

2550 Warren Drive

Approx. 10,080 SF Building

For Sale: \$2,822,400
(\$280 PSF)

Rocklin, CA 95677
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Contact

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Property Information

- Offered for Sale: \$2,822,400 (\$280 PSF)**
- Square Footage: ±10,080 SF
- Leased to Record Solutions, LLC through May 31, 2027 @ \$2.58 PSF, NNN

2550 Warren Drive, Rocklin, CA, presents a well-maintained commercial property ideally situated in a thriving business environment. This versatile space offers a functional layout suitable for various commercial uses, boasting features that enhance productivity and appeal to clients. The property offers ample parking, easy access for deliveries, and a professional aesthetic, making it a desirable location for businesses looking to establish a strong presence in the Rocklin area. Its strategic location allows for convenient access to major roadways, facilitating connectivity to surrounding communities and the broader Sacramento metropolitan region.

Beyond the immediate property, 2550 Warren Drive benefits from a rich tapestry of surrounding amenities. Situated in a dynamic part of Rocklin, the location provides convenient access to a diverse range of retail, dining, and entertainment options. Nearby, you'll find a selection of restaurants, cafes, and shopping centers to support employees and attract clients. Furthermore, the area often boasts proximity to parks, recreational facilities, and residential neighborhoods, creating a desirable environment for both work and leisure. This combination of a well-appointed property and a vibrant surrounding area makes 2550 Warren Drive a compelling choice for businesses seeking a strategic and appealing location.

Demographics

2024 Estimated Demographics - 3-Miles

 **61,309**
Daytime Population

 **\$152,222**
Avg. HH Income

 **59,408**
Population

 **69.5%**
Owner-Occupied Units

 **2,422**
Businesses

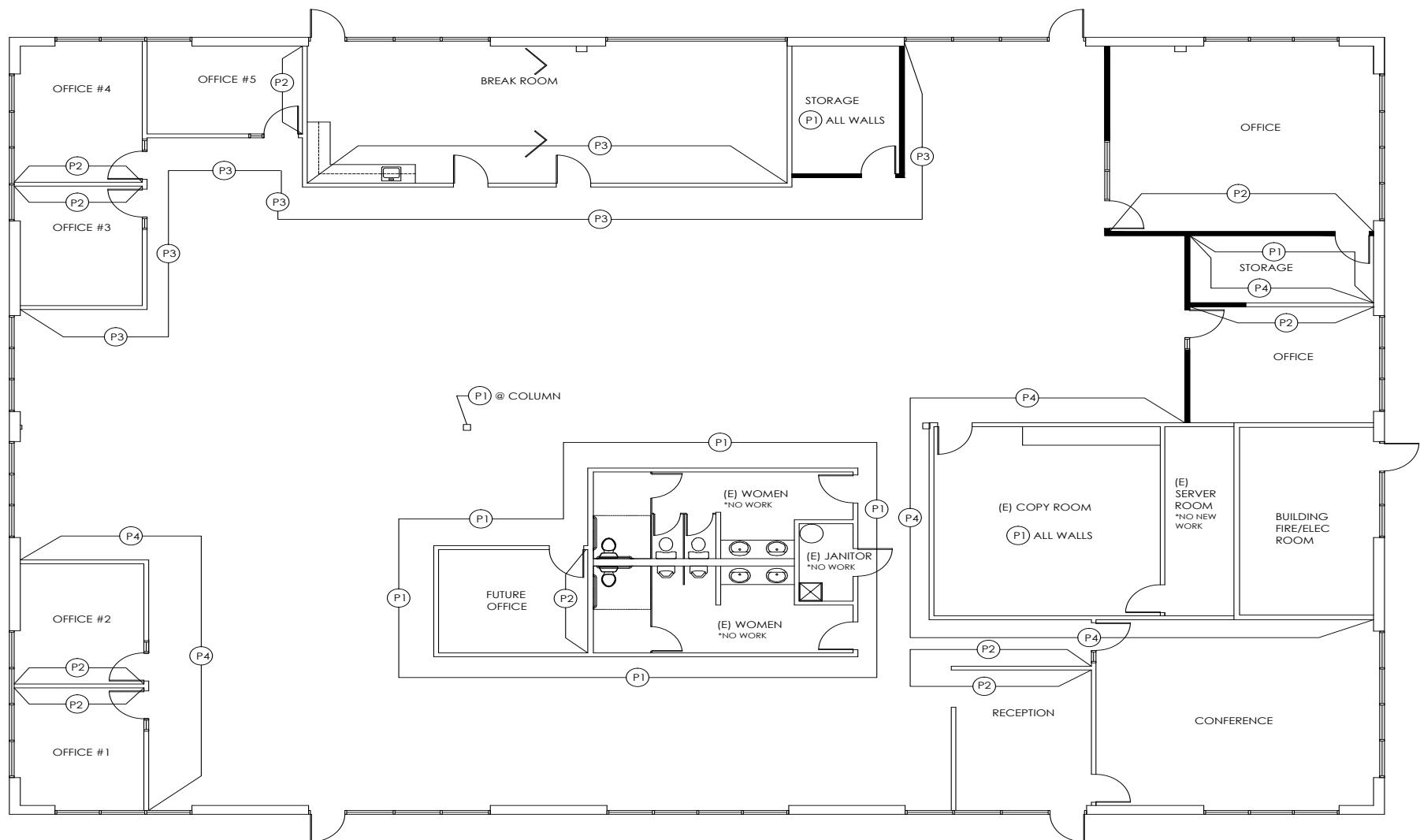


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Floor Plan

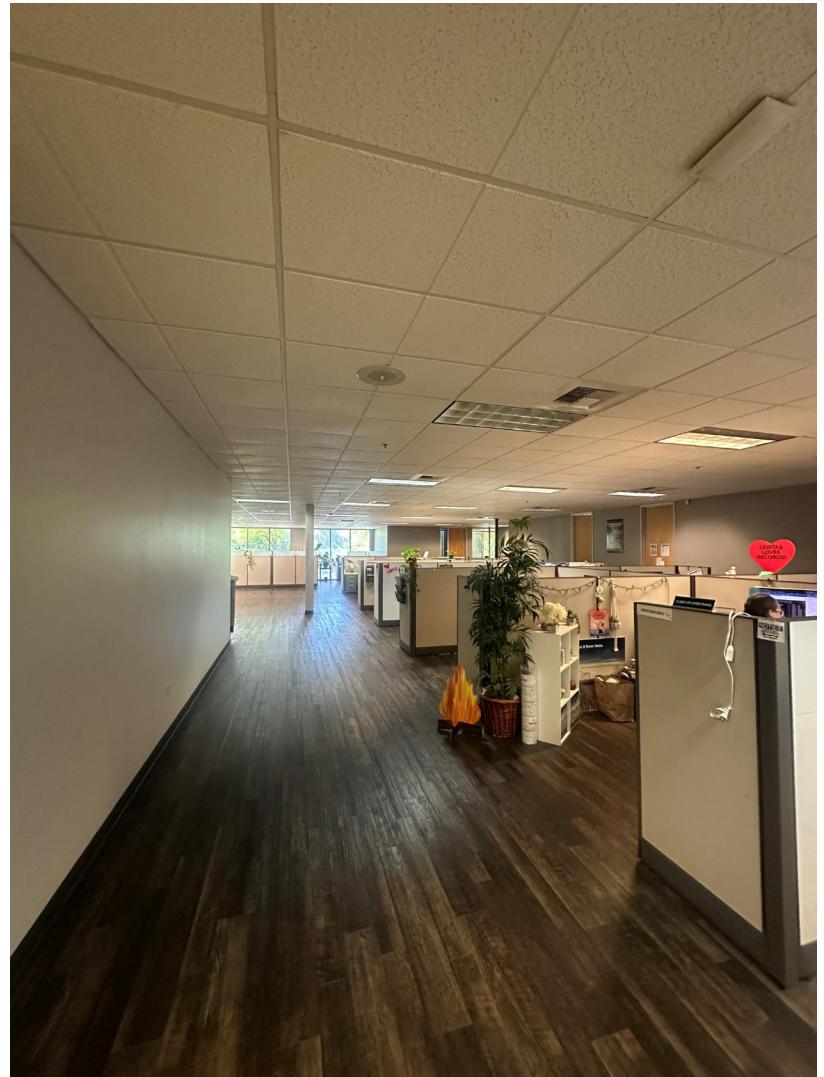
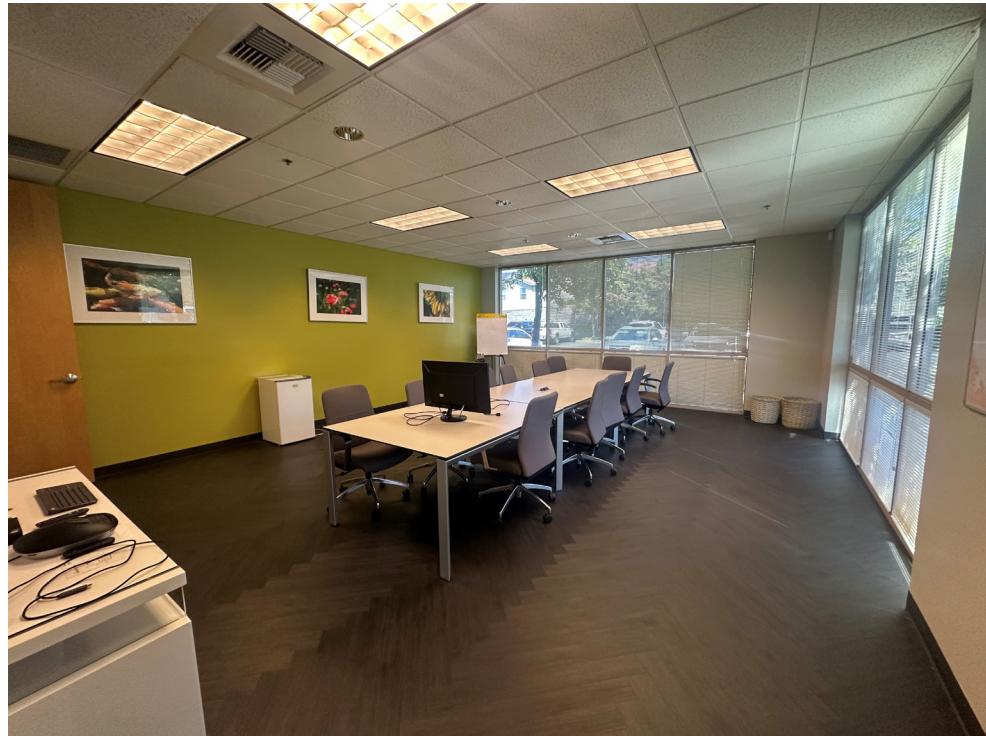


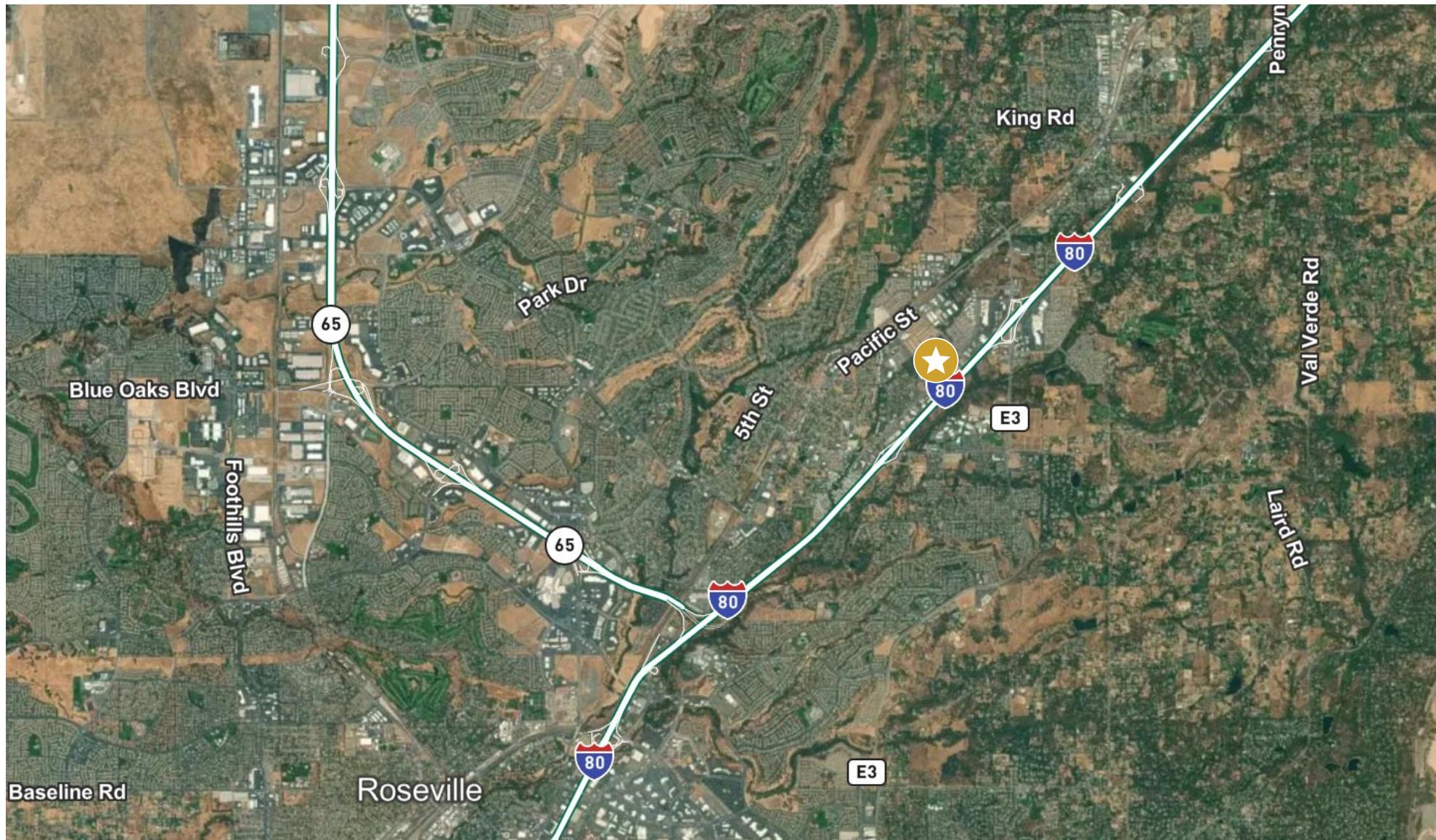
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Interior Photos





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