

# 4340 Roseville Road

North Highlands, CA 95660

For Lease

*Industrial*

Property Summary



## Property Highlights

- Existing functional  $\pm 3,050$  SF of office space
- Potential for  $\pm 6,000$  SF of side yard area
- Three (3) grade level doors including one (1) oversized door (19' x 14').
- One (1) loading dock with edge of dock leveler
- New roof recently completed
- 400 amp, 480 volt electrical supply (per panel)
- New White Bat R-19 roof insulation
- Fire sprinklers
- 18' - 20' clear height
- New energy efficient T-5 lighting
- Good exposure on Roseville Road

## Offering Summary

Lease Rate	\$0.90 SF/month (NNN)
Available SF	23,256 SF
Building Size	23,256 SF

## Demographics

	1 Mile	3 Miles	5 Miles
Total Households	740	44,441	134,568
Total Population	2,175	116,374	354,874
Average HH Income	\$62,114	\$64,346	\$72,989

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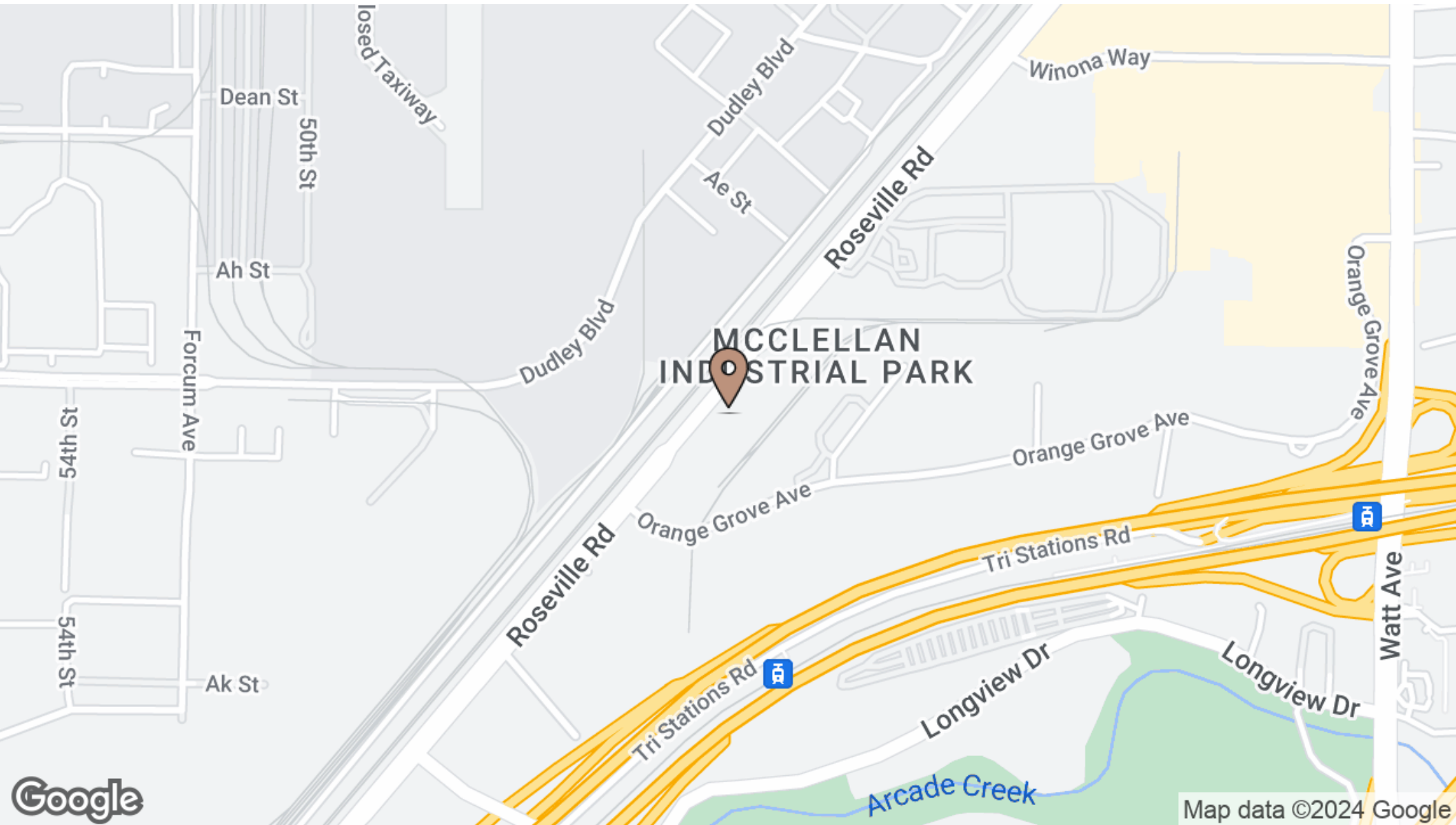
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Location Map



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Additional Photos



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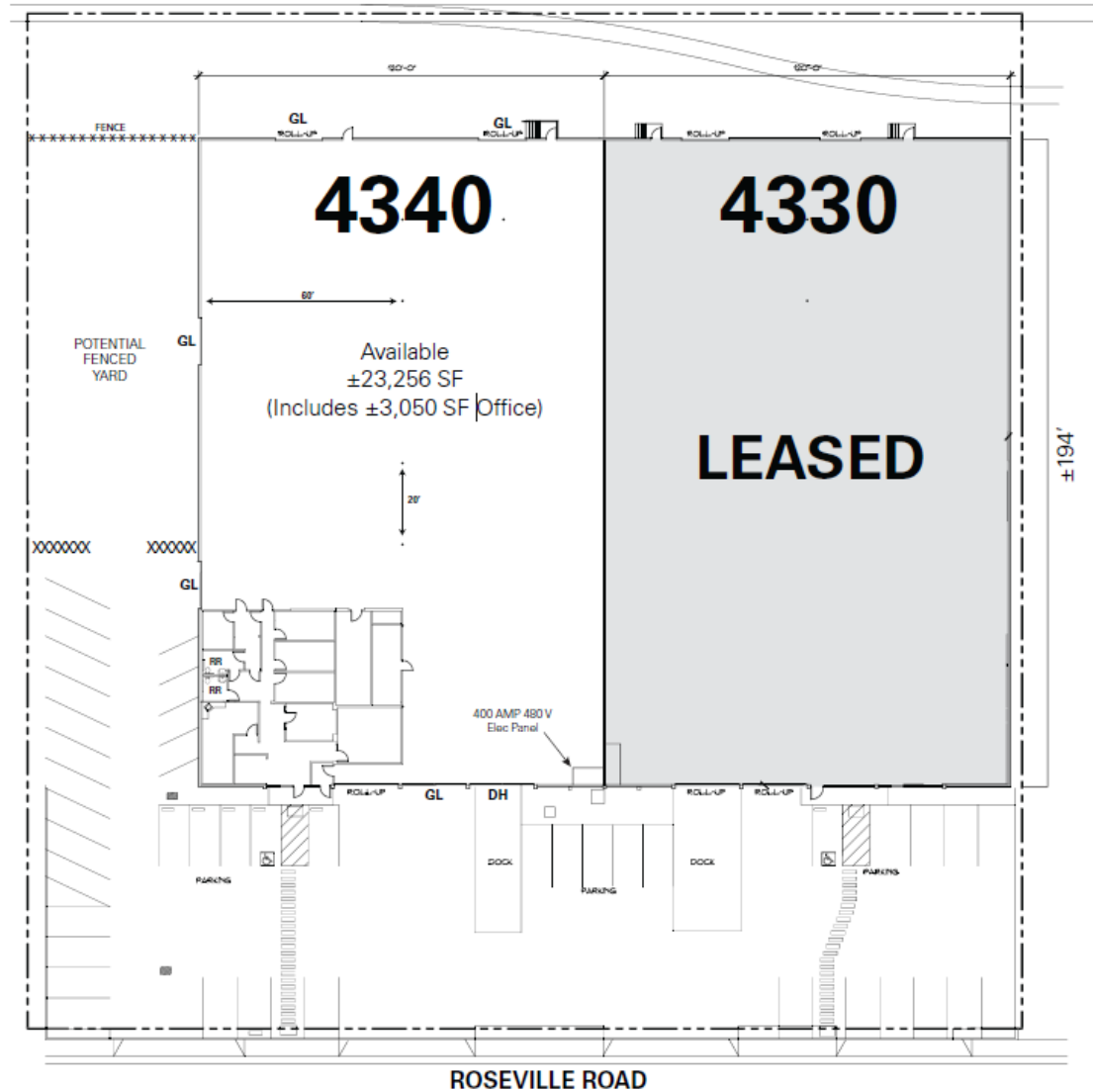
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## Site Plan



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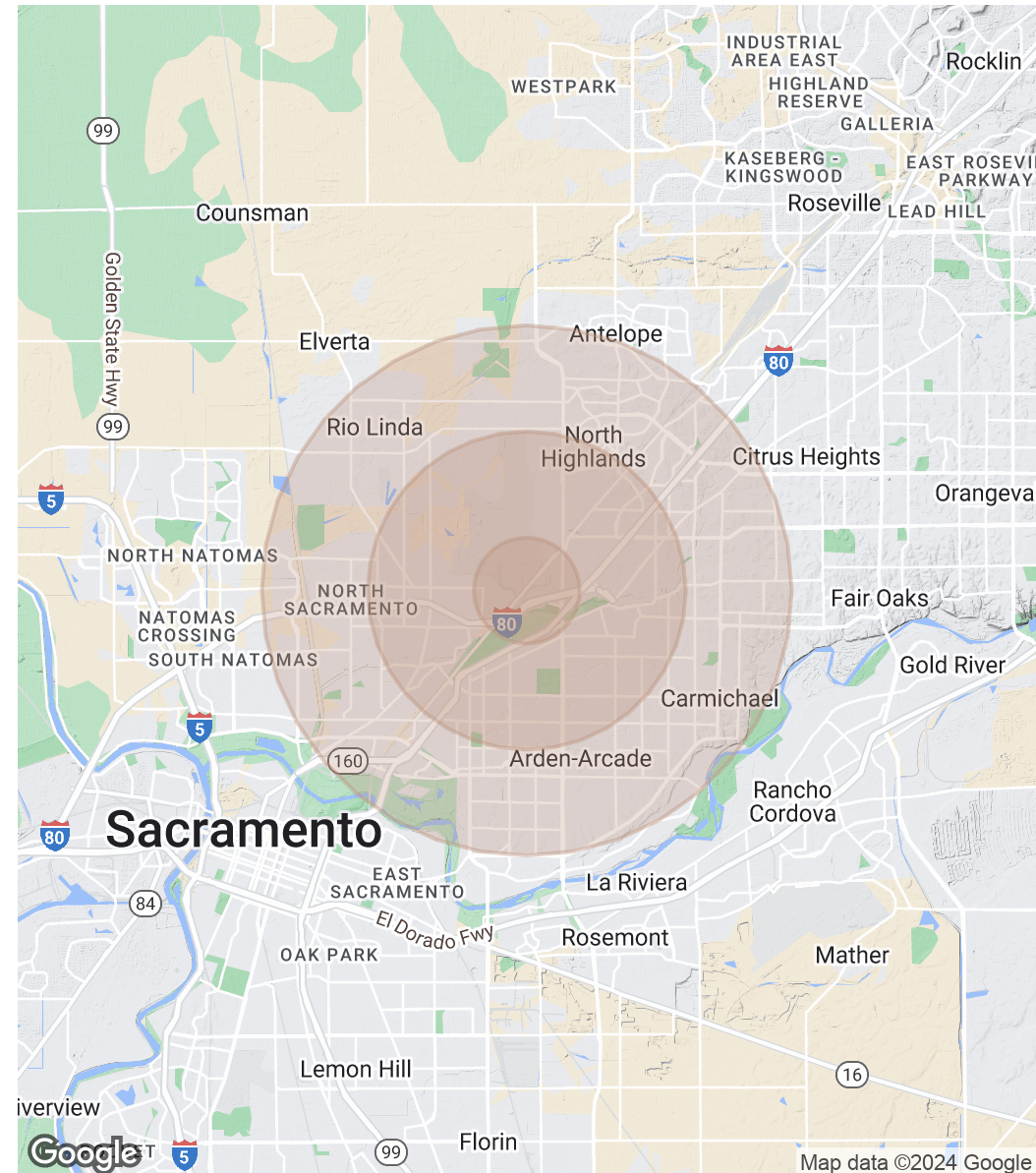
Industrial

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	2,175	116,374	354,874
Average Age	31.4	35.8	36.2
Average Age (Male)	35.0	33.6	34.5
Average Age (Female)	32.6	37.7	38.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	740	44,441	134,568
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$62,114	\$64,346	\$72,989
Average House Value	\$226,355	\$276,531	\$300,900

2020 American Community Survey (ACS)



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