

Industrial | For Lease

Distribution Building

3735 Cincinnati Ave., Suite 200 | Rocklin, CA 95765



Contacts:

Todd Sanfilippo

Executive Vice President

+1 916 847 3206

todd.sanfilippo@cbre.com

Lic. 01045162

Walter Smyth

Senior Vice President

+1 916 781 4843

walter.smyth@cbre.com

Lic. 00956946

Matt Susac

First Vice President

+1 916 781 4832

matt.susac@cbre.com

Lic. 01979110

CBRE

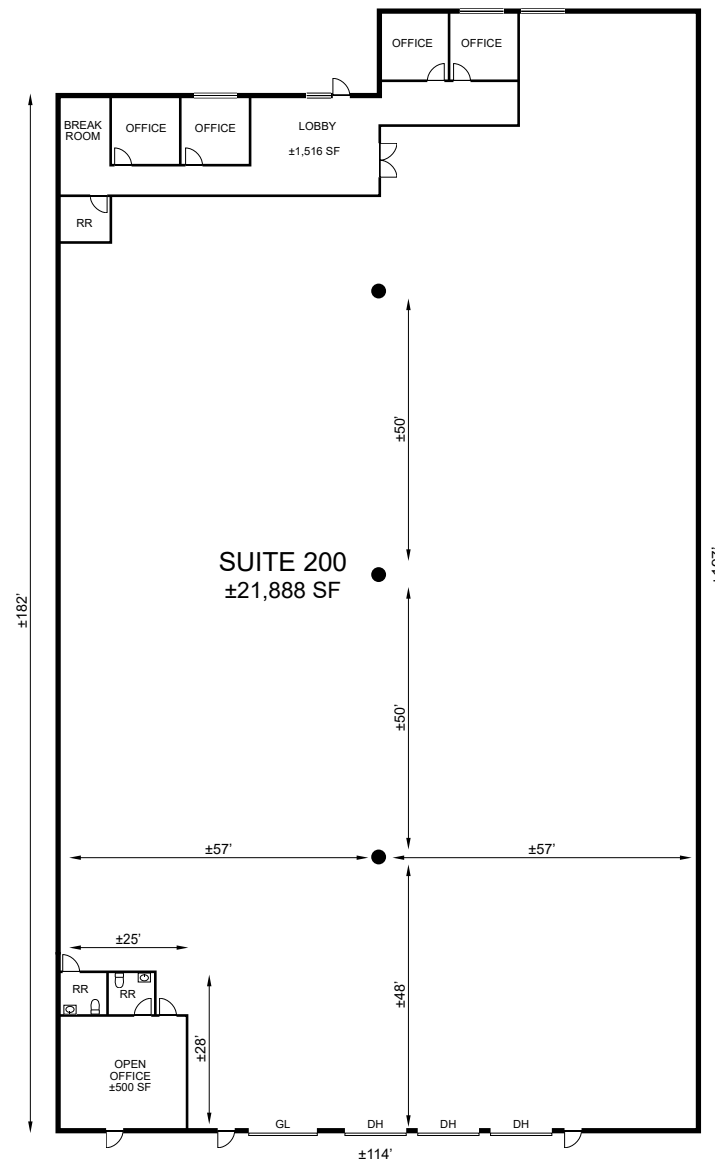
Distribution Building

3735 Cincinnati Ave., Suite 200 | Rocklin, CA 95765

For Lease

Property Features

- Total Available: ±21,888 SF
- Office: ±2,016 SF
- Warehouse: ±19,872 SF
- Clear Height: ±28'
- Dock Doors: Three (3)
- GL Door: (1) ±12'x14'
- Power: ±200 Amps; 480 Volt
- Insulated Roof Deck
- LED lights within warehouse area
- ESFR Sprinklers
- Skylights and natural gas to the building
- Quick access to Hwy 65 via Sunset Blvd



FLOOR PLANS ARE NOT TO SCALE—
ALL

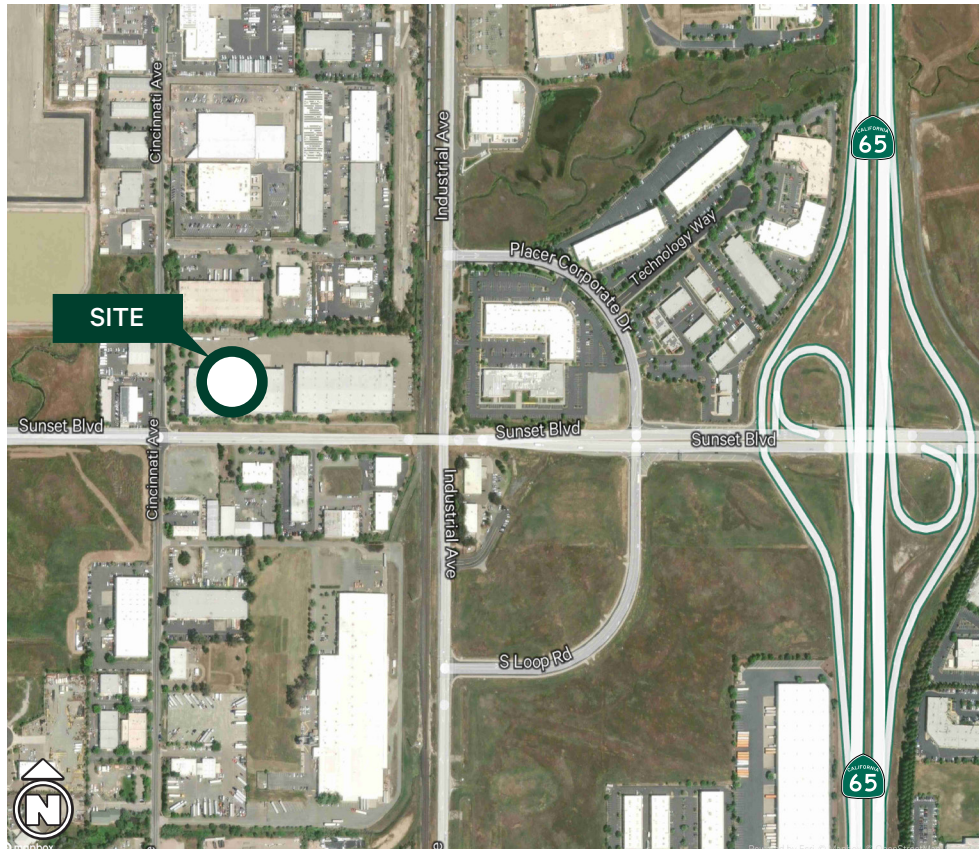
CBRE

Distribution Building

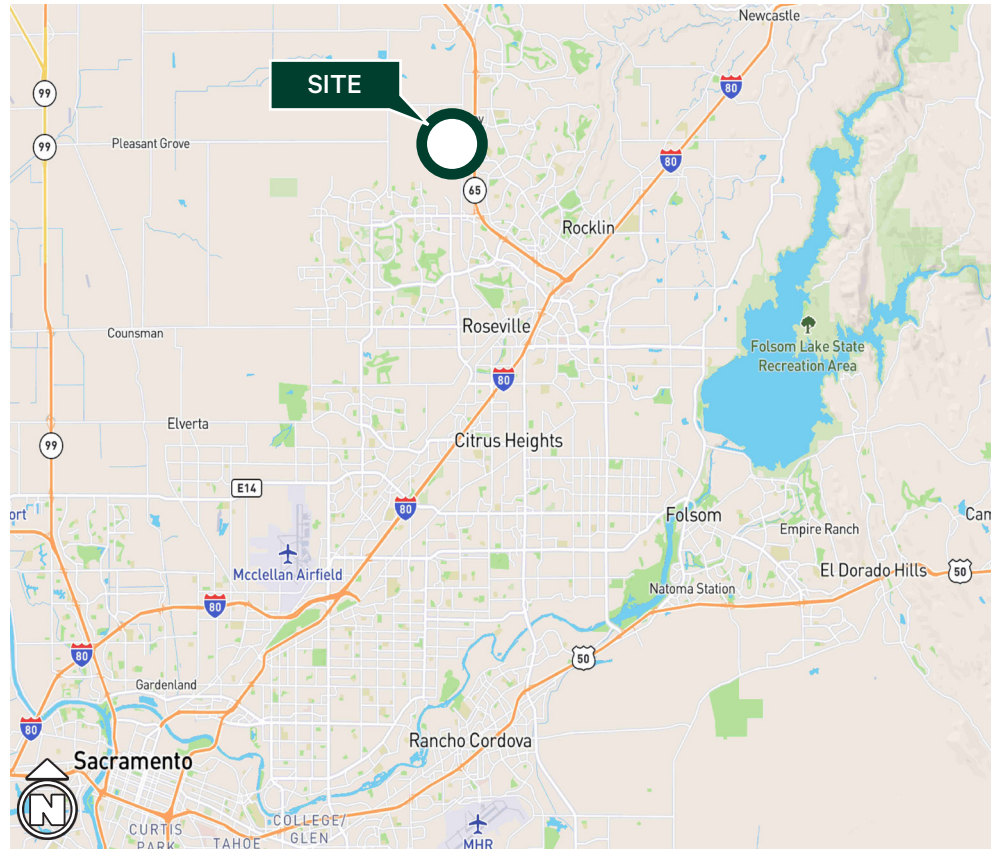
3735 Cincinnati Ave., Suite 200 | Rocklin, CA 95765

For Lease

Aerial Map



Regional Map



MAPS NOT TO SCALE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

