

Industrial | For Lease

Warehouse Spaces Available

4111 Citrus Avenue & 4105 Delmar Avenue | Rocklin, CA 95677



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CBRE

Project Features & Amenities

PROJECT

- Grade Level Rollup Doors
- ±16'-19' Clear Height
- Column Spacing: ±24'
- Parking: 42 spaces
- Fire Sprinklers
- Zoned PD-LI
- Easy Access to I-80 and Hwy 65

AMENITIES

- Over Twenty (20) eating establishments within 1-5 minutes, including top-rated spots like Chipotle, Panera Bread, Jersey Mike's, McDonalds, Carl's Jr., Venita Rhea's, and more.
- 2 mile drive to the Rocklin Shopping Center includes In-N-Out, Chick-fil-A DutchBros and Habit Burger.
- Four gas stations within approximately a 2-5-mile radius: Shell, Chevron, 76/ARCO, and Dawson Oil Company.
- Granite Dr, just 1 mile away, features a full stretch of retail including Target, Starbucks, Trader Joe's, Ulta Beauty, and In Shape Fitness.
- Immediate access I-80 via Sierra College Blvd.
- ±5-mile drive to access Highway 65 leading north towards Yuba City and Chico.
- 26.9 miles to downtown Sacramento via I-80.
- Rocklin is the approximate midway point between San Francisco, CA and Reno, NV.
- 2 miles away from Quarry Park and many other recreational parks such as Johnson-Springview Park, Twin Oaks Park, and Margaret Azevedo Park.

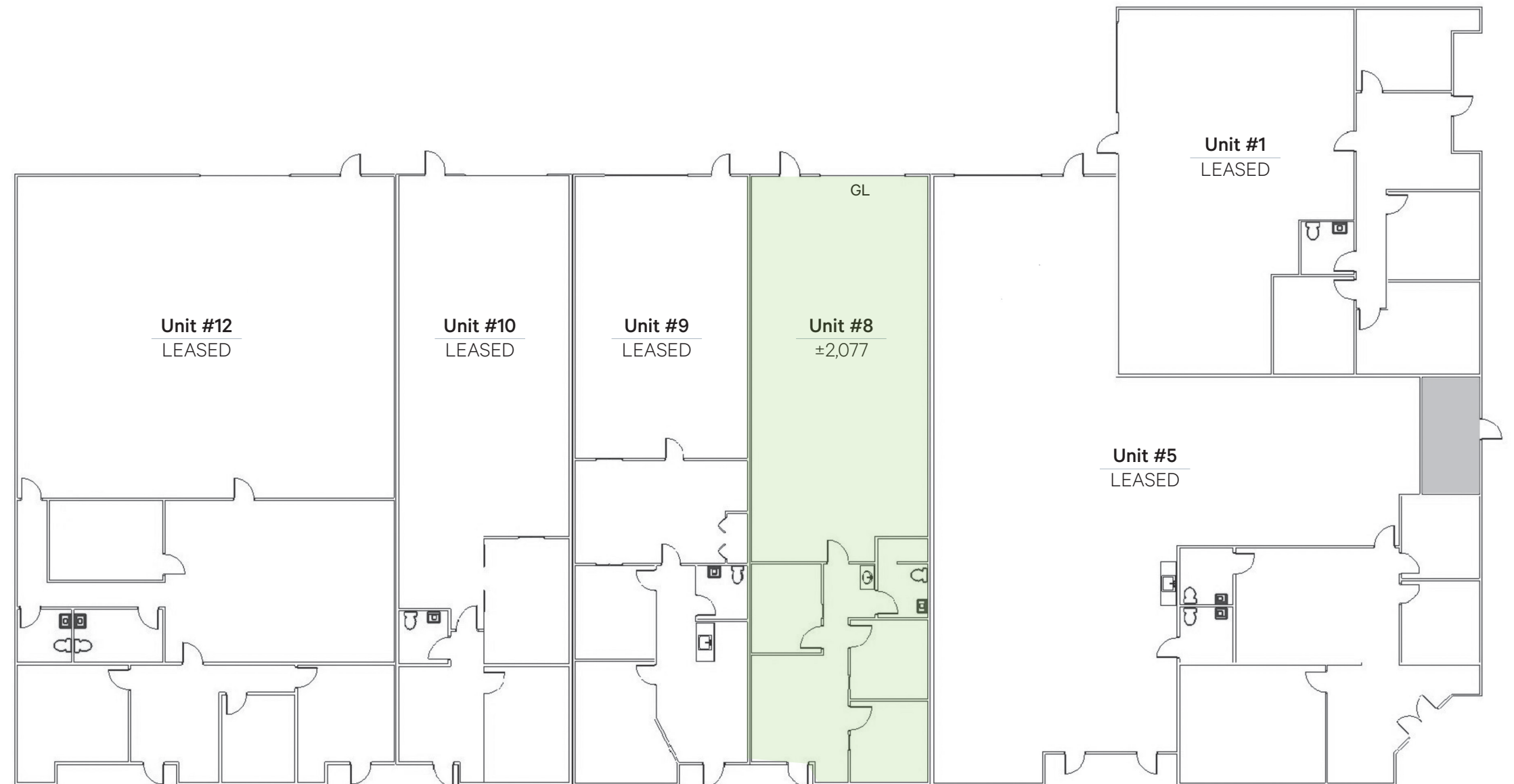


NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

Floor Plan: 4111 Citrus Ave.

UNIT 8

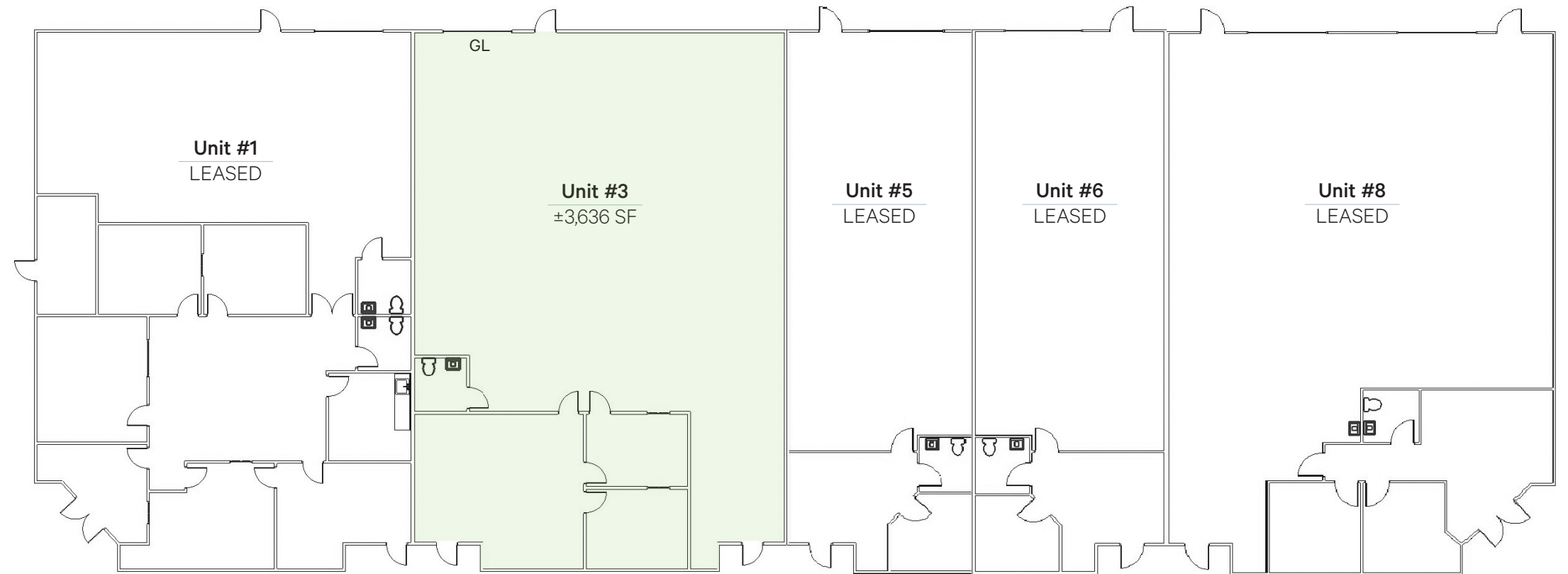
- Available: ±2,077 SF
- Office: ±765 SF
- Warehouse: ±1,312 SF
- GL Doors: One (1)
- Clear Height: ±16'-19'



Floor Plan: 4105 Delmar Ave.

UNIT 3

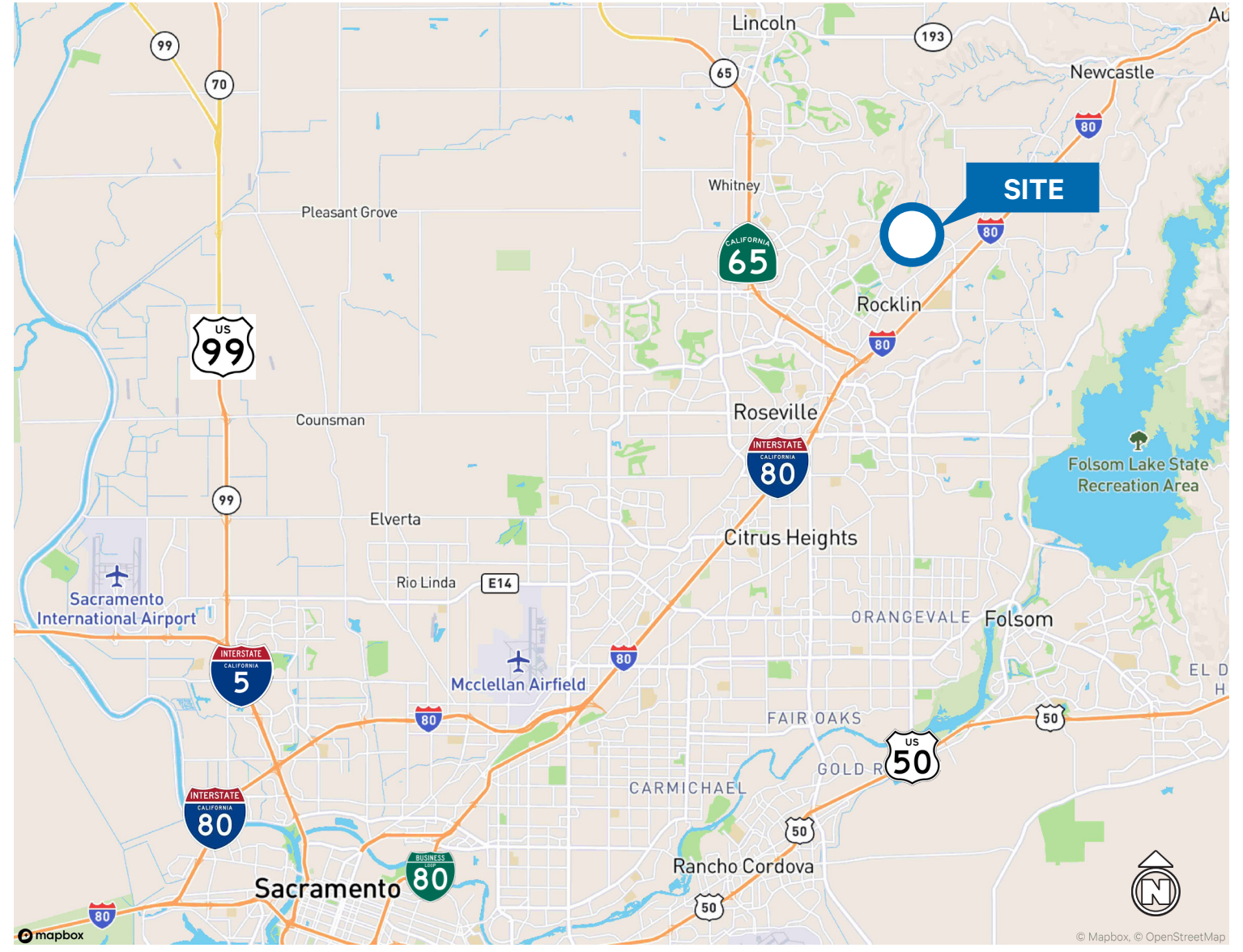
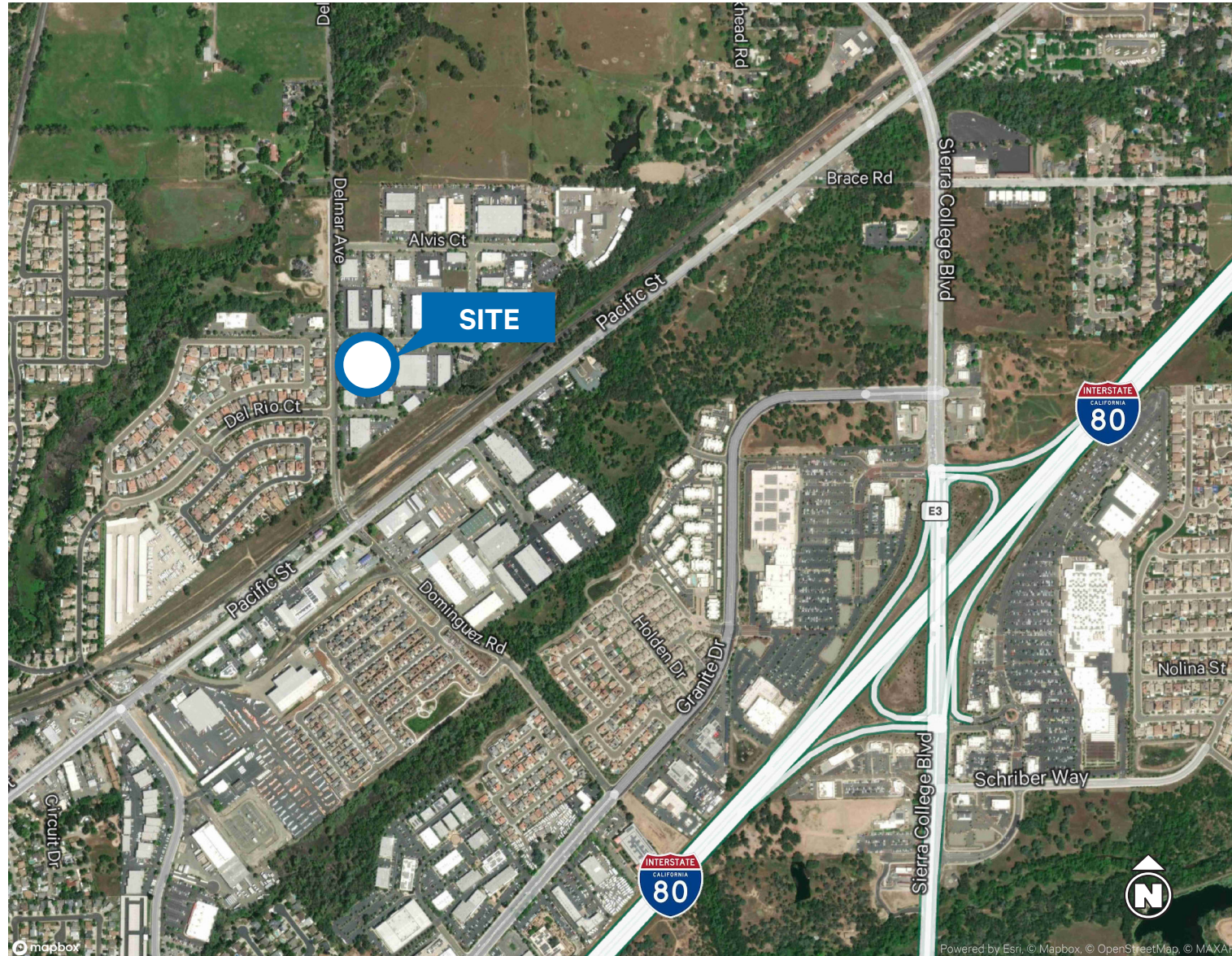
- Available: ±3,636 SF
- Office: ±833 SF
- Warehouse: ±2,803 SF
- GL Doors: One (1)
- Clear Height: ±16'-19'



Amenities Aerial



Location Map



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Contact Us:

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