

\pm 7,000 SF Freestanding Industrial Building

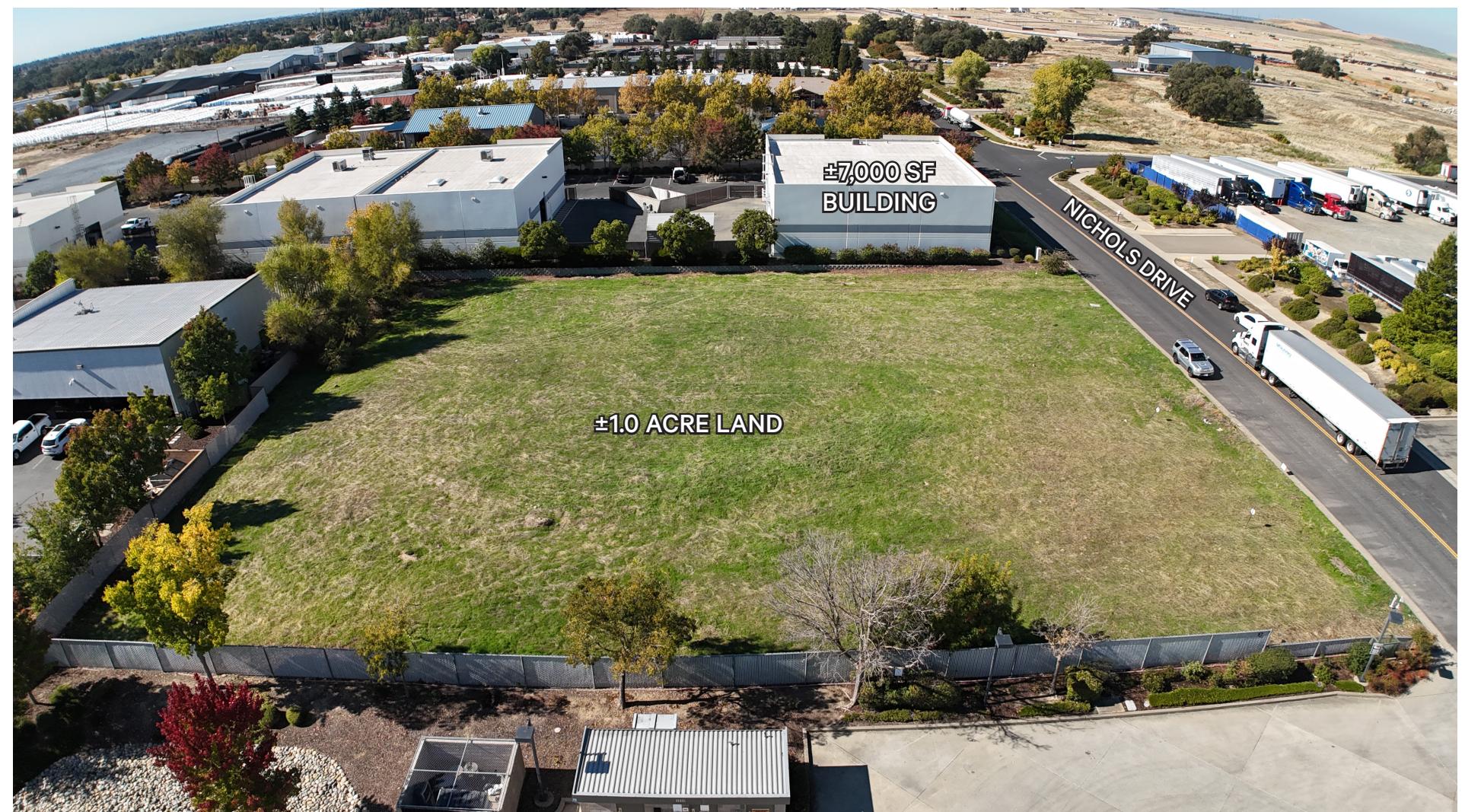
Including Adjacent \pm 1.0 Acre of Land



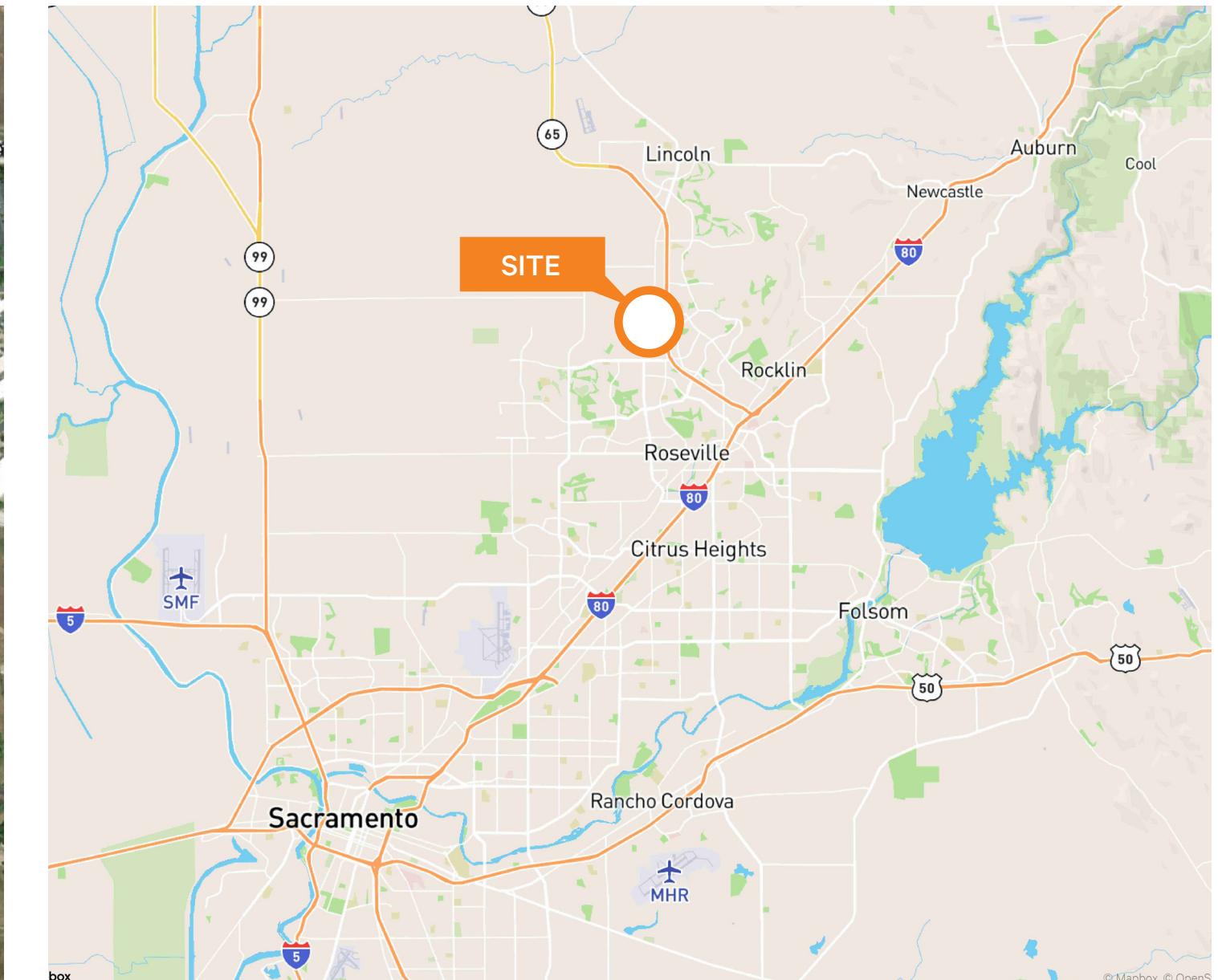
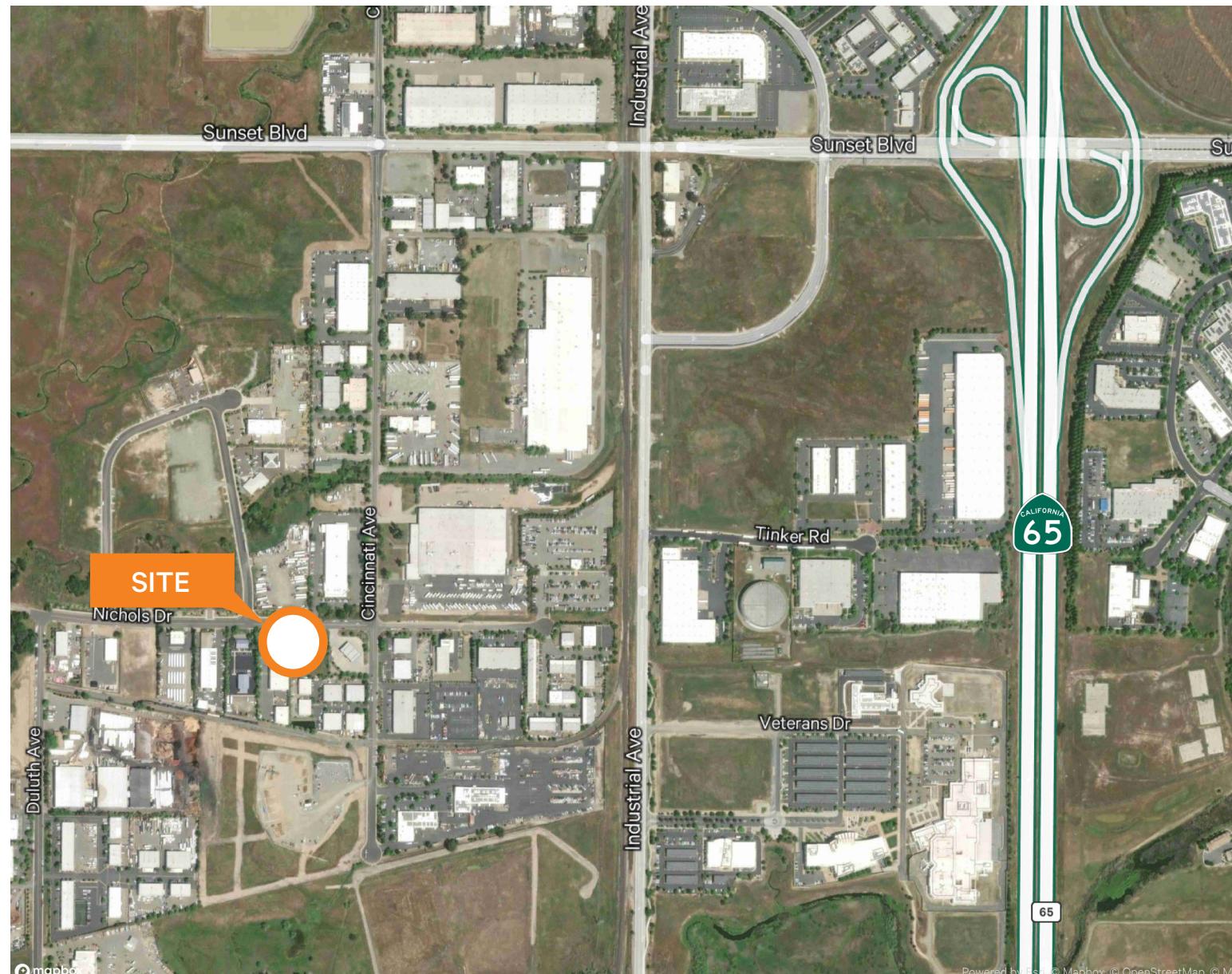
Property Features

SALE PRICE: \$2,850,000.00

- Available: $\pm 7,000$ SF with ± 1.0 Acre of Land
- Office: ± 725 SF
- Warehouse: $\pm 6,275$ SF
- Yard: $\pm 3,500$ SF
- GL Doors: 2 ($\pm 12' \times 14'$)
- Clear Height: $\pm 22'-24'$
- Fire Sprinklers: Yes
- Power: ± 400 Amps, 277/480 Volt, 3PH
- Internet: Wave Broadband
- Zoning: IND-DC
- Year Built: 2009
- Placer County APN 017-210-009 (Land)
- Placer County APN 485-020-011 (Building)



Location Maps



1403 and 1385 Nichols Drive Rocklin, CA

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