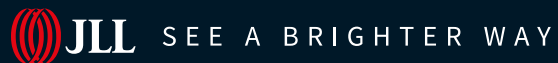




For lease

**±90,100 SF free-standing
distribution warehouse**

with ±8,650 SF office, 1,600 amps (480V),
docks and grade-level loading



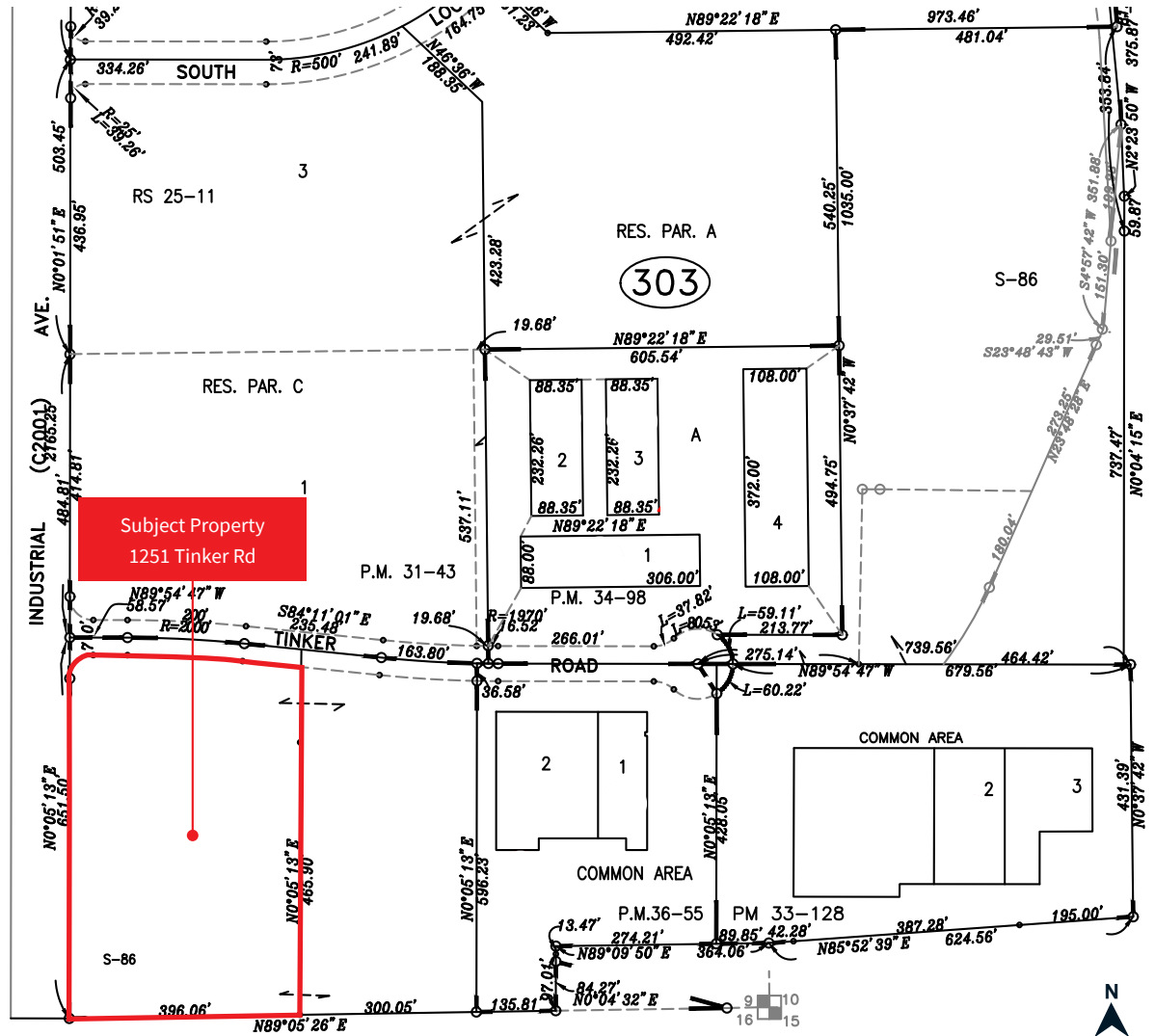
1251 Tinker Road | Rocklin, CA 95675

Property highlights

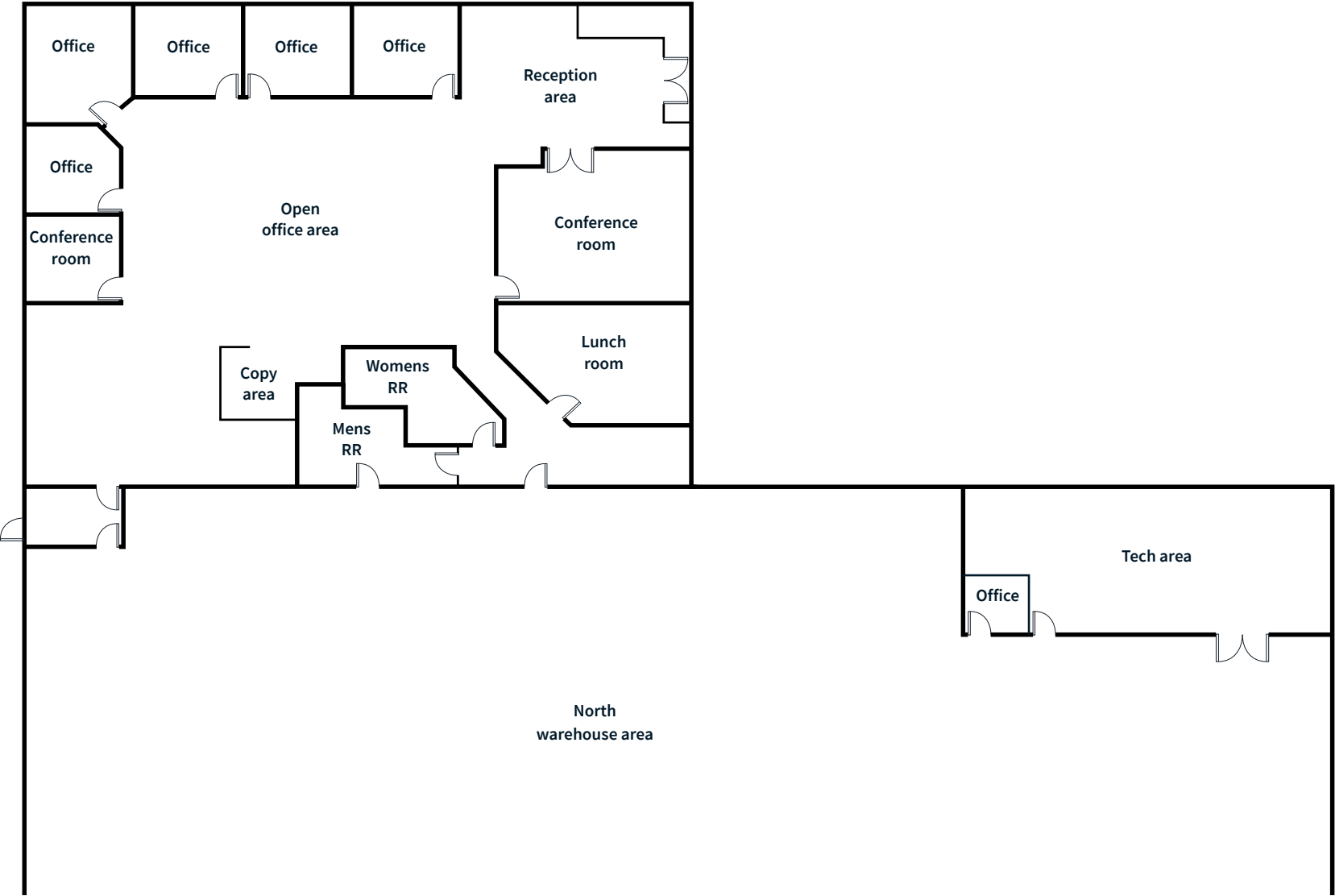
Lease rate: \$0.85 PSF + NNN

- Total building SF: ±90,100 SF located on ±5.5 acres
- Building site coverage: 38%
- Total office SF: ±8,650 SF
 - main office: ±7,650 SF
 - warehouse office: ±1,000 SF (service dept)
- Loading doors:
 - 7 dock positions with dock shelters (1 pit leveler and 6 EOD levelers)
 - 4 grade-level doors (12'x14')
- Power: 1,600 amps (480V)
(to be independently verified by occupant prior to entering into a binding agreement)
- Clear height: 24' – 26'
- Truck court depth: ±185'
- Column spacing: 60' x 30'
- Unimproved excess land: ±1 acre (possibly can be improved)
- Sprinkler density: 0.33 / 2,000
- Insulated roof deck
- Natural gas
- Radiant heaters in warehouse
- Skylights (replaced in 2022)
- Roof overlay (±2020)

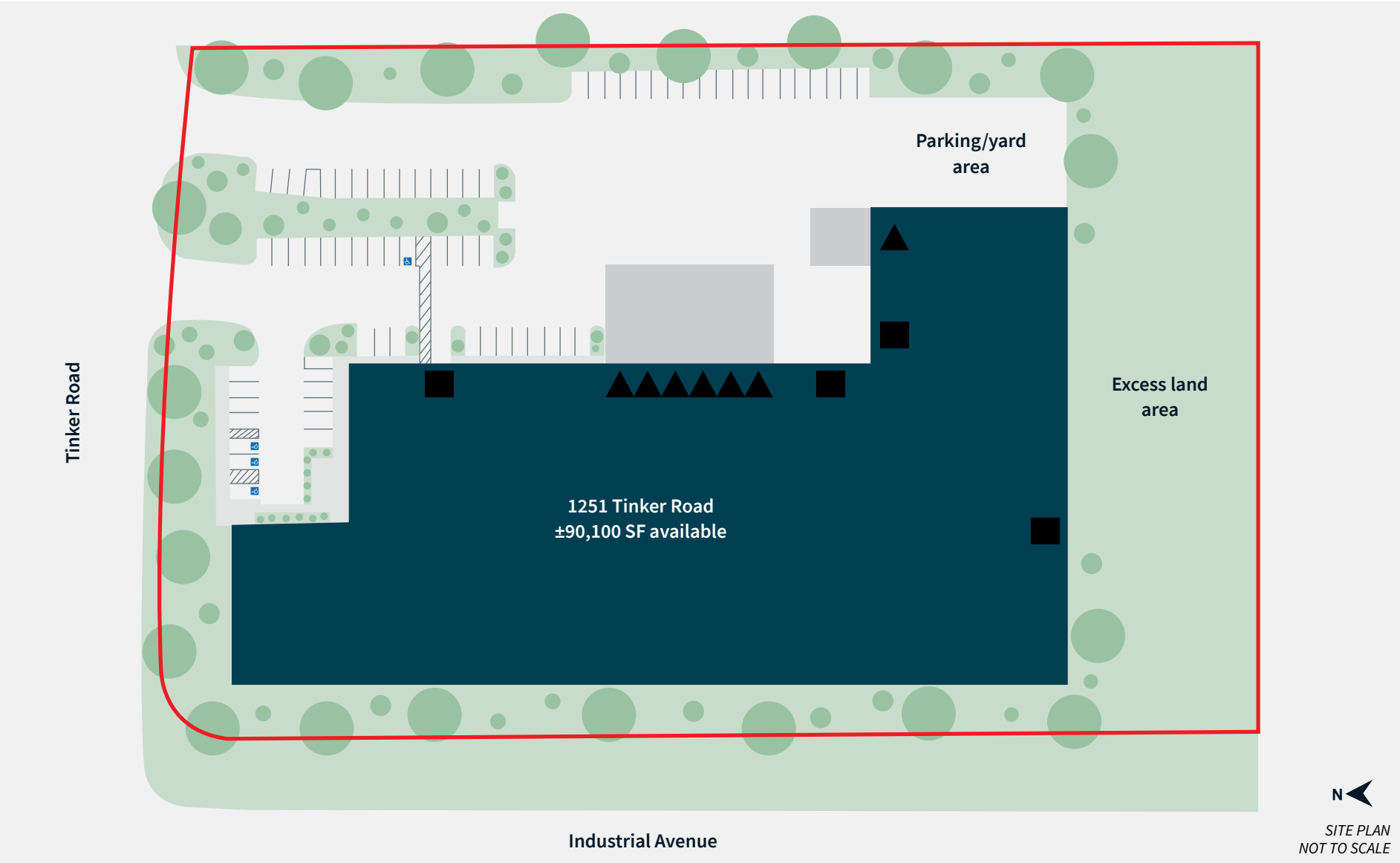
Parcel map



Office floor plan



Site plan



■ = Grade-level door ▲ = Dock door — = Approx. parcel line

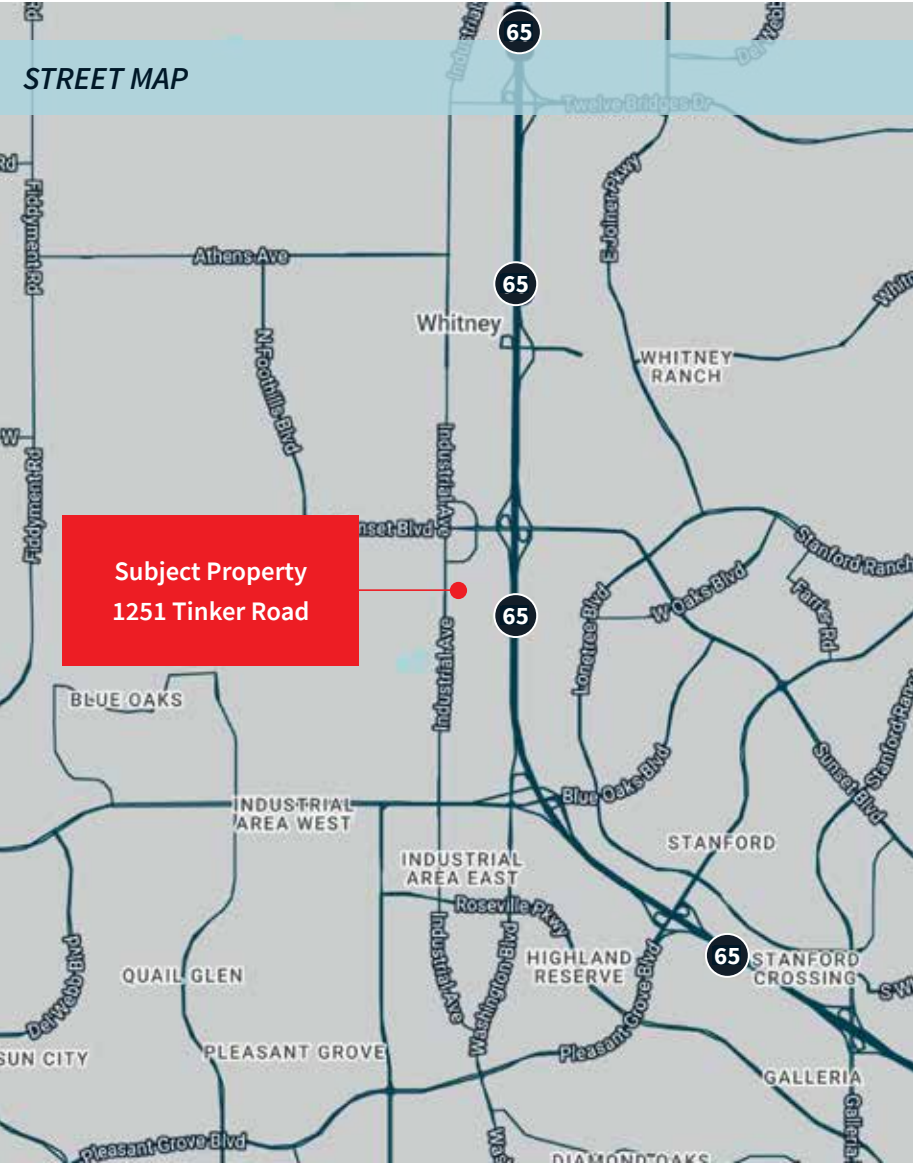
Photos



Vicinity neighbors



Location maps



MAPS NOT TO SCALE

For lease

±90,100 SF free-standing distribution warehouse

with ±8,650 SF office, 1,600 amps (480V),
docks and grade-level loading

1251 Tinker Road
Rocklin, CA 95675

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