

For lease

±90,100 SF free-standing distribution warehouse

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



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

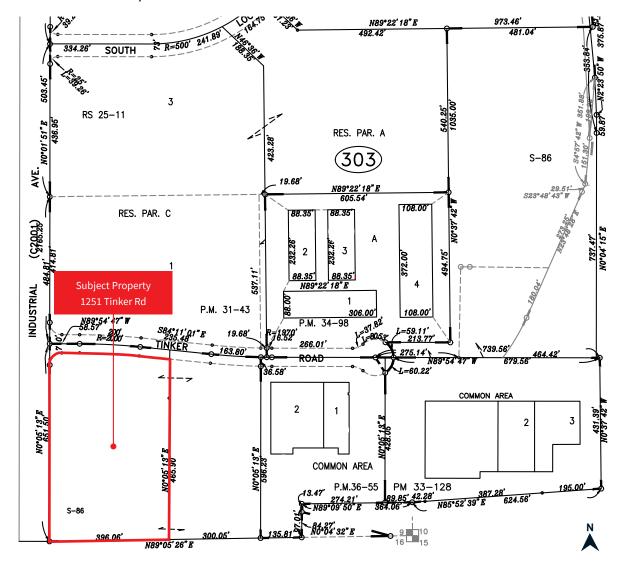
• Natural gas

• Radiant heaters in warehouse

• Skylights (replaced in 2022)

• Roof overlay (±2020)

Parcel map

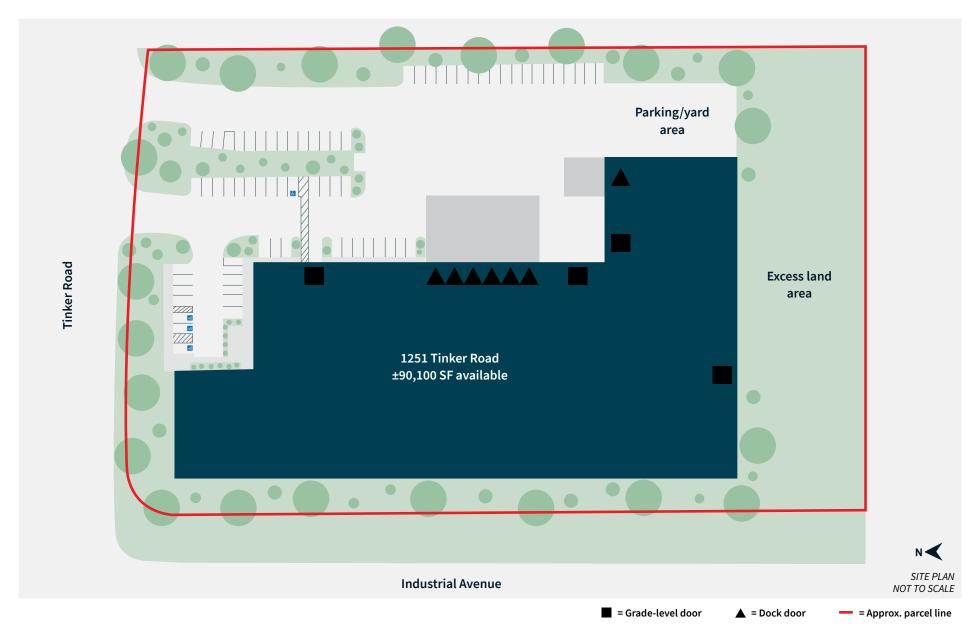


Office floor plan





Site plan

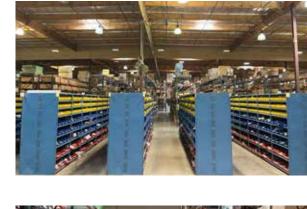


1251 Tinker Road / Rocklin, CA

Photos









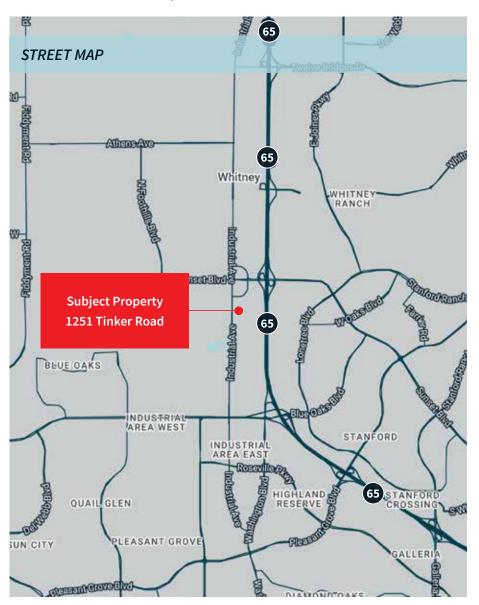


Vicinity neighbors





Location maps







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