

FOR LEASE

**9800-9900
HILL VIEW RD.**

NEWCASTLE, CA 95658

Warehouse/Office Space for lease!

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9800-9900 HILL VIEW RD.



PROPERTY OVERVIEW

9800-9000 Hill View Rd. in Newcastle, CA is a flexible industrial/flex building available **for lease**. The building features **roll-up GL doors** for easy loading, direct **visibility from Interstate 80**, a beautiful driveway approach, and a scenic pond—offering a rare combination of **highway exposure**, aesthetics, and functionality. This makes it **highly appealing** for companies and **businesses seeking** a professional yet practical location in Placer County, near growing areas like **Auburn, Rocklin, and Roseville**.

Placer County is one of California's **fastest-growing regions**, with strong demand for mid-sized industrial/flex spaces driven by logistics, light manufacturing, and **service-oriented industries**.

The **I-80 visibility** is a **major plus** for **branding and accessibility**.

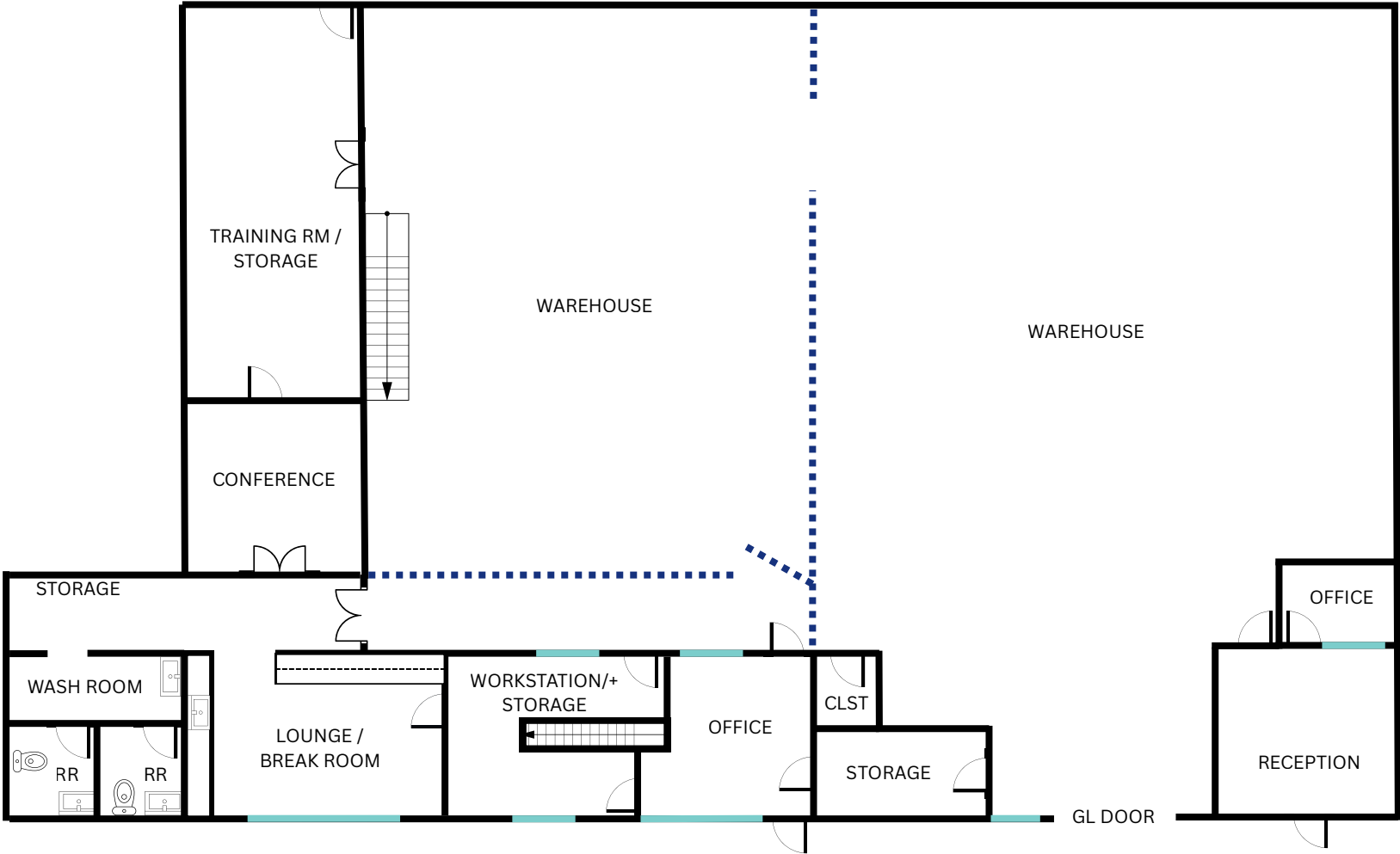
PROPERTY INFORMATION

ADDRESS	9800-9900 HILL VIEW RD., NEWCASTLE, CA 95658
SF AVAILABLE	± 13,000 SF
LEASE TYPE	MG (TENANT PAYS OWN UTILITIES AND JANITORIAL)
ZONING	IN-DC, LIGHT INDUSTRIAL
CLEAR HEIGHT	25' - 45'
GL ROLL-UP	CLEARING HEIGHT 25'
POWER	200 AMP, 480 V, 3 PHASE PANEL (TBC)
PRICE PSF	CALL FOR PRICING

9800-9900 HILL VIEW RD.

FLOOR PLAN

1st FLOOR



*NOT TO SCALE



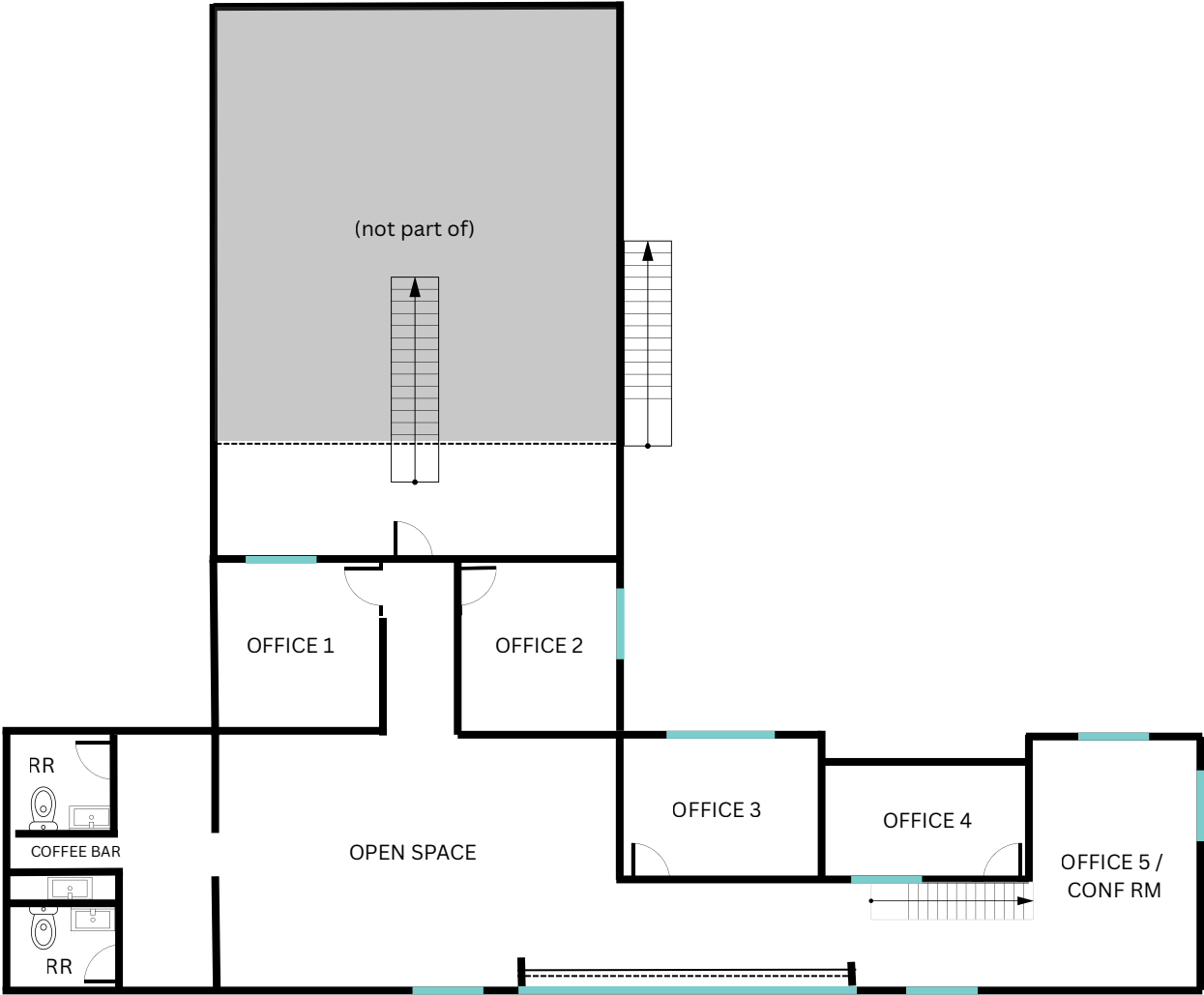
--- (chainlink fencing)

— WINDOWS

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FLOOR PLAN

2nd FLOOR



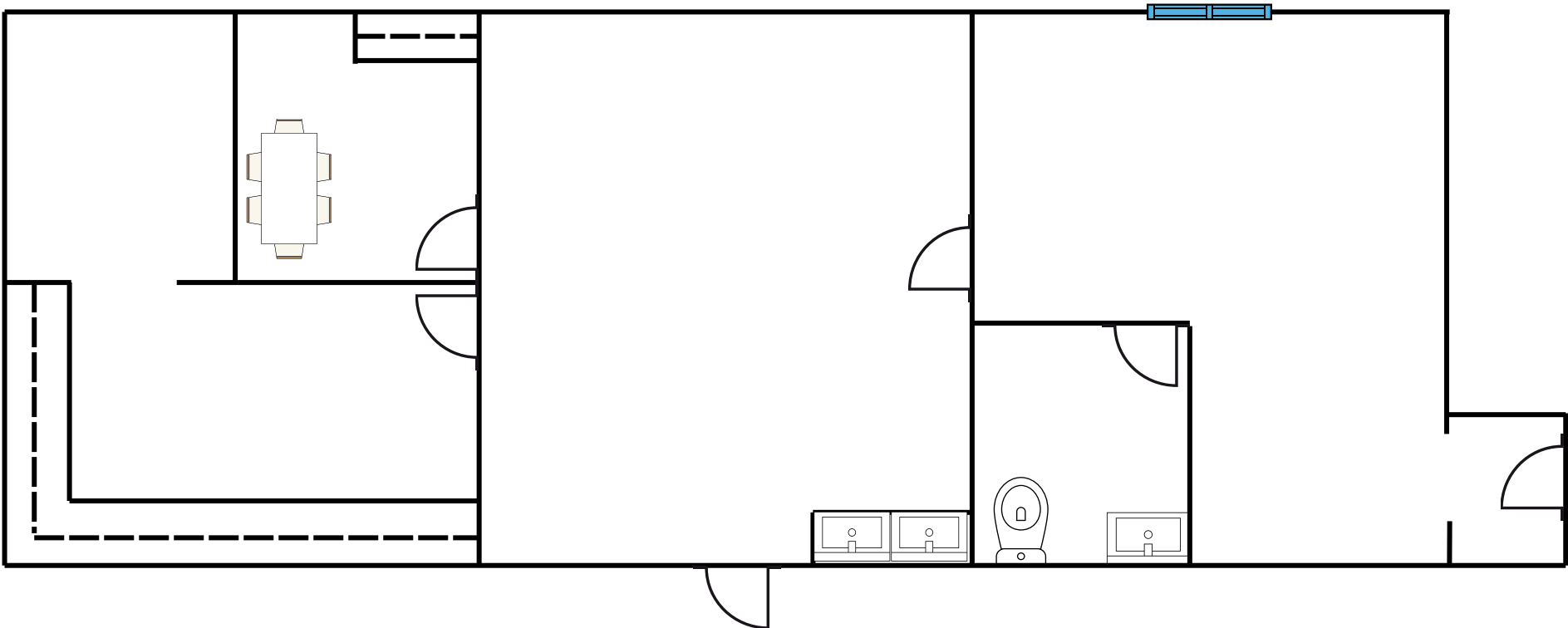
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9800-9900 HILL VIEW RD.

FLOOR PLAN

1st FLOOR

± 1,200 SF



WINDOW LINE

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POTENTIAL USES



Light Manufacturing & Assembly — Small-scale production of goods like electronics, medical devices, or custom products, using the warehouse for assembly and the office for admin/design.

Distribution & Logistics — Regional distributors or 3PL (third-party logistics) companies needing quick I-80 access for deliveries to the Sacramento area, Bay Area, or Northern California.

E-commerce Fulfillment & Online Retail — Small-to-mid e-commerce operations storing and shipping products, benefiting from the roll-up door and office space for order processing.



Contractors & Construction-Related Services — Electrical, HVAC, plumbing, or general contractors storing equipment/vehicles in the warehouse and running offices on-site.

Food & Beverage Distributors — Specialty or small-batch distributors (e.g., organic products, beverages, or agricultural goods), especially with Placer County's proximity to farms and the growing food sector.

Automotive/Marine/Equipment Repair & Storage — Repair shops, detailing, or storage for vehicles/boats/equipment, with the roll-up door and driveway ideal for access.

Medical/Tech Supply or Service Firms — Companies in biotech, medical devices, or hardware (common in Placer County) needing clean warehouse space for inventory and offices for sales/R&D.

Wholesale/Showroom Businesses — Businesses with a mix of storage and client-facing office/showroom space, like building materials or specialty retail suppliers.



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EXTERIOR PHOTOS

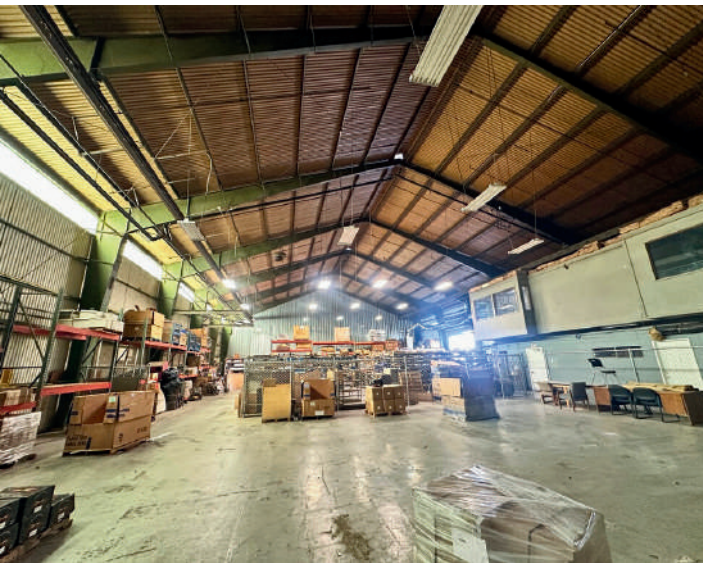


AVAILABLE FOR LEASE

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INTERIOR PHOTOS



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HIGHLY- ACCESSIBLE LOCATION

Easy Access to Interstate 80

Ready to occupy

Ample Parking

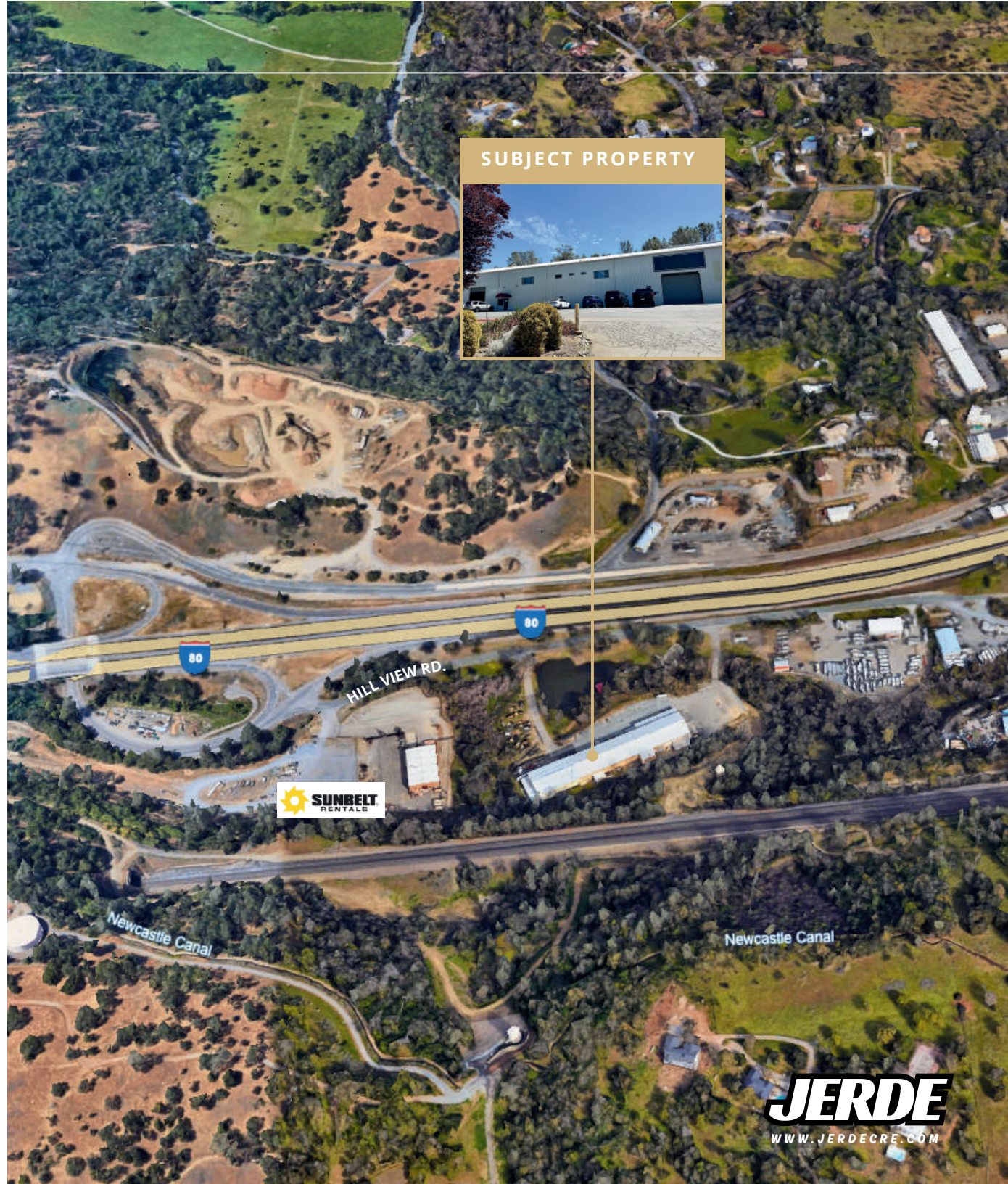
Building & monument signage available

Outdoor sitting area near beautiful pond

10 MIN
ROSEVILLE

4 MIN
AUBURN

AVAILABLE FOR LEASE



SUBJECT PROPERTY



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