

FOR LEASE

# 9001 FOOTHILLS BOULEVARD

Roseville, CA 95747





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## FEATURES

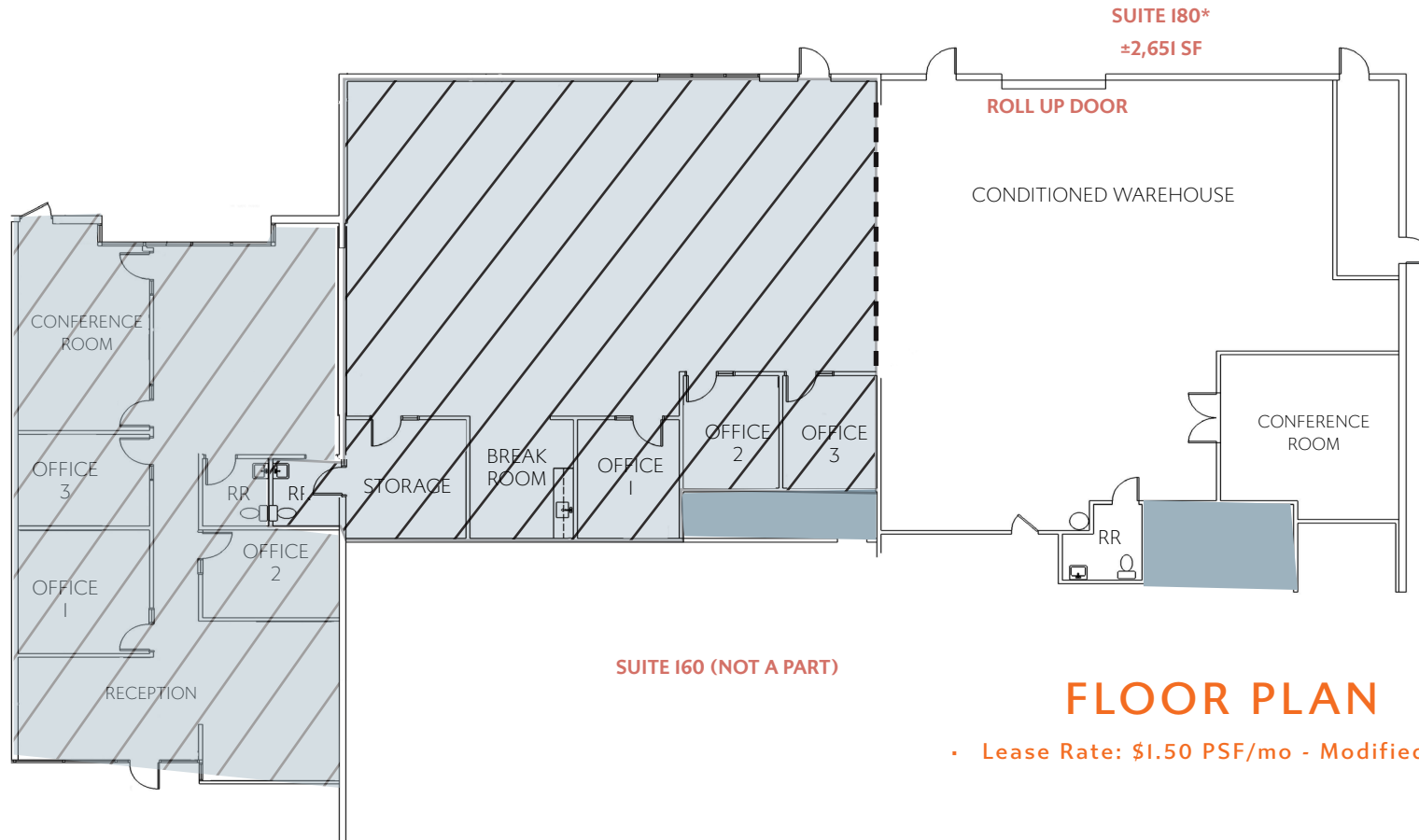
- Suite 180: ±2,651 SF, warehouse with roll up door
- Rent is \$1.50 PSF/Mo, Modified Gross
- Suite is built out and ready for occupancy
- Fully improved suite with clean architectural design
- Building size: ±23,667 SF
- Zoning: M-1 Permitted uses include office, light industrial, and publishing/printing
- Monument signage available

## LOCATION DESCRIPTION

- Located near the intersection of Foothills Blvd and Blue Oaks Blvd
- One mile from the interchange of Highway 65 and Blue Oaks Blvd
- Near FedEx, McKesson, Amazon Hub, Cokeva and Hewlett- Packard
- Short drive to various retail shopping, dining and banking services

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## FLOOR PLAN

- Lease Rate: \$1.50 PSF/mo - Modified Gross

NOT TO SCALE--  
ALL DIMENSIONS  
ARE APPROXIMATE.



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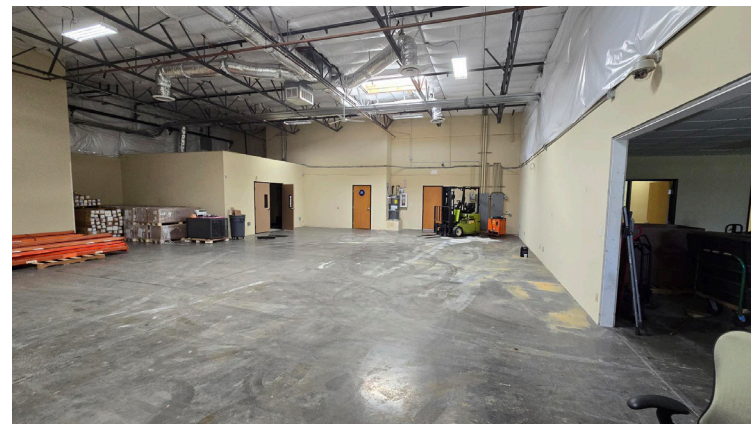
*Suite 180*

CONDITIONED WAREHOUSE

EXTERIOR



FACING SOUTH

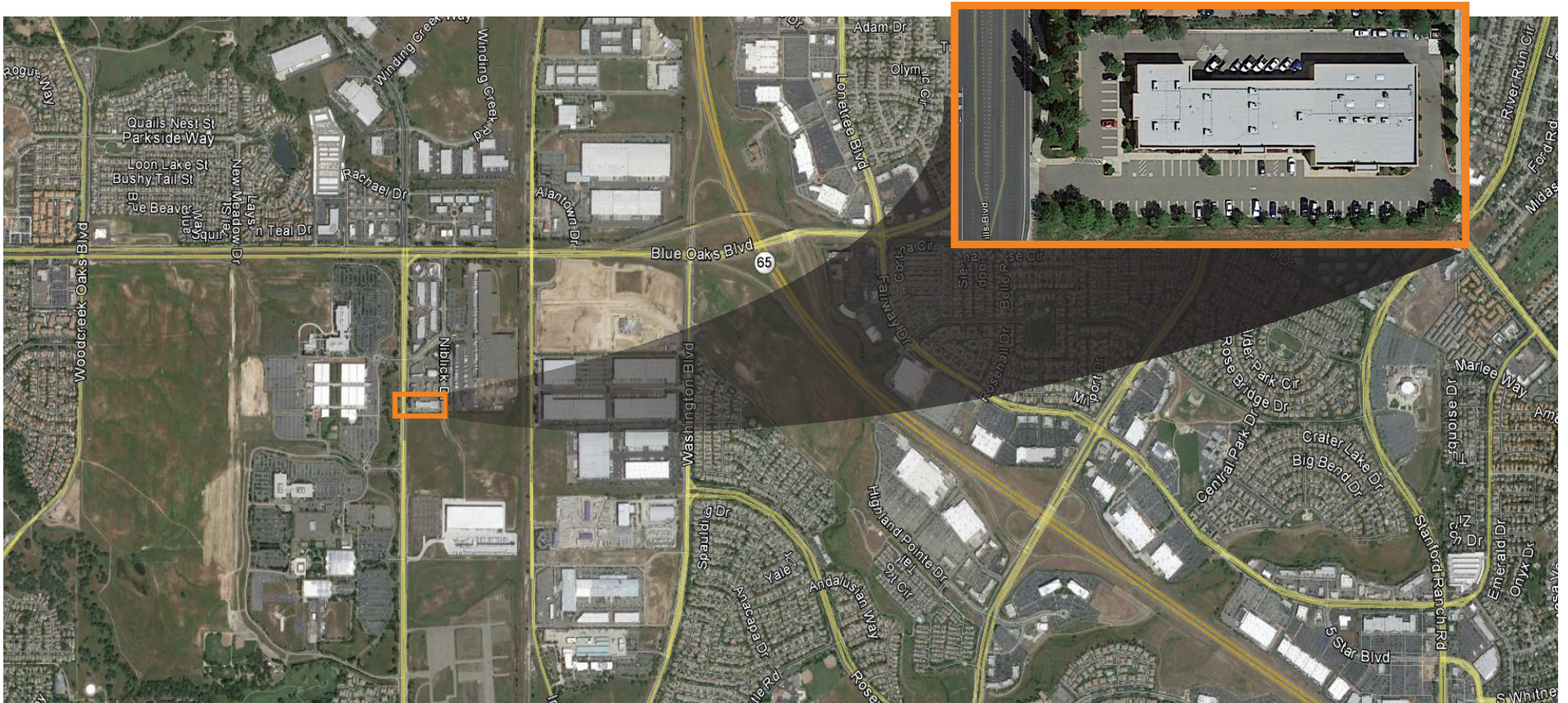




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## AERIAL





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