



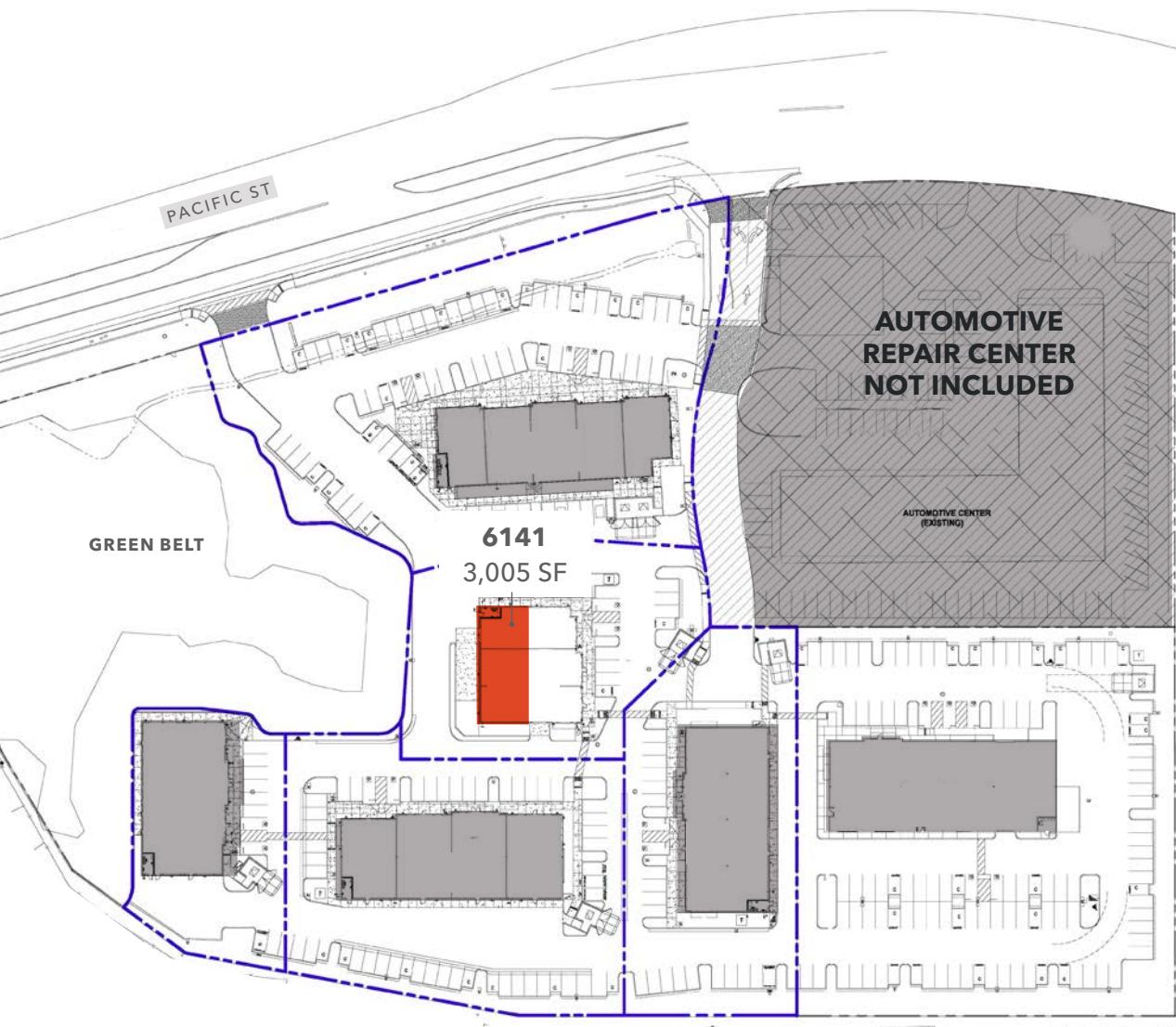
PACIFIC TECH PARK

*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

“MAN CAVE - SPORTS CAR” STORAGE OPTION





AVAILABLE FOR LEASE

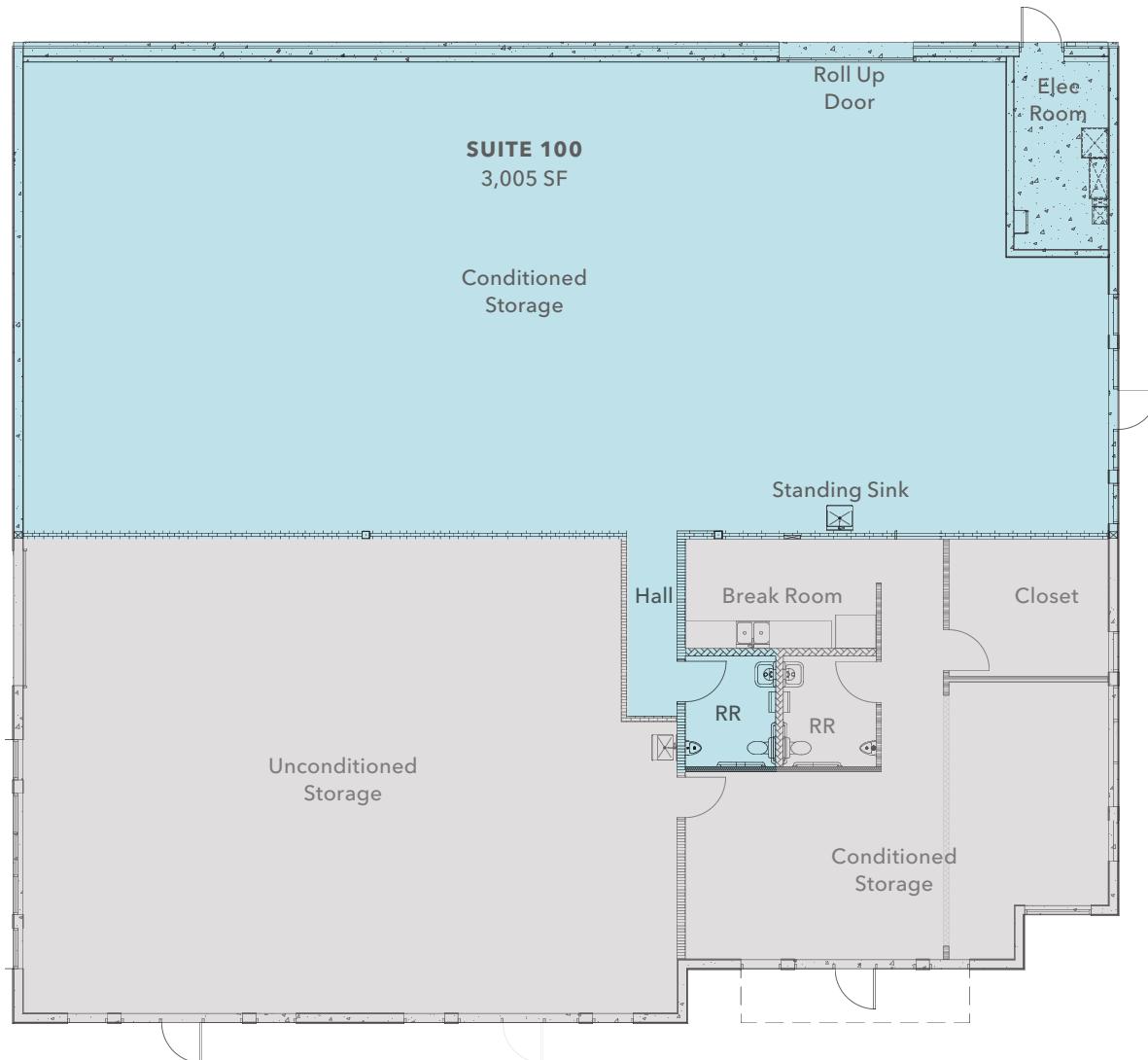
Site Plan & Features

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

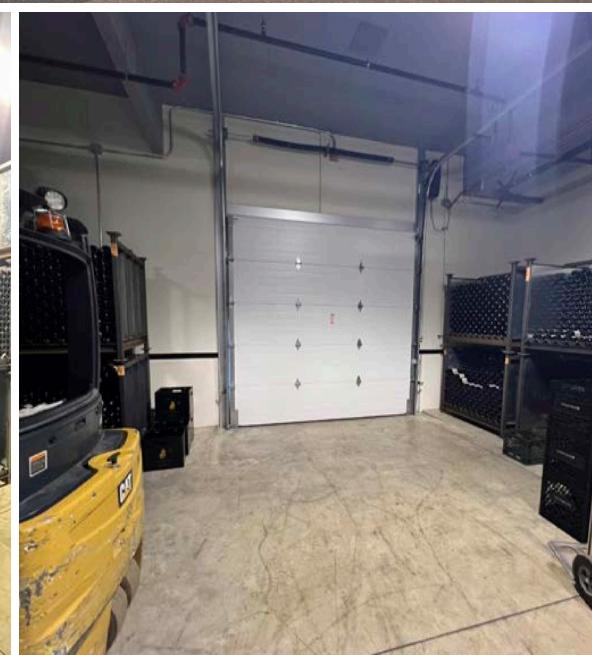


3,005 SF
TOTAL SF AVAILABLE

\$1.49
LEASE RATE (SF/MO)

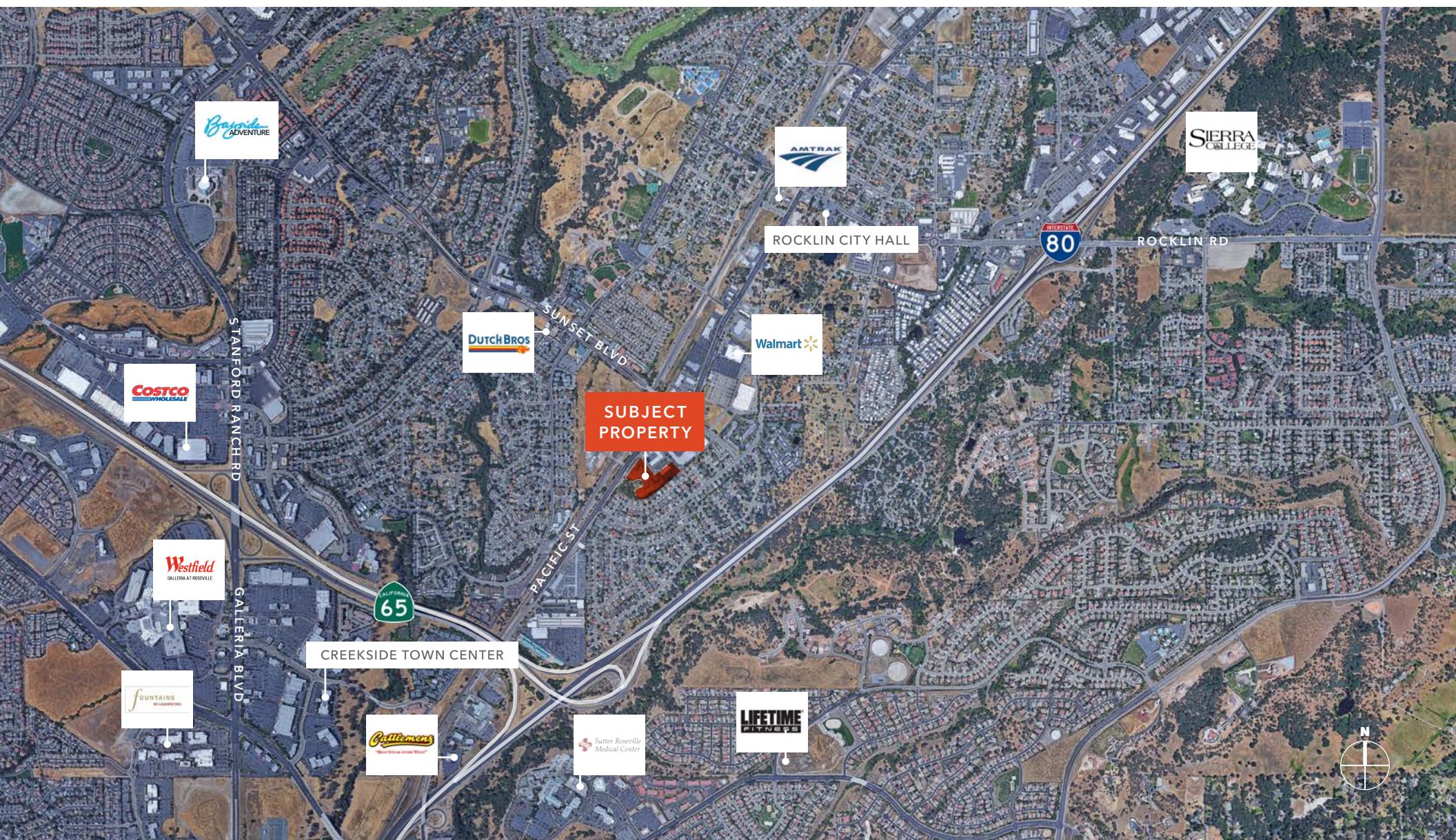
NOW
AVAILABLE

PACIFIC TECH PARK



AVAILABLE FOR LEASE

KIDDER MATHEWS





PACIFIC TECH PARK

*For more information on
this property, please contact*

JON WALKER
916.205.3554
jon.walker@kidder.com
LIC N° 01204666

KIDDER.COM

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