

**Industrial** | For Lease

# ±7,500 SF Industrial Building

3765 Cincinnati Avenue | Rocklin, CA 95765



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## Industrial Building

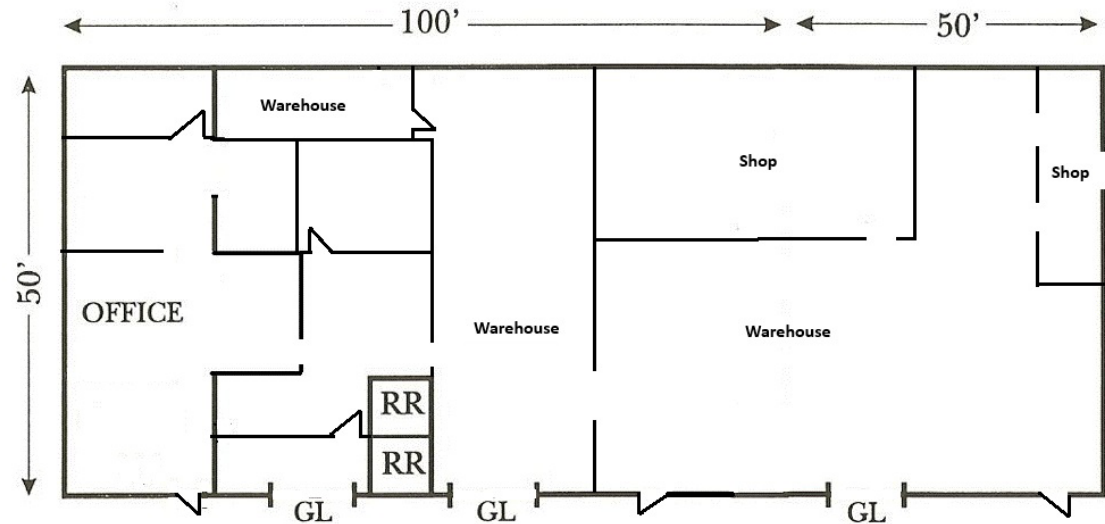
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# Property Features

**Lease Rate: \$9,000/Month, Gross**

- Total Available: ±7,500 SF
- Office: ±2,500 SF
- Warehouse: ±5,000 SF
- Clear Height: ±12'-16'
- GL Doors: (3) ±16'x12'
- 3 Bays with ±200 Amp, 3-Phase
- Two (2) Restrooms
- Exterior Security Lighting
- Quick access to Hwy 65 via Sunset Blvd



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

**CBRE**

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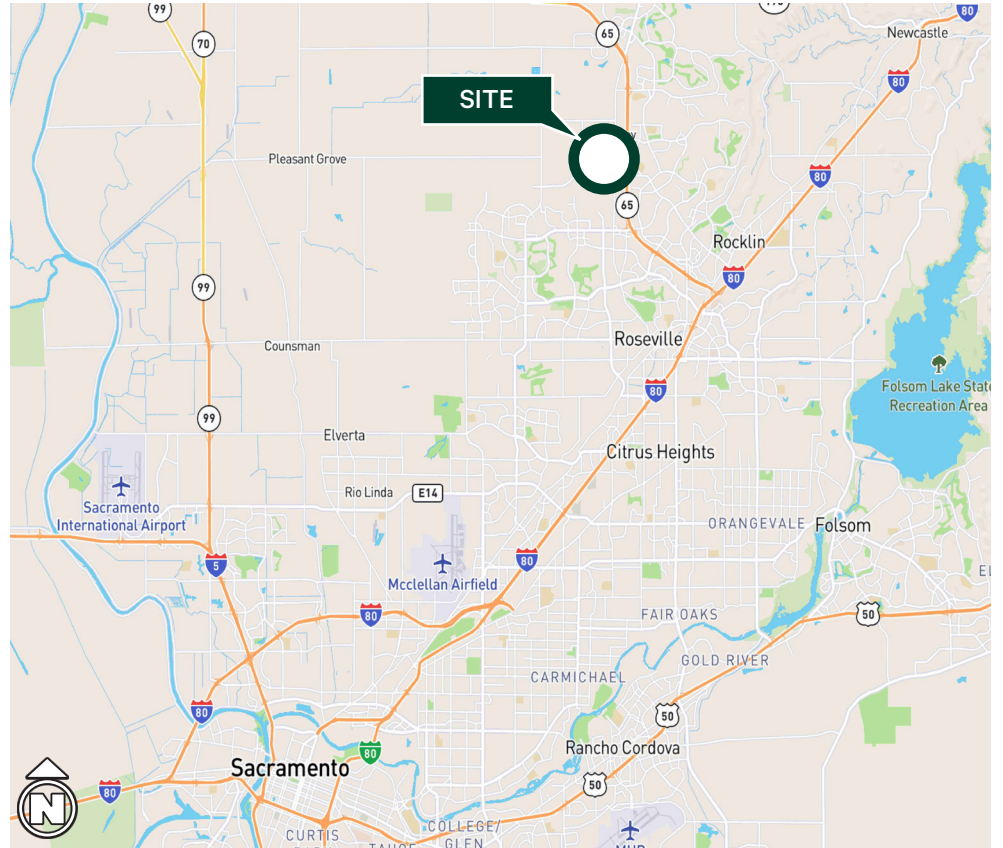
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## Aerial Map



## Regional Map



MAPS NOT TO SCALE

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