

233 TECHNOLOGY
WAY
ROCKLIN, CA

100% LEASED SINGLE-TENANT
LONG-TERM INVESTMENT OFFERING

±7,100 SF INDUSTRIAL CONDOMINIUM AVAILABLE FOR SALE



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NEWMARK

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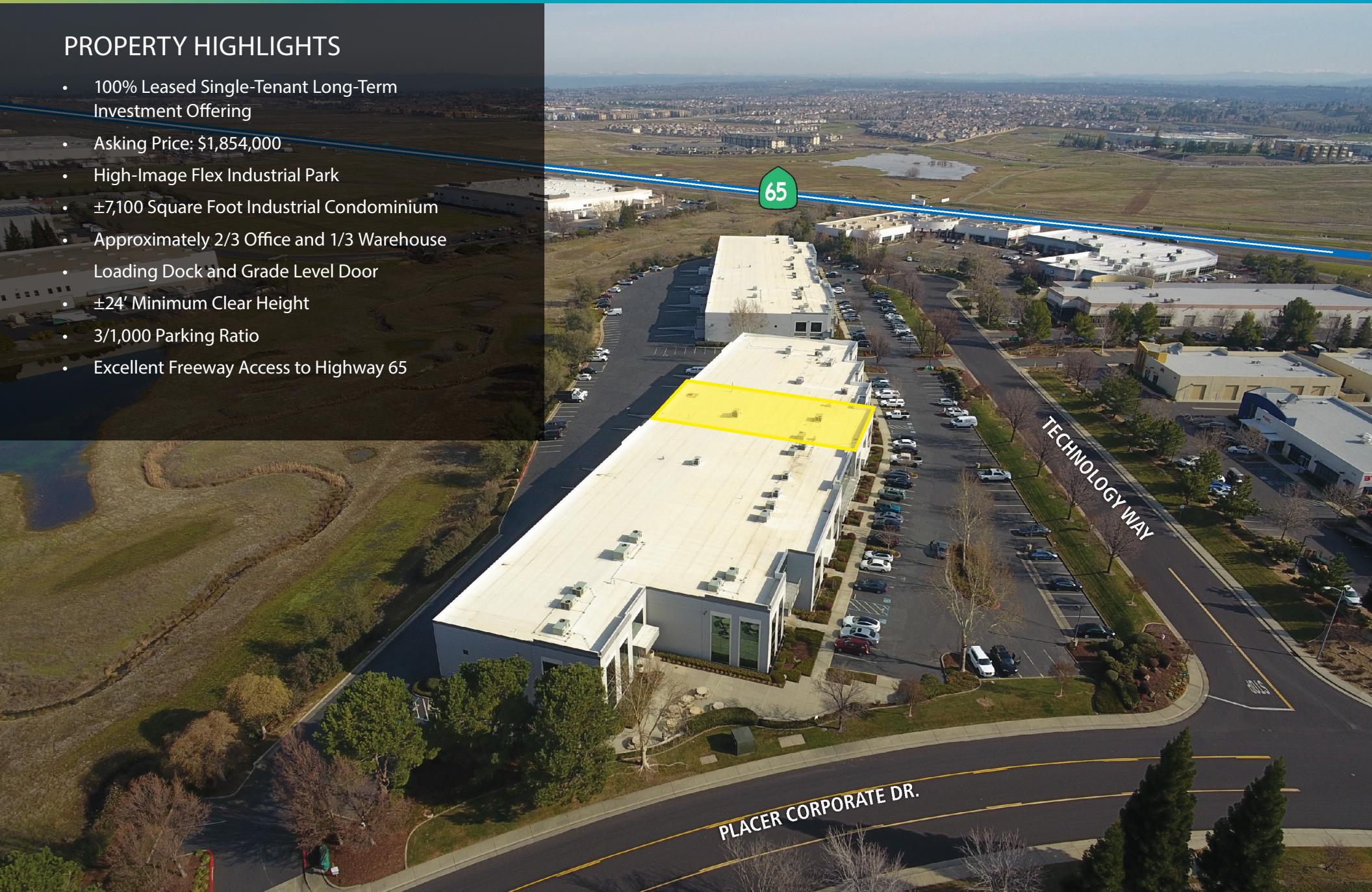
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PROPERTY HIGHLIGHTS

- 100% Leased Single-Tenant Long-Term Investment Offering
- Asking Price: \$1,854,000
- High-Image Flex Industrial Park
- ±7,100 Square Foot Industrial Condominium
- Approximately 2/3 Office and 1/3 Warehouse
- Loading Dock and Grade Level Door
- ±24' Minimum Clear Height
- 3/1,000 Parking Ratio
- Excellent Freeway Access to Highway 65



PROPERTY DETAILS

Property Description:	A ±7,100 SF concrete tilt-up industrial condominium with two (2) story office space
Construction:	Concrete tilt-up
Year Built:	2001
Tenant:	Diamond Electric Group, Inc., a commercial electrical solutions leader in the Sacramento Region for over 45 years
Clear Height:	24'
Loading Doors:	1 Loading Dock and 1 Grade Level Door
Power:	Per tag, 200 amps, 480-volt, 3-phase electrical service
Roof:	Built up wood roof system
Lighting:	LED throughout
Air Conditioning/HVAC:	Office spaces are fully conditioned
Fire Sprinklers:	Yes
Flood Zone:	Zone X—the subject property is not located in a special flood zone hazard area.
Seismic Zone:	The subject property is not in a seismic Special Studies Zone as defined by the Alquist-Priolo Earthquake Fault Zone Act.
Zoning:	INP - DC (Industrial Park - Design Corridor)
APN:	017-271-020-000



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TENANT PROFILE



Diamond Electric Group Inc. is a highly experienced commercial electrical contractor based in Rocklin, California, serving the broader Sacramento and Northern California markets from its headquarters at 233 Technology Way, Suite 6. With more than 45 years of technical expertise, the company focuses on mission-critical commercial electrical solutions and tenant improvements that support modern industrial, medical, and office environments. Diamond Electric delivers design-build and engineering-driven services, emphasizing safety, code compliance, and long-term operational reliability for its clients' facilities. The company has a long-standing reputation with repeat commercial clientele and specialization in complex build-outs.

LEASE INFORMATION

Property SF:	±7,100 SF Total
Monthly Rent:	\$8,879.40 per month, NNN
Increases:	3% annually
Lease Expiration:	July 31, 2031
Option to Renew:	None



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FINANCIAL INFORMATION

RENT SCHEDULE

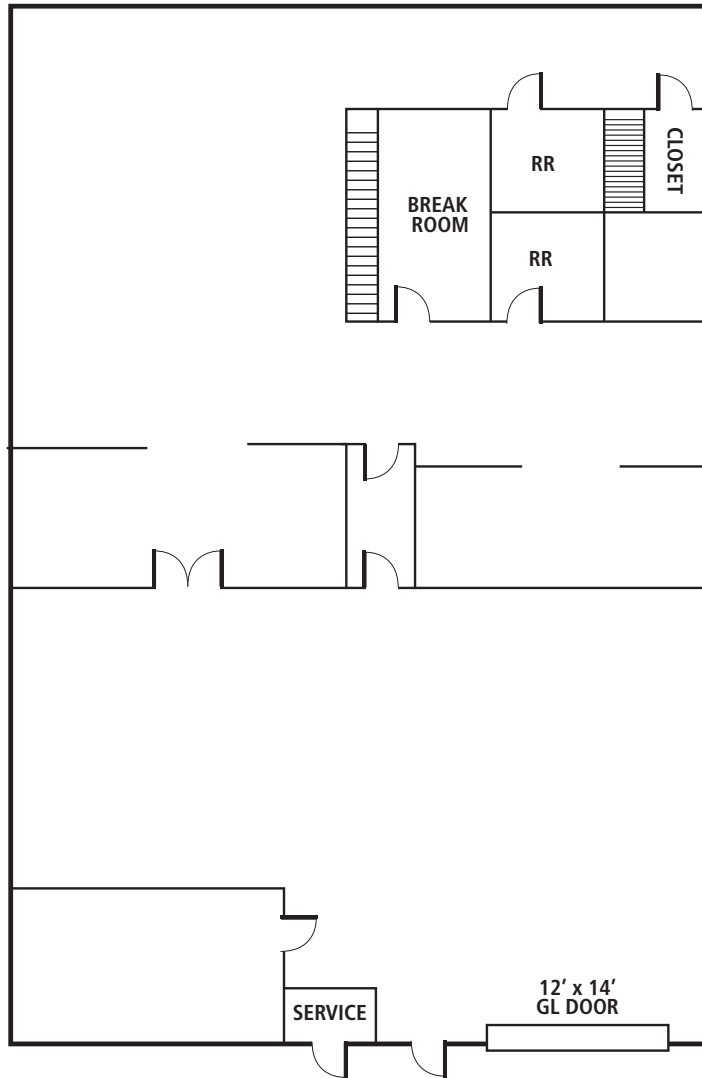
Months	Monthly Base Rent	Annual Base Rent	Monthly Base Rent PSF
August 1, 2026 - July 31, 2027	\$8,879.40	\$106,552.80	\$1.25
August 1, 2027 - July 31, 2028	\$9,145.78	\$109,749.38	\$1.29
August 1, 2028 - July 31, 2029	\$9,420.15	\$113,041.87	\$1.33
August 1, 2029 - July 31, 2030	\$9,702.75	\$116,433.12	\$1.37
August 1, 2030 - July 31, 2031	\$9,993.83	\$119,926.12	\$1.41

Net Operating Income	\$106,552.80
Capitalization Rate	5.75%
Purchase Price	\$1,854,000
Price Per Square Foot	\$261.13

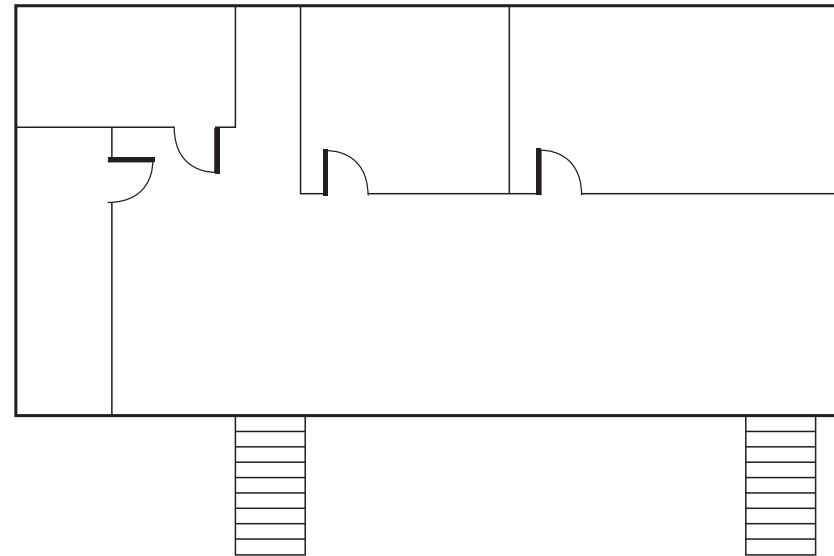


FLOOR PLANS

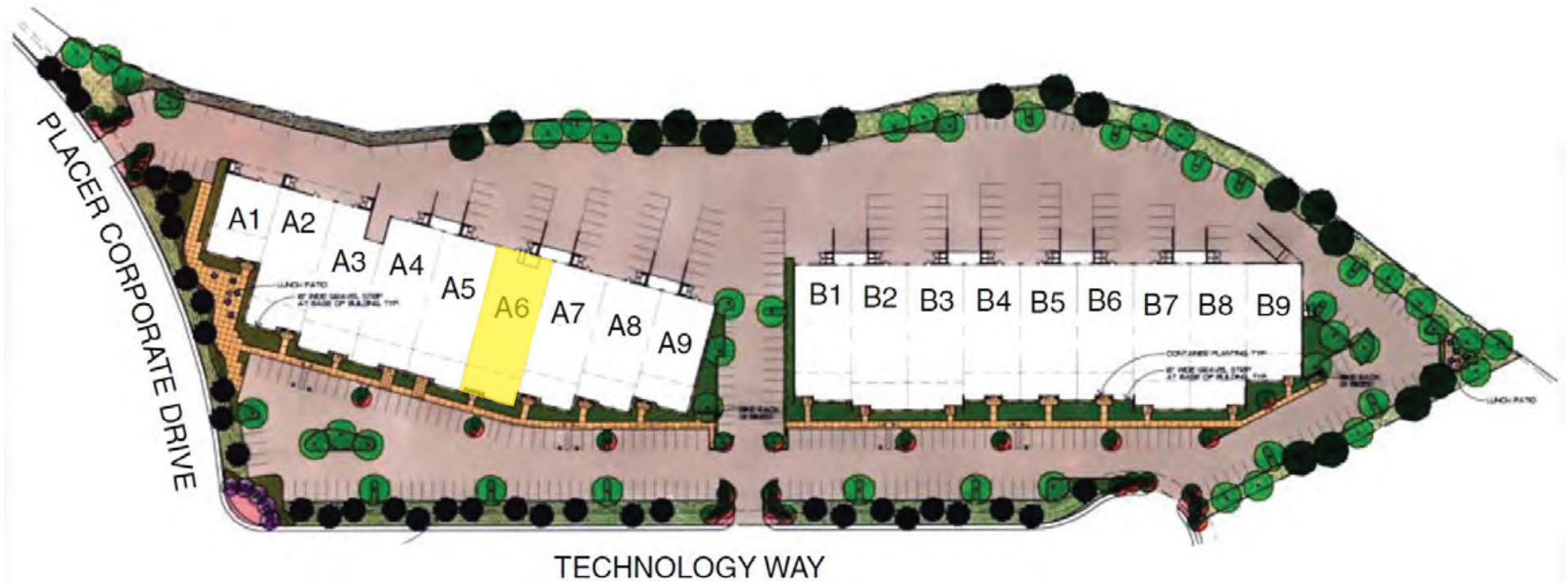
FIRST FLOOR



SECOND FLOOR



SITE PLAN



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INTERIOR PHOTOS



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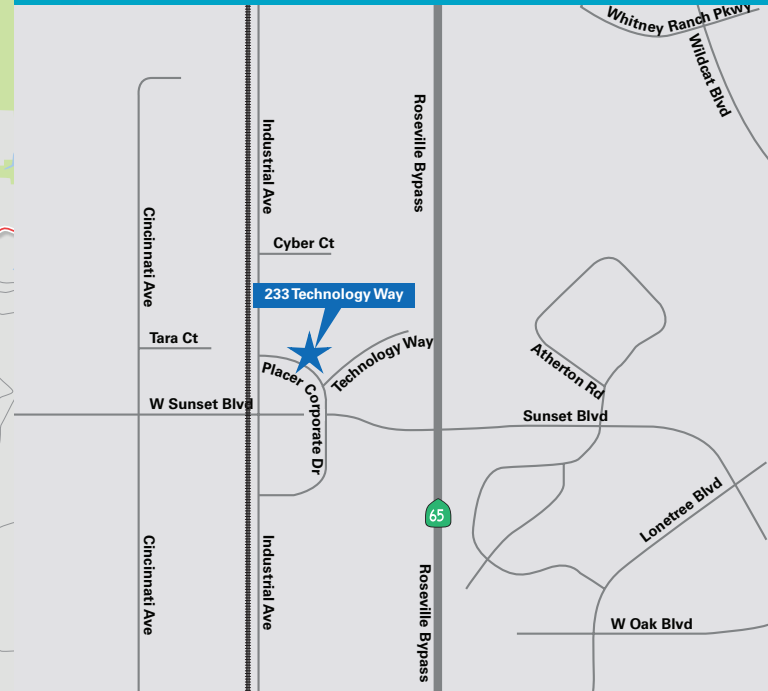
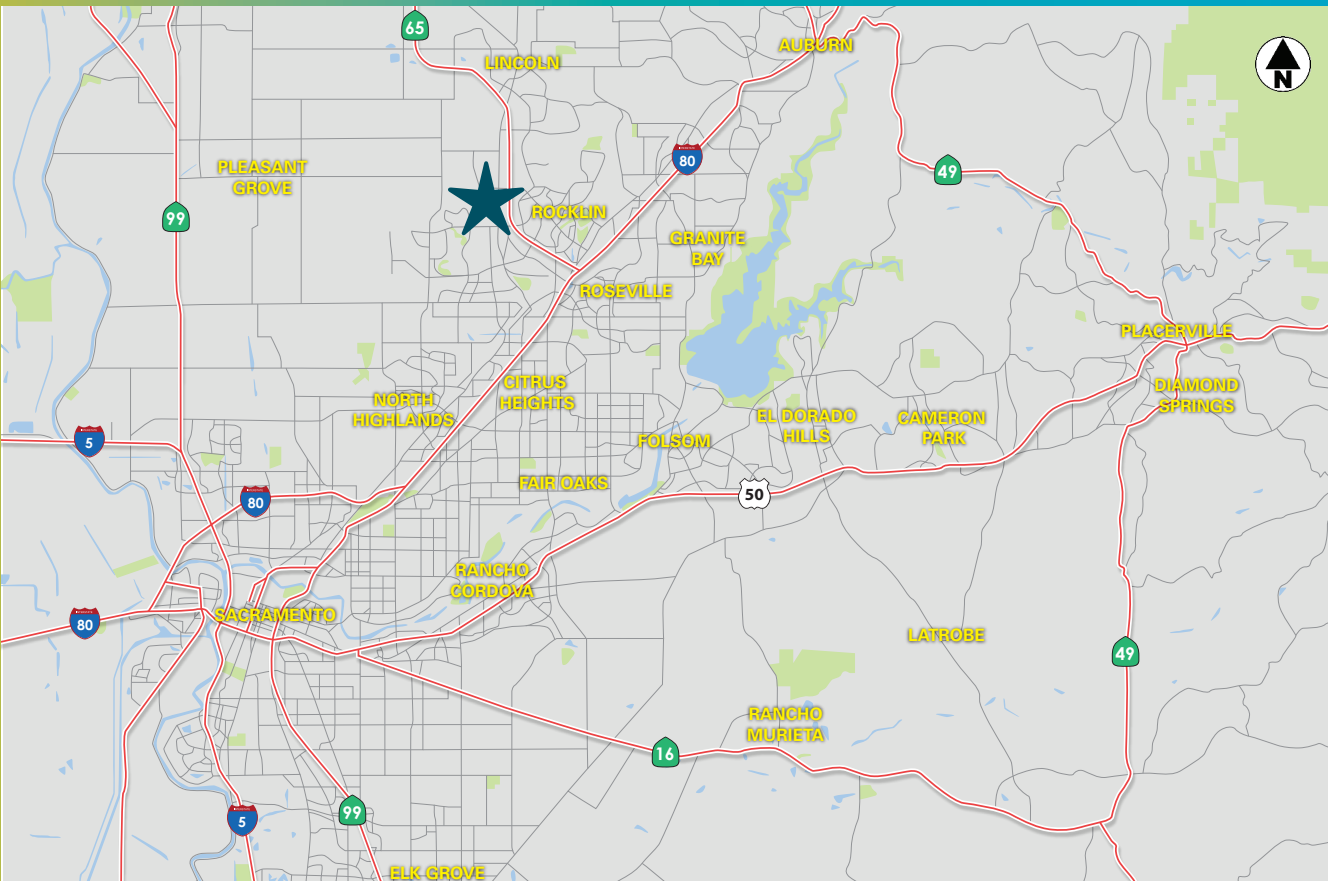
EXTERIOR PHOTOS



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