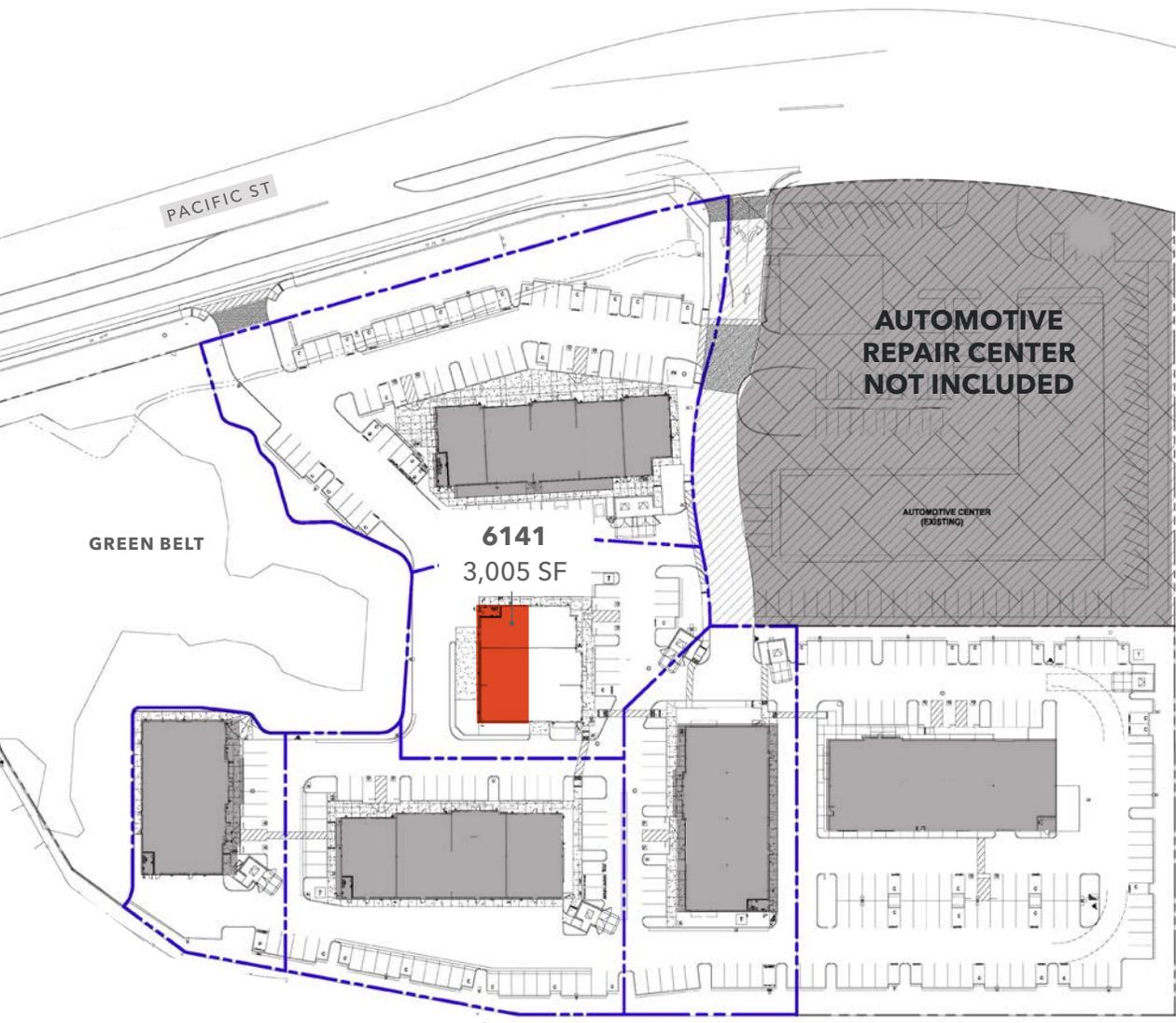




PACIFIC TECH PARK

*For Lease: ±3,005 SF Conditioned
Warehouse with Dock. Excellent Rocklin
Location with easy freeway access to I-80
and Hwy 65*

6141 PACIFIC ST, SUITE 100, ROCKLIN, CA



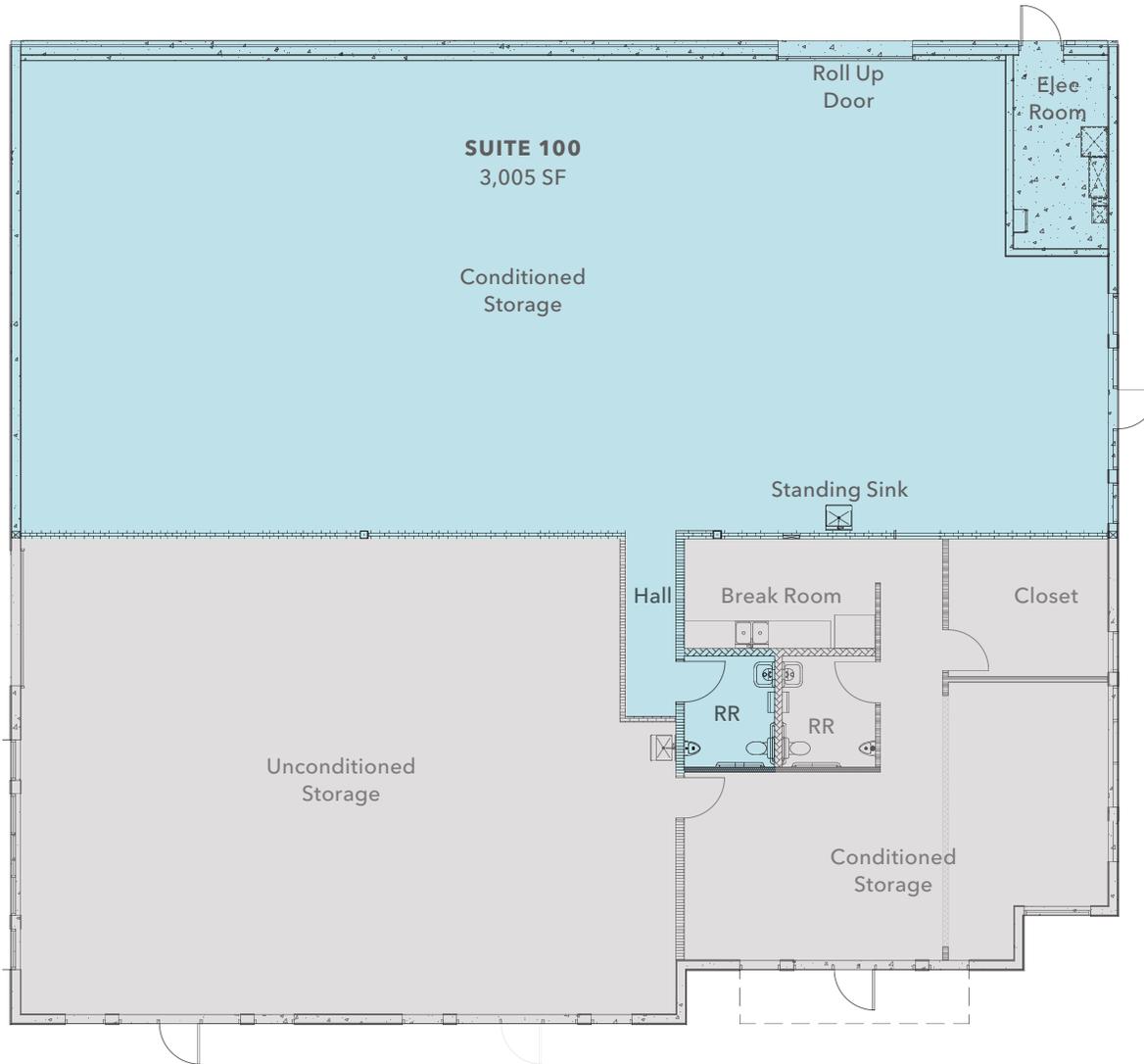
Site Plan & Features

LEASE RATE	\$1.49/SF NNN
NETS	\$.65/SF
CLEAR HEIGHT	15'
POWER	208/120v, 400 Amp 3 Phase/Suite
PARKING RATIO	3.2/1,000 SF
Flex space with cold storage capability	
R60 Roof Insulation	
R40 Walls & Rollup Door Insulation	
Fully conditioned warehouse	
Solitude Skylights	
Common Area dock offload	

+3,005
SF AVAILABLE

\$1.49
LEASE RATE, NNN

FLOOR PLAN



3,005 SF

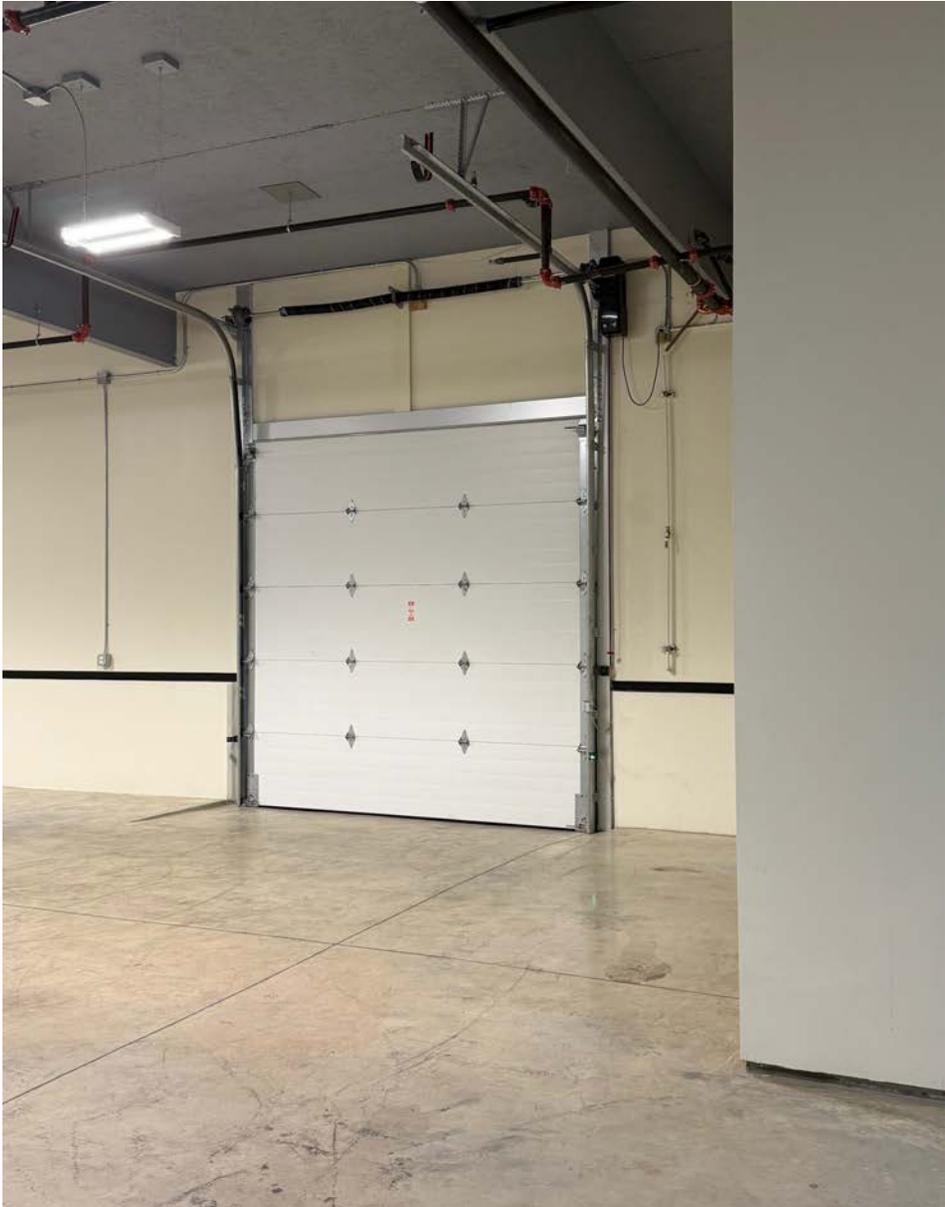
TOTAL SF AVAILABLE

\$1.49

LEASE RATE (SF/MO)

NOW

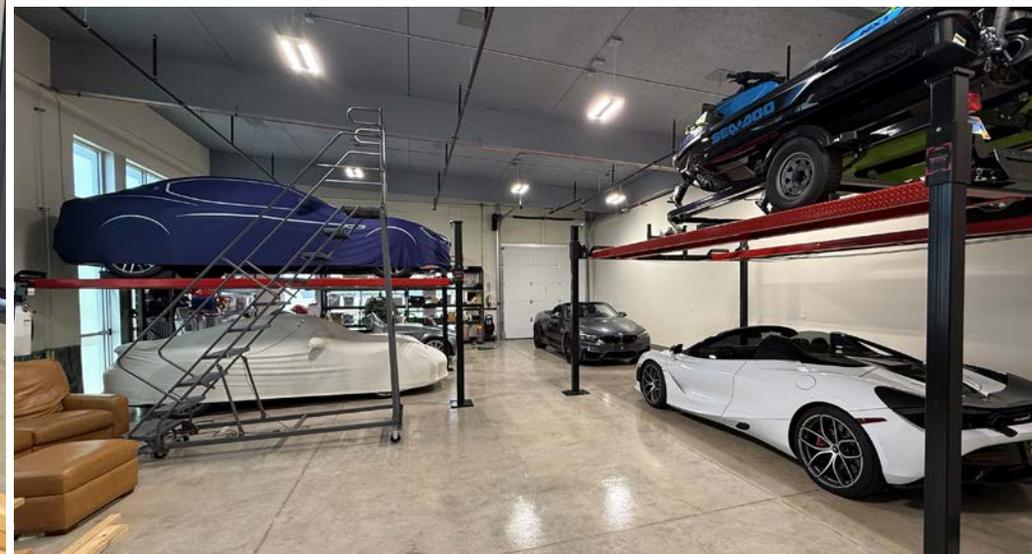
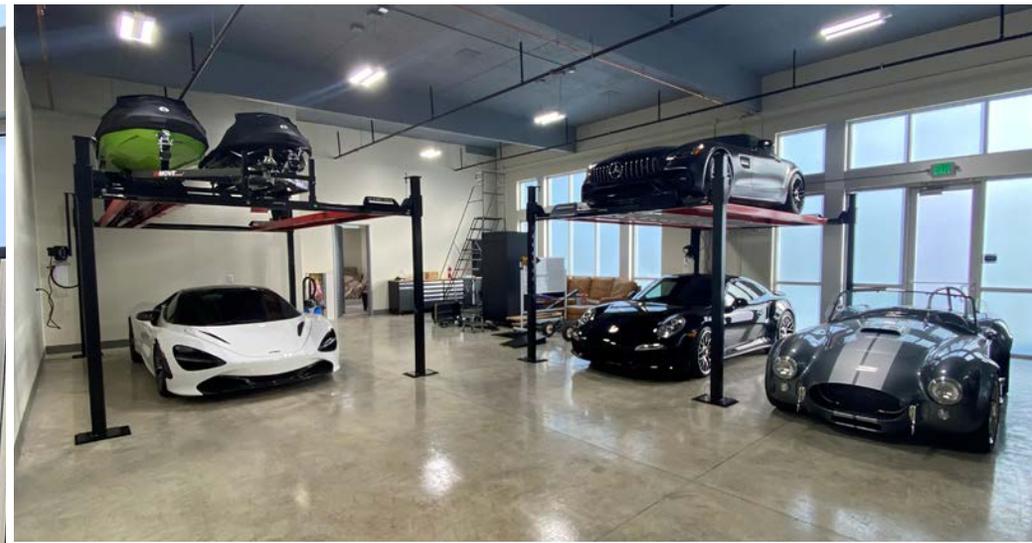
AVAILABLE



PACIFIC TECH PARK



“MAN CAVE - SPORTS CAR” STORAGE OPTION





PACIFIC TECH PARK

*For more information on
this property, please contact*

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