

**4616 ROSEVILLE RD**  
**NORTH HIGHLANDS, CA**  
**6,967 SF OFFICE/WAREHOUSE**

**ETHAN CONRAD**  
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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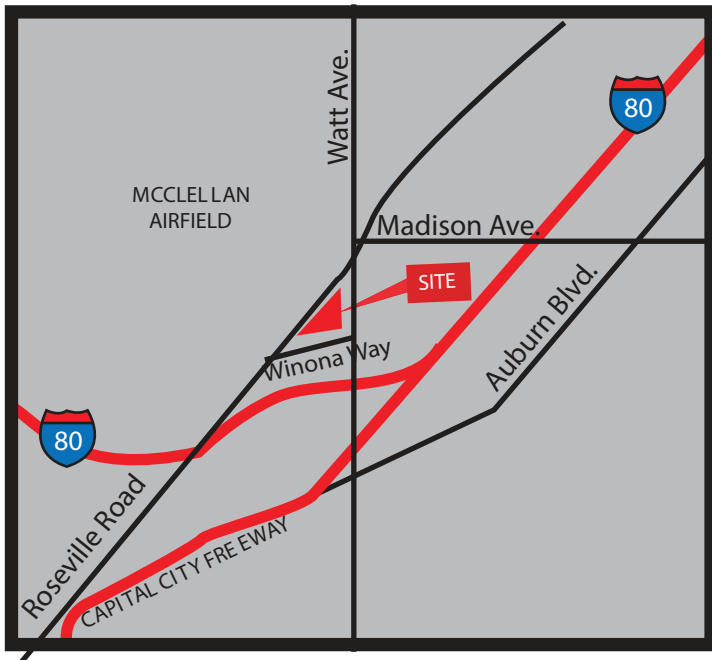
**916.779.1000**

ETHAN CONRAD PROPERTIES, INC.  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200  
www.ethanconradprop.com



**PROPERTY DETAILS:**

Great location within walking distance to many restaurants, light rail and other amenities. Professional business parks; (Highlands 80 Commerce Center) with 3.5/1,000 parking and on-site association management.



**FEATURES:**

- Great space with storefront, abundant natural light, private offices, open office area, multiple restrooms and warehouse space
- One (1) 12' X 12' grade-level roll-up door
- Potential to make warehouse larger and add one roll-up door
- Two (2) multiuse restrooms
- Insulated warehouse
- Professional business park setting
- Abundant parking
- Mature landscaping

**LEASE RATES:**

**SUITE 107\***

	SF	Rate	Monthly Rent
<b>Office</b>	4,875	\$0.95	\$4,631
<b>Warehouse</b>	2,092	\$0.70	\$1,465
<b>Total</b>	6,967	\$0.87	\$6,096

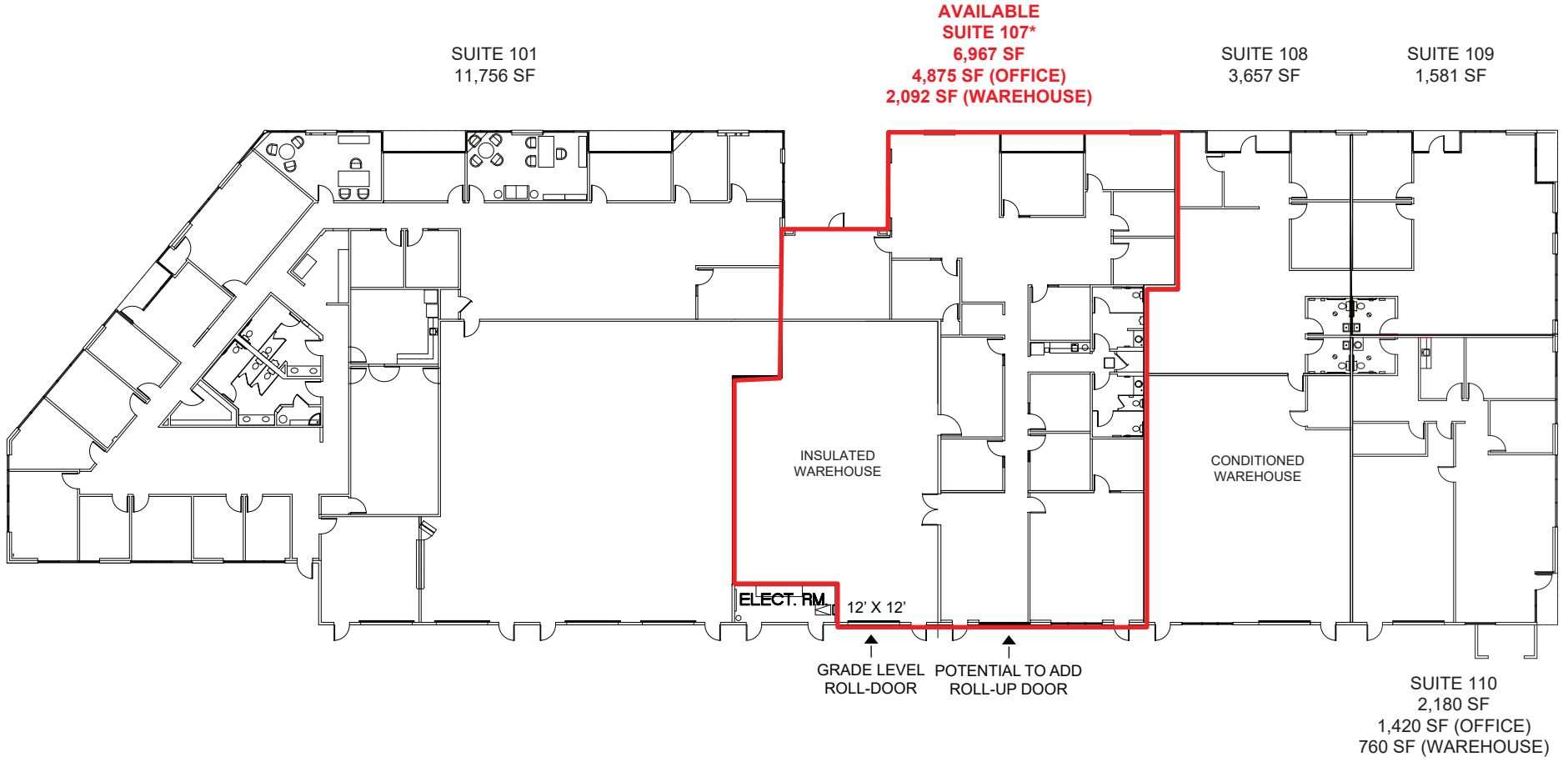
NNN costs are approximately \$0.26 PSF

**\*Available 9/1/22.**

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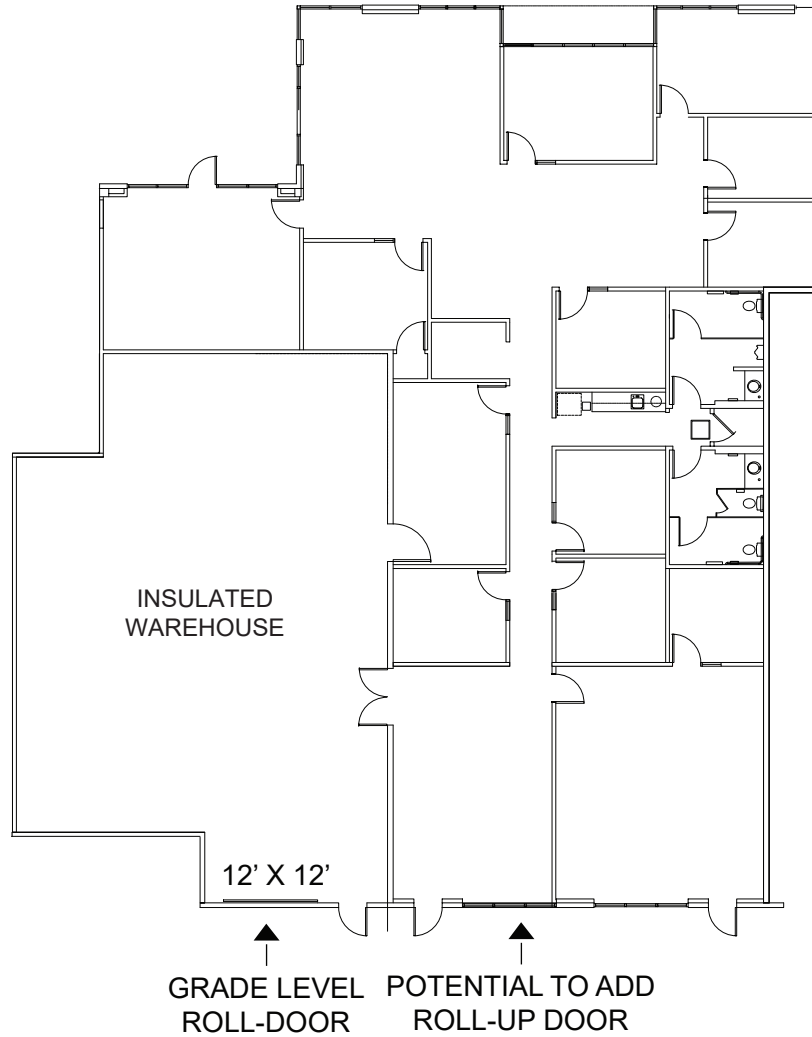
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**AVAILABLE  
SUITE 107\*  
6,967 SF  
4,875 SF (OFFICE)  
2,092 SF (WAREHOUSE)**



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