

HIGHLANDS 80
4612 ROSEVILLE RD
NORTH HIGHLANDS, CA
FOR LEASE
6,006 SF OFFICE/SHOWROOM/
WAREHOUSE

ETHAN CONRAD
PROPERTIES, INC.



FOR MORE INFORMATION CONTACT:

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Office/showroom and warehouse suite with two (2) roll-up doors, three (3) private offices and breakroom
- Close proximity to I-80 at Watt Ave
- Abundant parking (3.5/1,000 SF parking ratio)
- Close to light rail
- Mature landscaping

PROPERTY DETAILS:

Part of the Highlands 80 Commerce Center. Great location within walking distance to many restaurants, light rail and other amenities.

On-site association management



LEASE RATES:

Suite 107*	SF	Lease Rate	Monthly Rent
Office/Showroom	2,753	\$1.09 PSF	\$3,001.00, NNN
Conditioned Warehouse	3,253	\$0.89 PSF	\$2,895.00, NNN
Total	6,006	\$0.98 PSF	\$5,896.00, NNN

NNN costs are approximately \$0.26 PSF.
 *Available 7/1/24.

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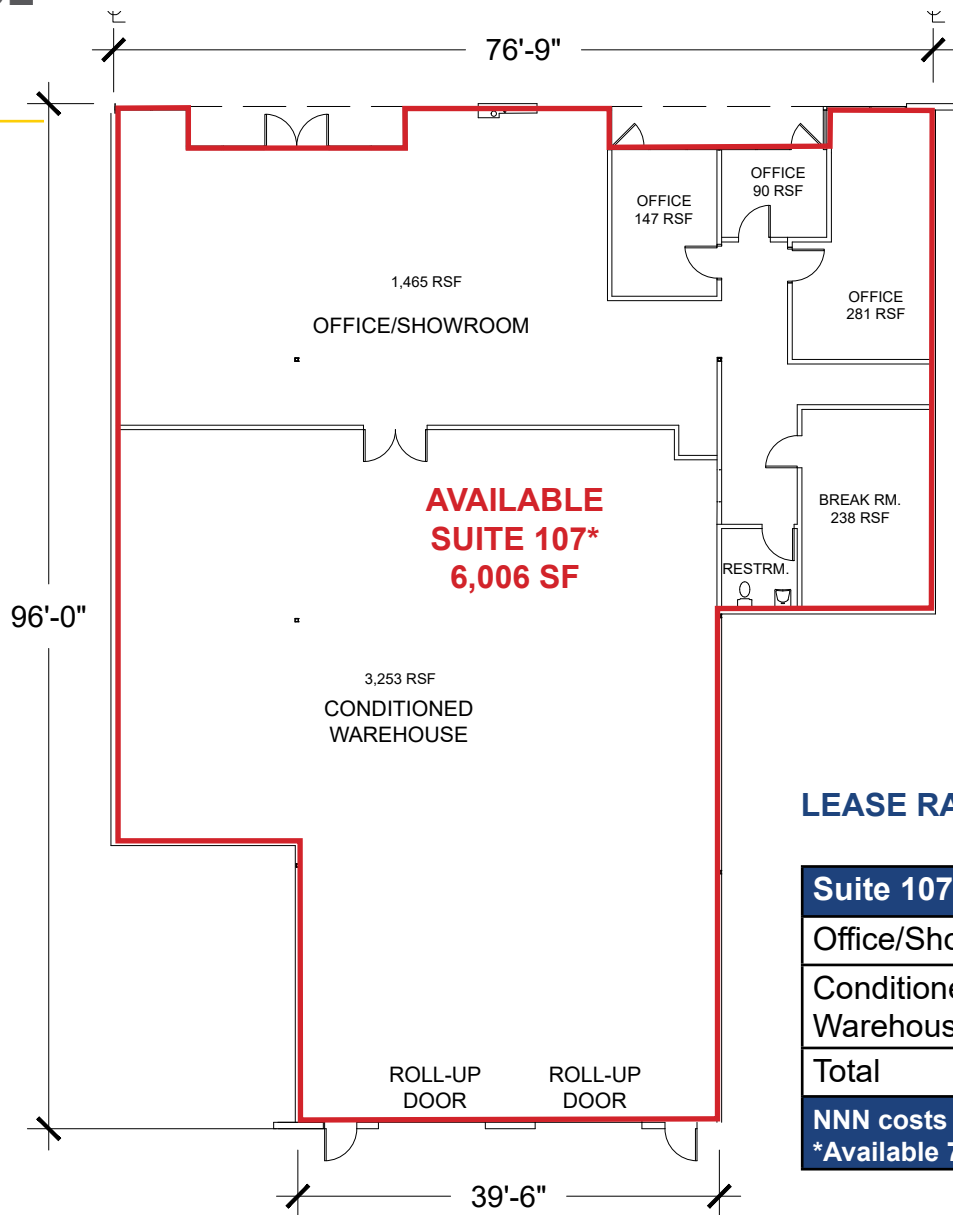
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FOR LEASE

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FLOOR PLAN



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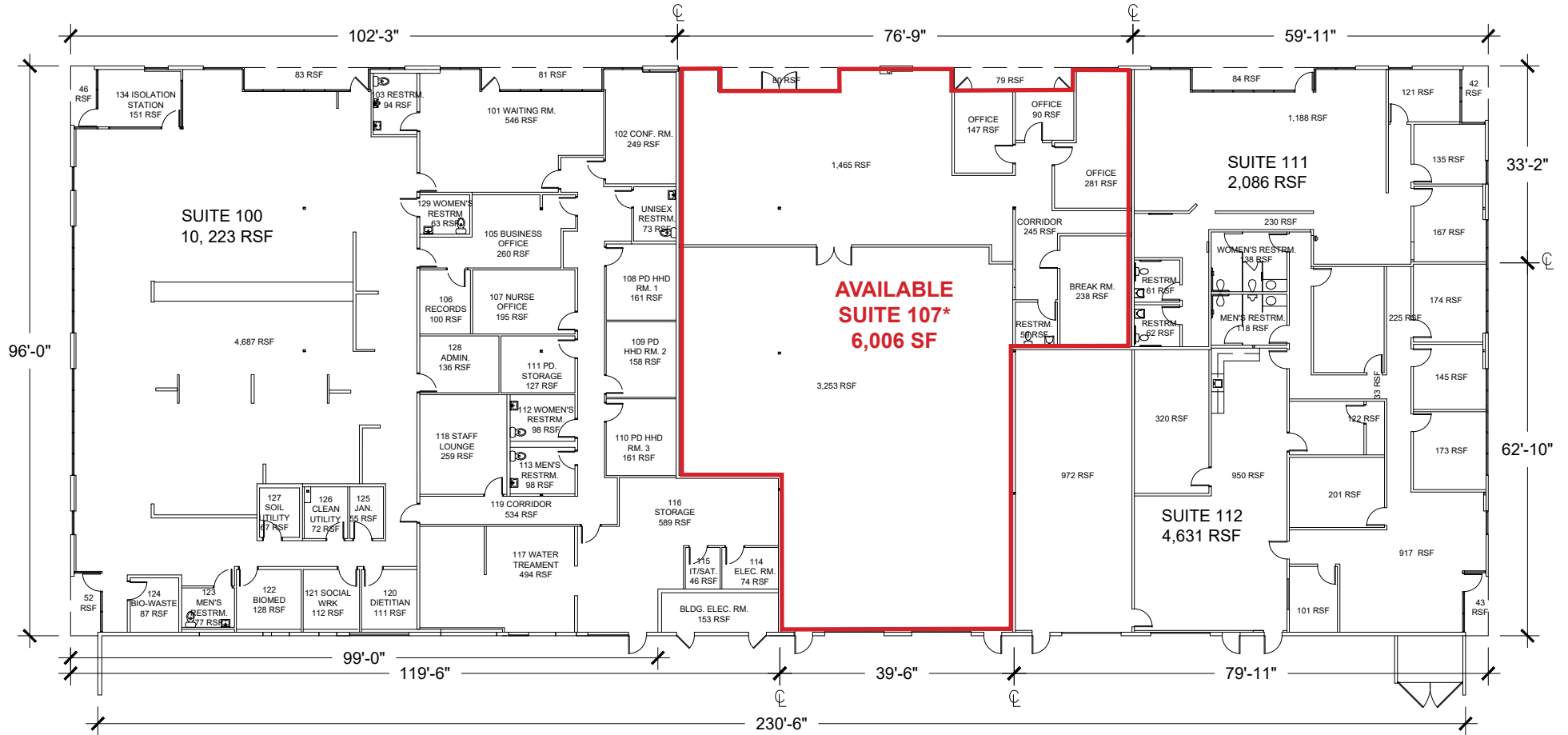
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SITE PLAN



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