

Industrial | For Lease

±3,600 SF Warehouse Available

4092 Cincinnati Avenue | Rocklin, CA 95765



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CBRE

Industrial Building

4092 Cincinnati Avenue | Rocklin, CA 95765

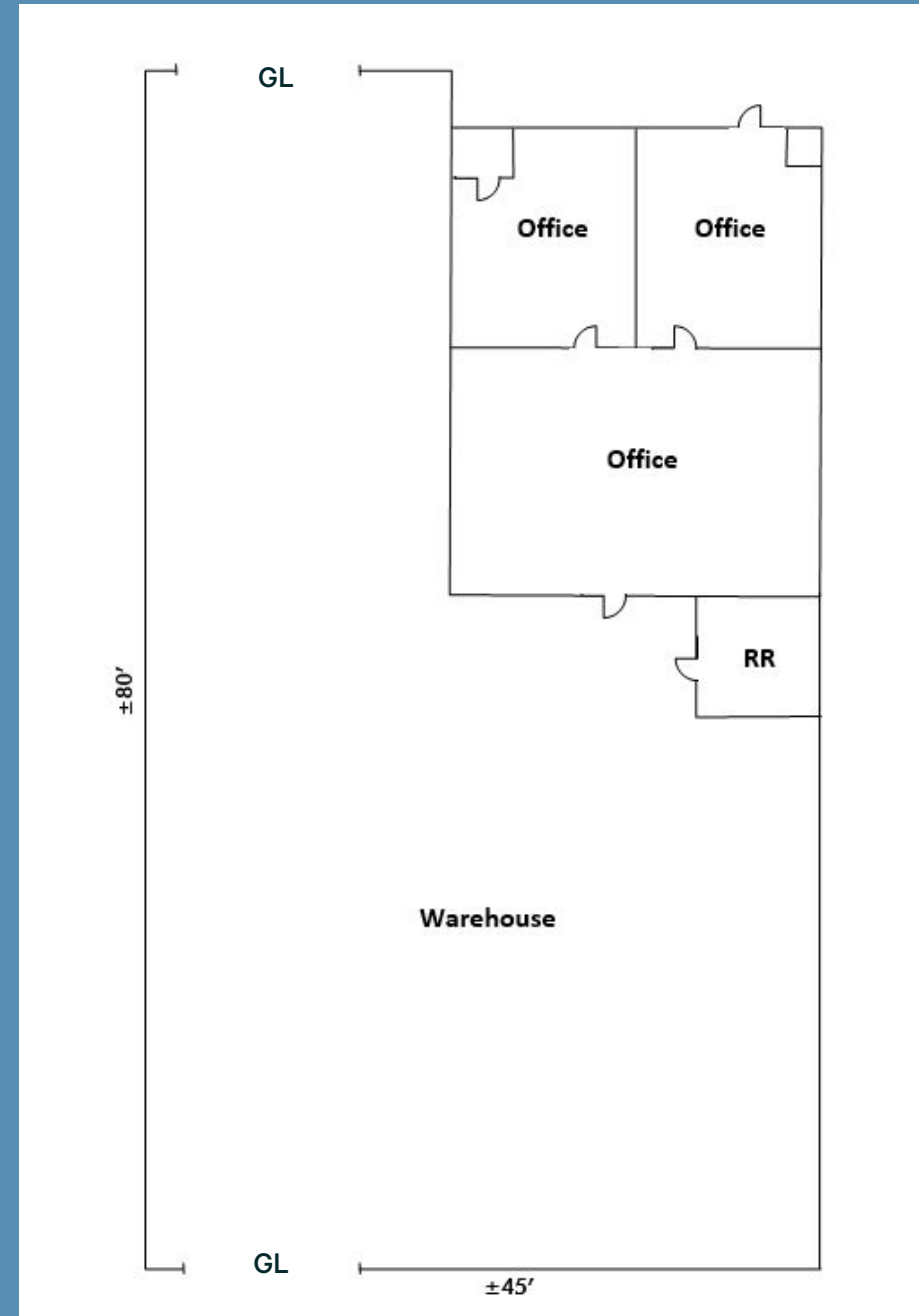
For Lease

Property Features

Lease Rate: \$5,000/Month, MG

Total Available: ±3,600 SF

- Office: ±860 SF
- Warehouse: ±2,740 SF (Insulated Roof & Walls)
- Yard: ±1,710 SF (Paved & Fenced)
- GL Doors: 2 (±12'x14')
- Clear Height: ±16'-19'
- Power: ±100 Amps, 408 Volt, 3-Phase
- Skylights
- Drive Thru Capabiltiy
- Adjacent to Card Lock Gas Station
- Zoned INP-DC (Placer County)
- Quick Access to Hwy 65 and I-80



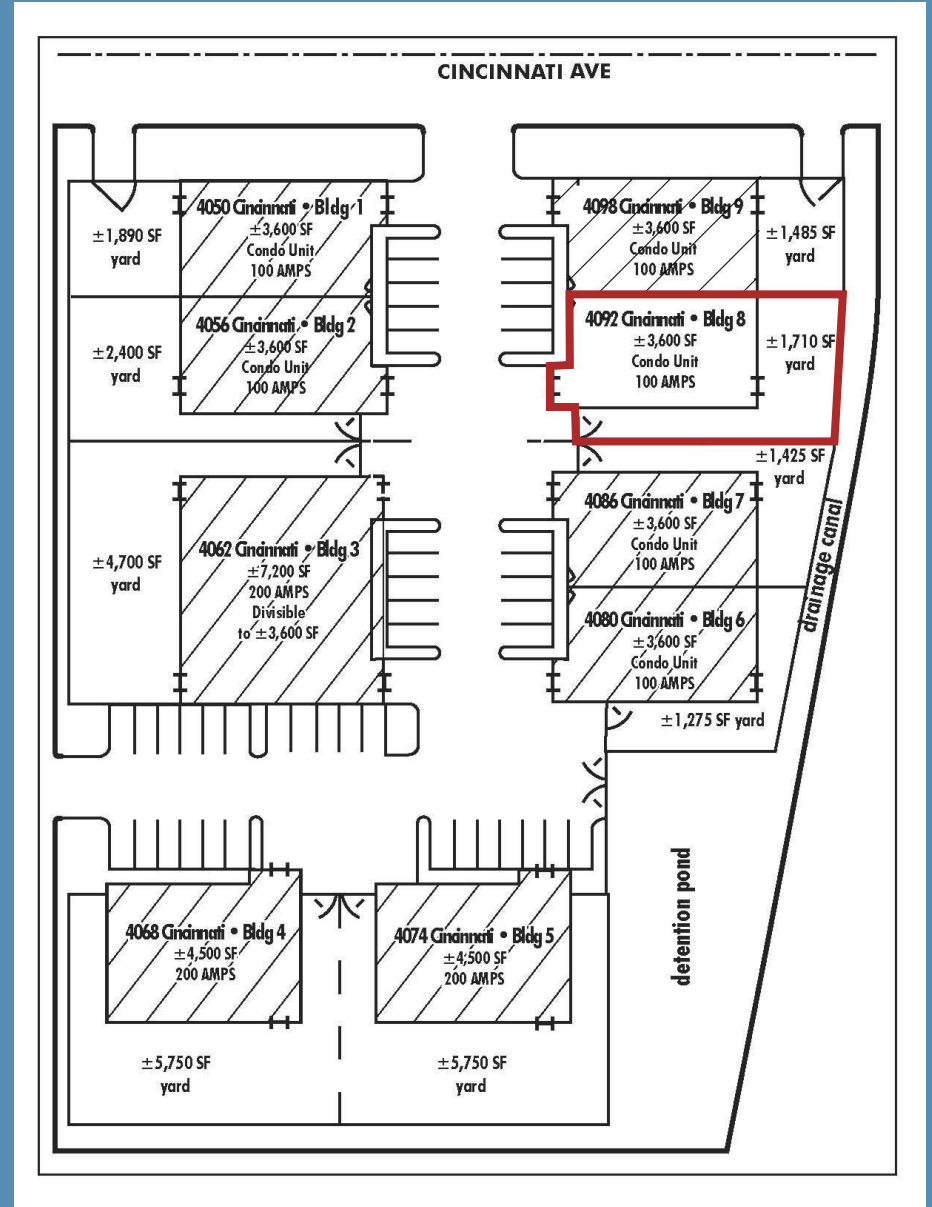
FLOOR PLANS ARE NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

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PHOTOS AND SITE PLAN ARE NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

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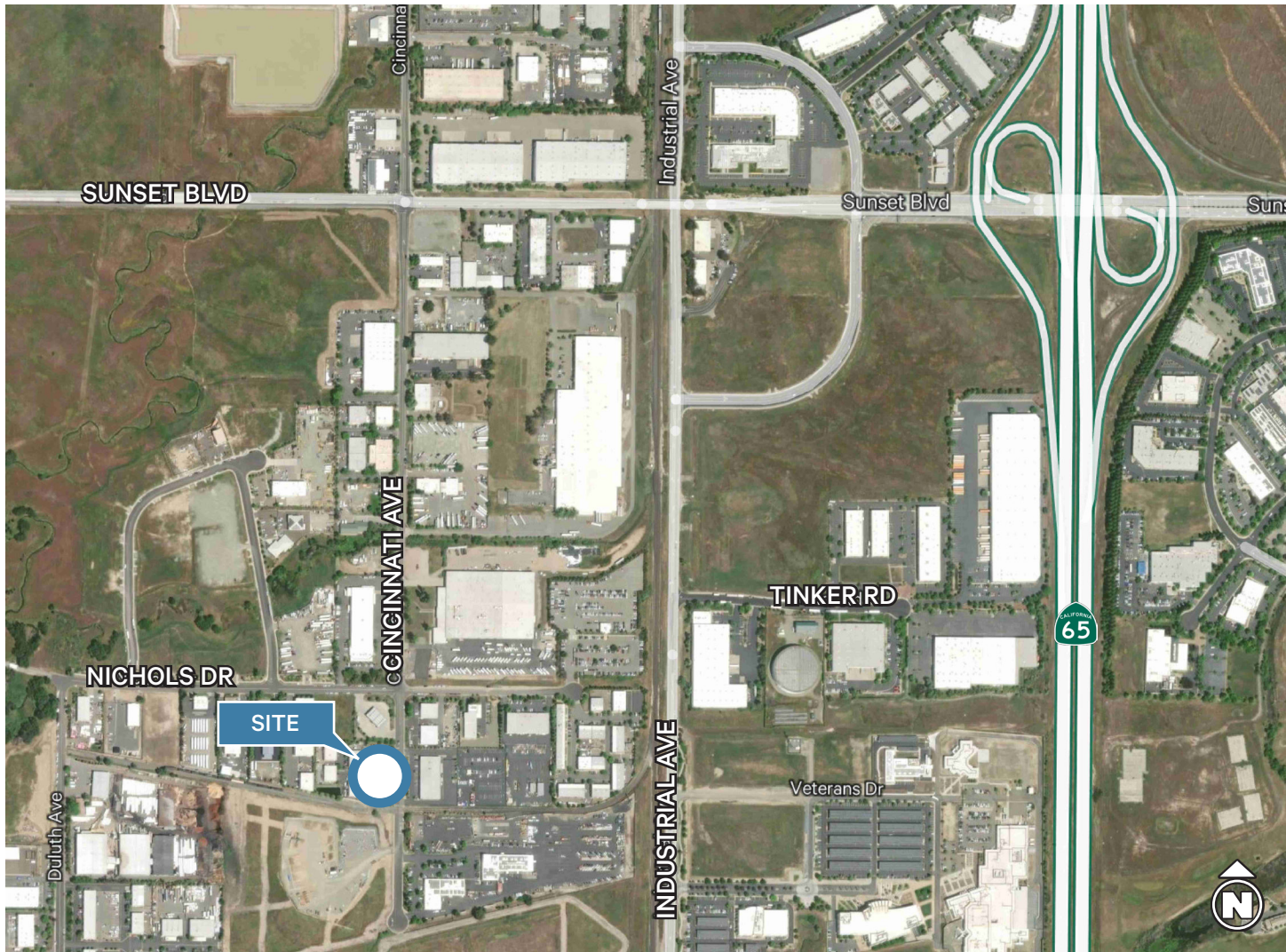
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Location Map



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