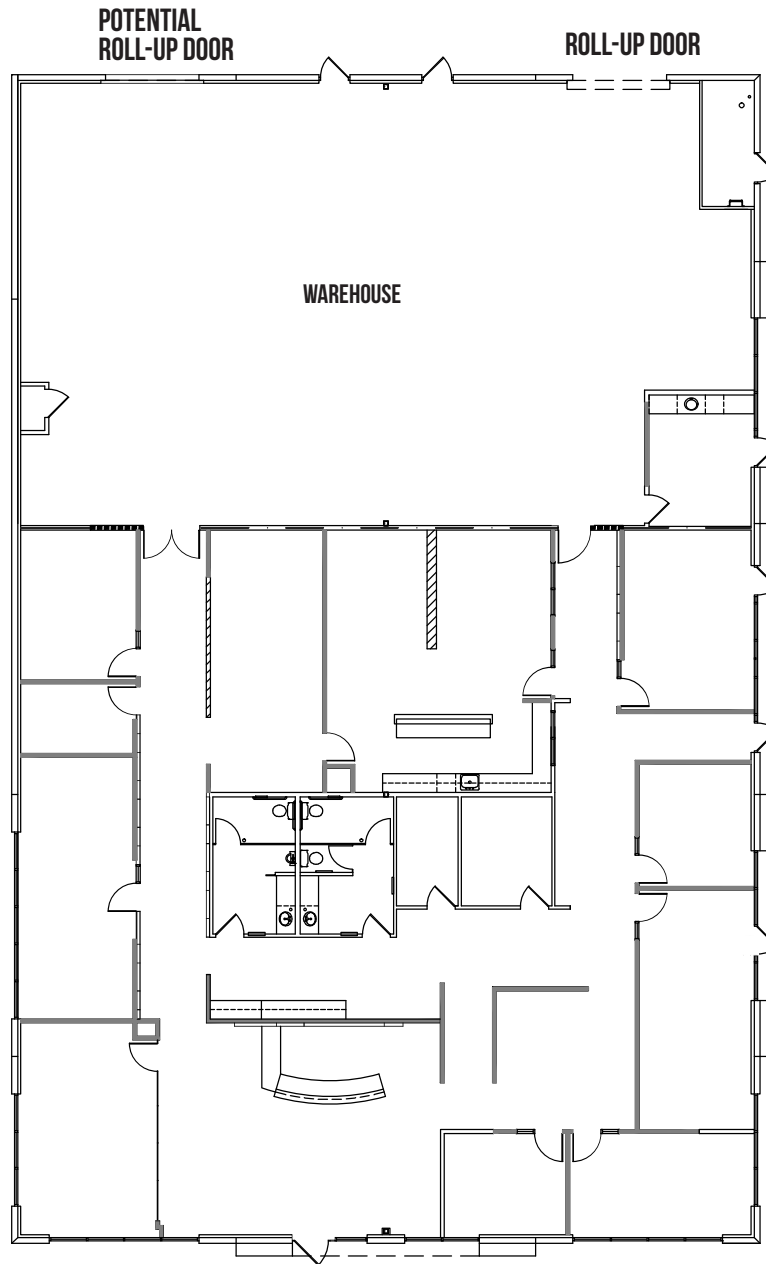
~~\$2,800,000~~ \$2,600,000

## PROPERTY HIGHLIGHTS

- Flex building with one (1) grade level roll-up door
- Ability to add second roll-up door
- High-end finishes
- Conditioned warehouse space
- Currently set up with full production filming green screen
- Located just off Highway 80 and Sierra College Blvd
- Nearby amenities include Trader Joe's, Target, Starbucks, and the Rocklin Commons and Rocklin Crossings Shopping Centers

# FLOORPLAN

± 10,080 SF



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.



# PHOTOS





# PHOTOS





# PHOTOS





# AERIAL





# AERIAL AMENITIES



Rocklin Commons & Rocklin Crossings

Walmart MATTRESS FIRM TJ-MAXX HomeGoods PETS MSMART

UPS AT&T PANDA EXPRESS BASS TO SHOP BEACH HUT IN-N-OUT BURGER GREEN ACRES BUCKHORN BBQ + GRILL

BR BASKIN-ROBBINS See's CANDIES MOD PIZZA TRACKER BURGERS FIRE WINGS

Rocklin Commons

Target CHIPPOTLE MEXICAN ULTA Panera MOOYAH TRADER JOE'S crumbl

ARCO

McDonald's Chevron 7 ELEVEN Carls Jr.

STUDIO MOVIE GRILL Jersey Mike's THE BRASS TAP

TESLA

HARLEY-DAVIDSON BOOT BARN

CALIFORNIA Family Fitness AUDI

PORSCHE

WEST COAST WEST COAST WEST COAST

CAMPING WORLD

Habit BURGER GRILL Tires LES SCHWAB

West Marine the HOT TUB store

Jamba

Days Inn

JAGUAR LAND-ROVER

CALIFORNIA SUN WELLNESS SPA

Wally's Cafe Thrive

Starbucks KFC ADALBERTO'S MEXICAN FOOD

SAFeway ICHIBAN SUSHI

CVS pharmacy PAPA MURPHY'S TAKE 'N BAKE PIZZA

Starbucks KIKI'S Bangkok City Thai Cuisine

Comfort INN SureStay PLUS HOTEL by BEST WESTERN

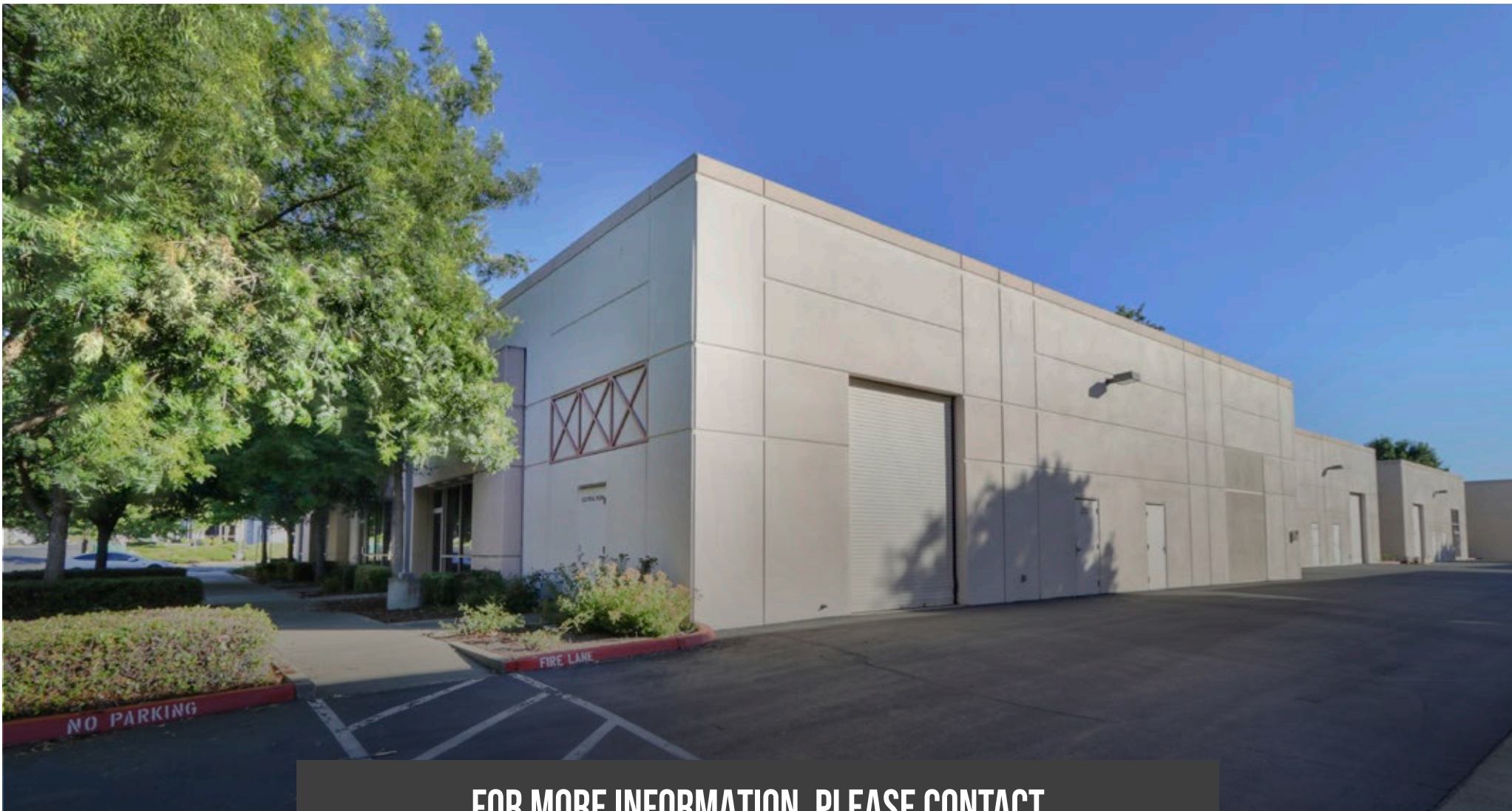
Arby's 76 EARLY TOAST

Little Caesars

416808

DIGITALSKY





## FOR MORE INFORMATION, PLEASE CONTACT

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