

7309 Roseville Rd

Sacramento, CA 95842

For Lease

Industrial

Property Summary



Property Description

+/- 6,400 SF Industrial Unit

Property Highlights

- +/- 6,400 SF
- +/- 700 SF Office With 2 Restrooms
- One (1) 12'x14' Grade Level Rollup Door
- 200 amps 120/208v 3 Phase Power (to be verified by electrician)
- 18' Clear Height
- Small Shared Fenced Paved Yard Area
- LED lighting throughout warehouse

Offering Summary

Lease Rate	Negotiable
Available SF	6,400 SF
Lot Size	28,691 SF
Building Size	9,512 SF

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	6,551	133,982	354,765
Total Population	19,445	356,212	933,393
Average HH Income	\$80,098	\$81,795	\$92,440

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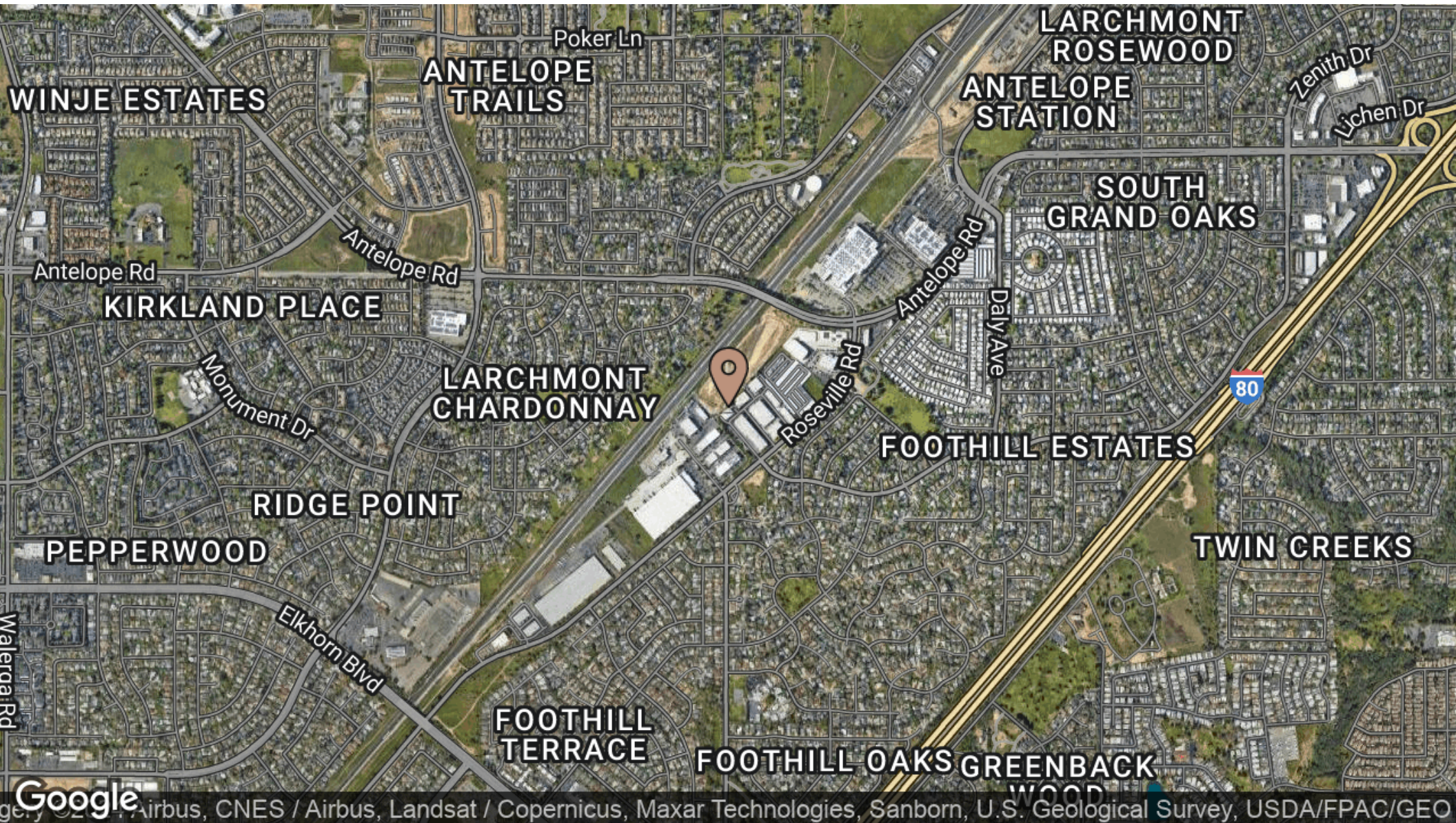
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Location Map



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Additional Photos



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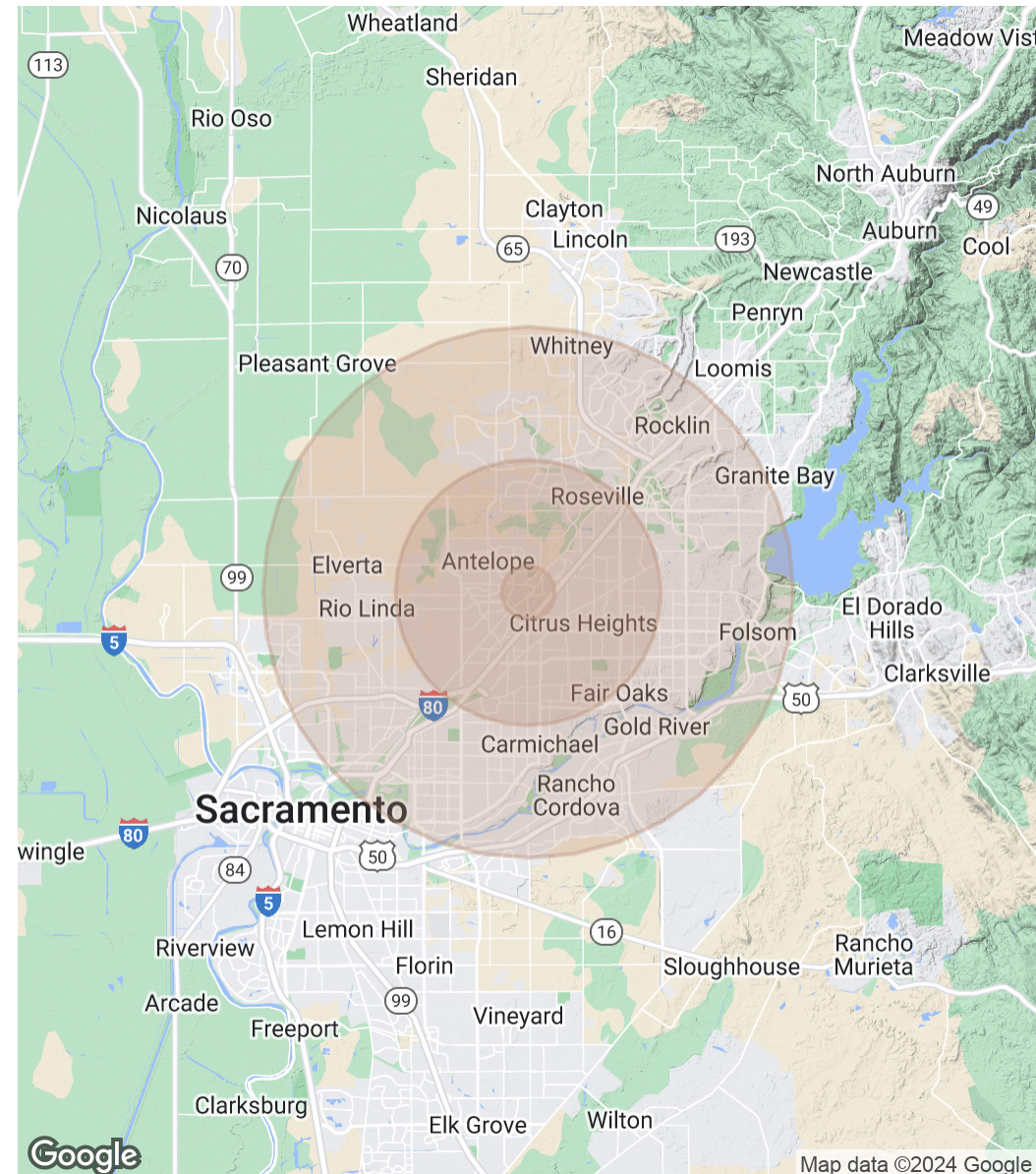
Industrial

Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	19,445	356,212	933,393
Average Age	35.9	38.0	38.3
Average Age (Male)	34.8	36.2	36.7
Average Age (Female)	38.5	40.1	39.8

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	6,551	133,982	354,765
# of Persons per HH	3.0	2.7	2.6
Average HH Income	\$80,098	\$81,795	\$92,440
Average House Value	\$310,040	\$332,506	\$375,598

** Demographic data derived from 2020 ACS - US Census*



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