

**Industrial** | For Lease

**±2,751 SF - ±17,024 SF Available**

3630 Cincinnati Avenue | Rocklin, CA 95765



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# Property Features

**Total Available: ±17,024 SF - Divisible**

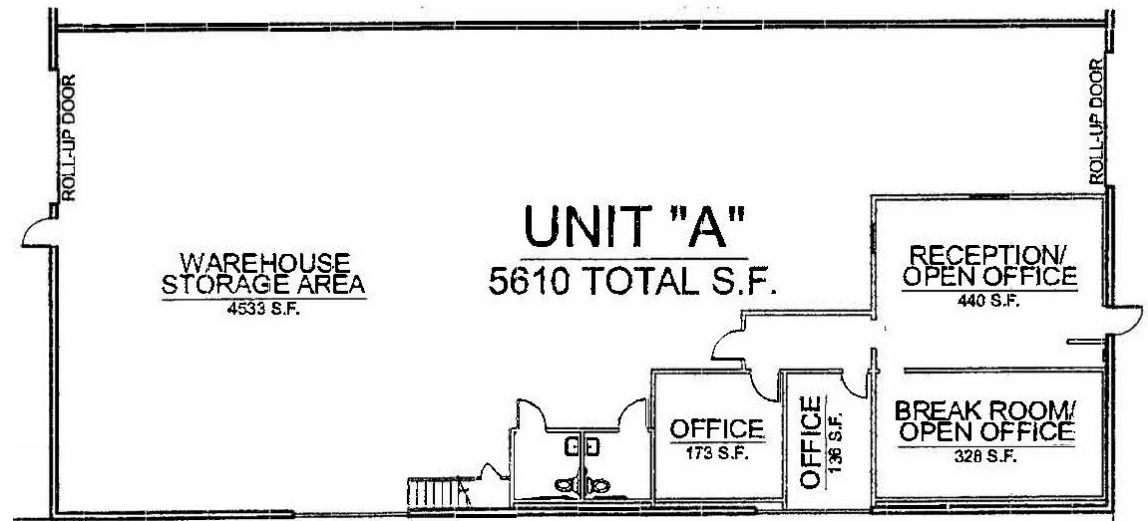
- Clear Height: ±16'-18'
- Zoned INP-DC (Placer County)
- Clear Span Construction
- Power: ±600 Amps, 120/208 Volt
- Fire Sprinklers
- Natural Gas
- Insulated Roof
- Truck Access
- Cincinnati Avenue Frontage



# Floor Plan - Unit A

Lease Rate: \$1.25 PSF/Month, MG

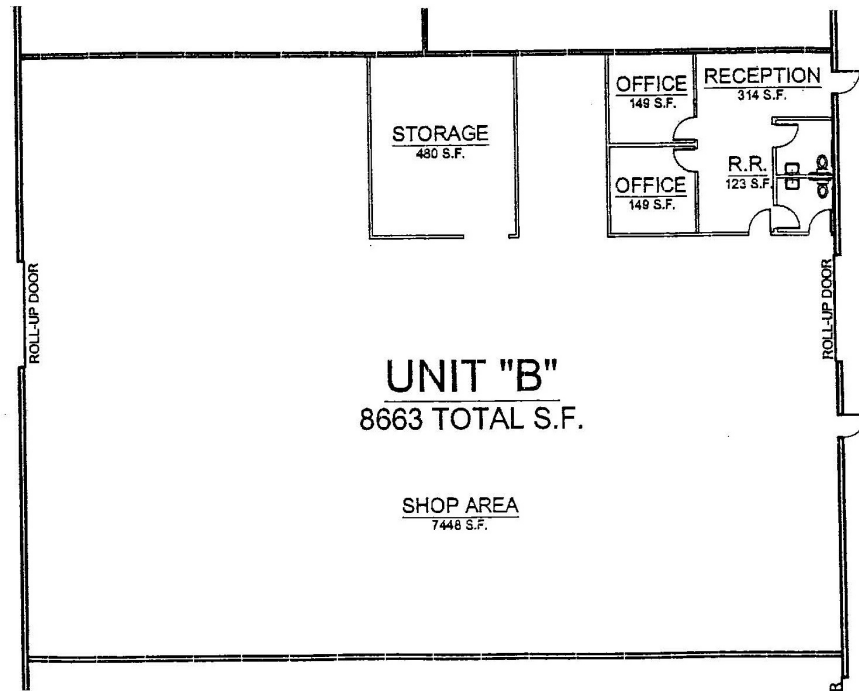
Total SF	±5,610
Office SF	±1,077
Warehouse SF	±4,533
GL Doors	2 (±12'x12') & (±14'x14')
Power	±200 Amps, 120/208 Volt



# Floor Plan - Unit B

Lease Rate: \$1.25 PSF/Month, MG

Total SF	±8,663
Office SF	±735
Warehouse SF	±7,928
GL Doors	2 (±14'x14')
Power	±200 Amps, 120/208 Volt



# Floor Plan - Unit D

Lease Rate: \$1.40 PSF/Month, MG

Total SF	±2,751
Office SF	0
Storage SF	±258
GL Door	1 (±12'x14')
Power	±200Amps, 120/208 Volt



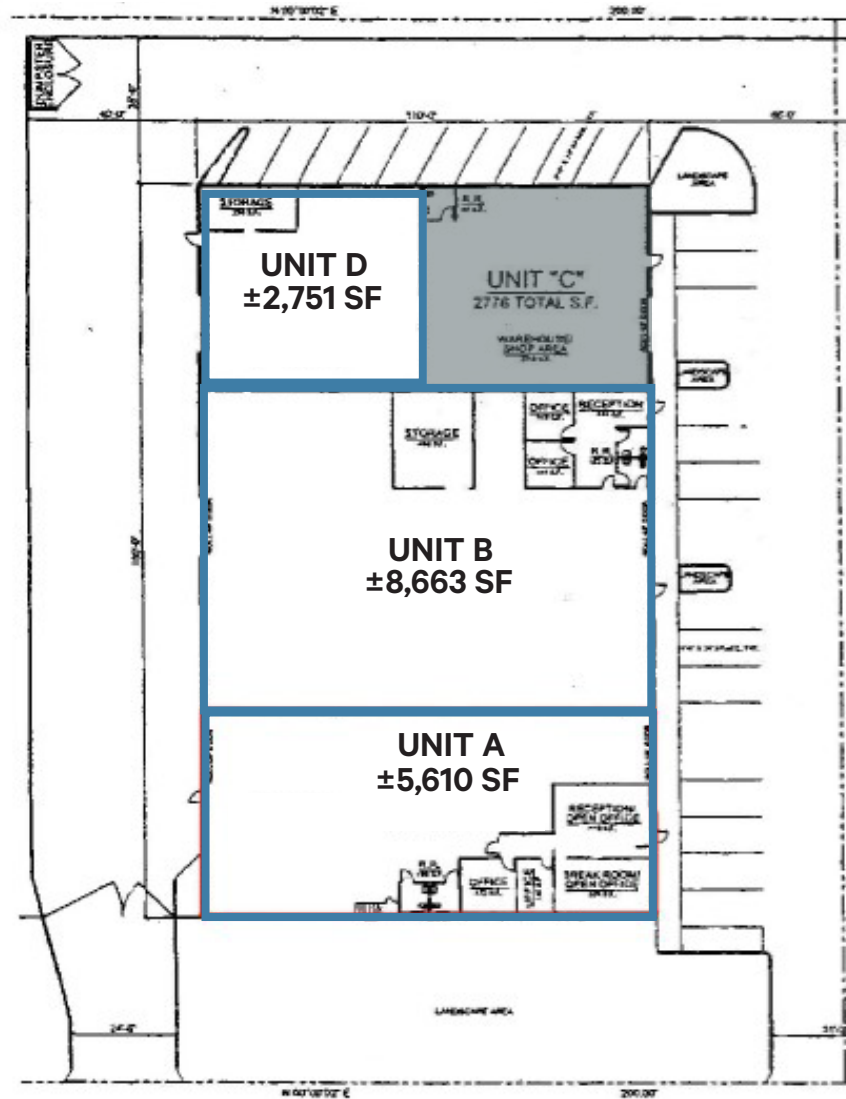
# Industrial Building

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For Lease



## Site Plan



**3630 CINCINNATI AVENUE**  
**19,800 Total Building SF**



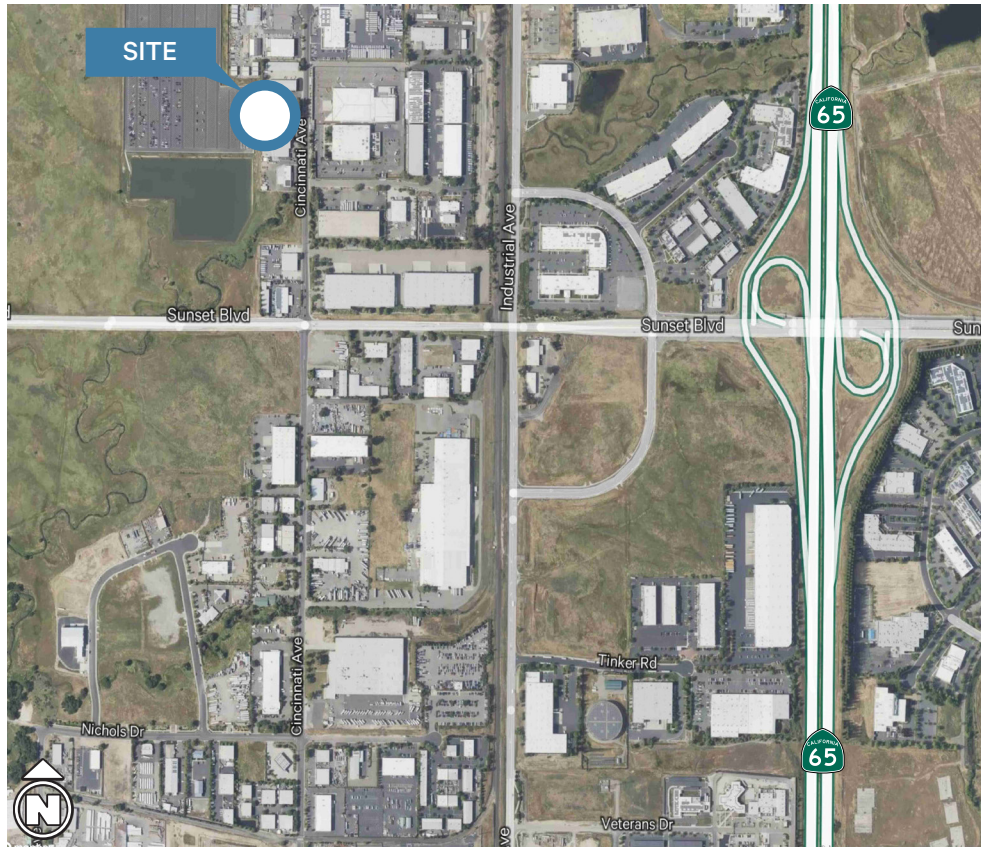
FLOOR PLANS ARE NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

# Industrial Building

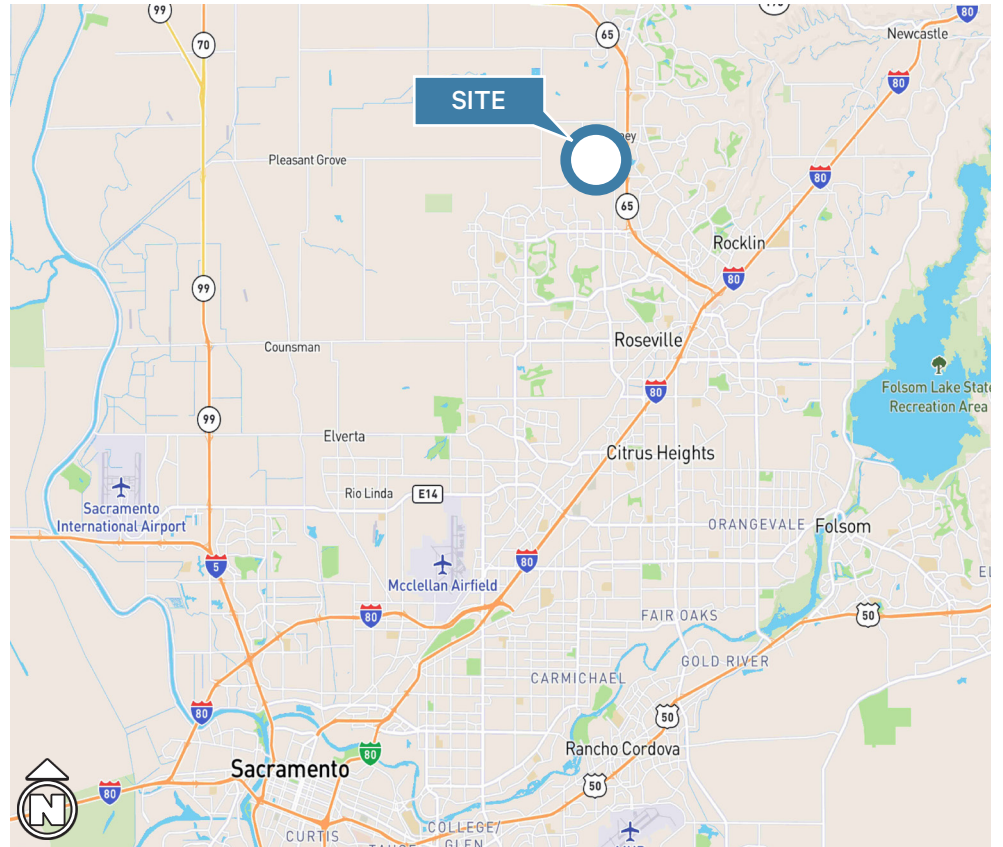
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## Aerial Map



## Regional Map



MAPS NOT TO SCALE

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