

FOR LEASE

OFFICE/WAREHOUSE and/or YARD SPACE

4205 CINCINNATI AVE.
ROCKLIN, CA 95765

±12,246 SF Flex Space + Yard Space
±6,463 SF Office / ±5,783 SF Warehouse
±38,370 SF (0.88 acres) Yard

Price Reduced! \$0.95/SF

Shorter term possible
Partial or fully furnished



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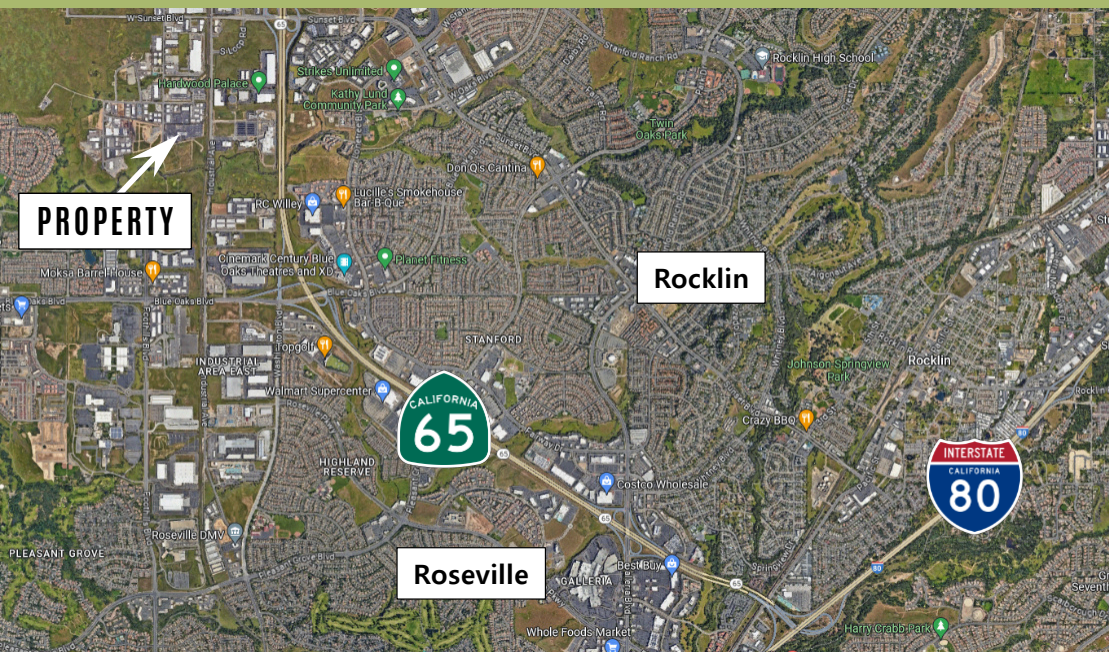
THE PROPERTY

High-end Office
Buildout

Plentiful Parking

- » Recently remodeled office space with excellent finishes
- » Convenient access to Hwy 65 & I-80
- » Zoning (yard): IMU-Dc (Placer County)
- » Ideal low-traffic location at end of cul-de-sac
- » Short term leases considered
- » Office space can be delivered fully, partially or unfurnished
- » Yard can be leased independently

4205
CINCINNATI AVE



AVAILABILITY

Office / Warehouse

- » ±6,463 SF Office / ±5,783 SF Warehouse
- » 1st Floor (±3,284 SF): 11 Private offices, break room, large conference room & 3 restrooms
- » 2nd Floor (±3,179 SF): 10 Private offices, open bullpen area, break room, conference room & 2 restrooms
- » 12'w x 14'h Roll door in warehouse
- » Available now
- » Lease Rate: \$0.95/SF Gross + Elec.

Industrial Yard (4175 Cincinnati Ave.)

- » ±38,370 SF (±0.88 acres)
- » Fenced, paved (asphalt) and lighted, with private and secure access
- » Available now
- » Lease Rate: \$0.15/SF Gross + Elec.
(power already run)

**Do not disturb tenants; contact agents for details or tour instructions*



FLOOR PLANS

4205
CINCINNATI AVE

