

3625 CINCINNATI AVE
ROCKLIN, CA

OFFICE/TECH/WAREHOUSE BUILDING
FOR SALE: 72,392 SF
FOR LEASE: 18,505 SF - 72,392 SF

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.
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PROPERTY DETAILS:

Building has been remodeled and looks very attractive. Easy freeway access via Hwy 65 interchange and Sunset Blvd. Corporate neighbors include: PG&E, Oracle, Hewlett-Packard, Pride Industries, Safeway Distribution and Union Pacific Railroad.

FEATURES:

- Suite A: 18,505 SF - Office
- Suite B: 19,557 SF - Tech
- Suite C: 15,076 SF - Tech
- Suite D: 19,254 SF - Warehouse
72,392 SF - Total
- Suites A, B and C have 12' T-Bar ceiling & HVAC
- Suite D has 16' clear height and swamp coolers
- 5 acre parcel with above standard parking
- 1,800 amps; 277/480v, 3-phase power
- Two 12'x10' Dock High Doors w/ levelers, One 12'x12' Grade Level Door, One 10'x10' Ramp Door
- 12' - 16" Clear Height, Fully Sprinklered
- 54' x 24' Column Spacing (Suites A-C)
- 45' x 24' Column Spacing (Suite D)
- Approximately 3/1,000 parking ratio, 223 parking spaces (additional spaces possible)
- Fiber on-site (Wave Broadband)
- Zoned INP-DC

LEASE RATES:

\$44,250.00, NNN per month (NNN costs \$11,343.00 per month)
Office: \$0.85 SF/MO, NNN
Tech: \$0.59 SF/MO, NNN
Warehouse: \$0.42 SF/MO, NNN
NNN costs: Office & Tech \$0.17 PSF, Warehouse \$0.12 PSF

PURCHASE PRICE:

\$6,877,000.00 (\$95.00 PSF)



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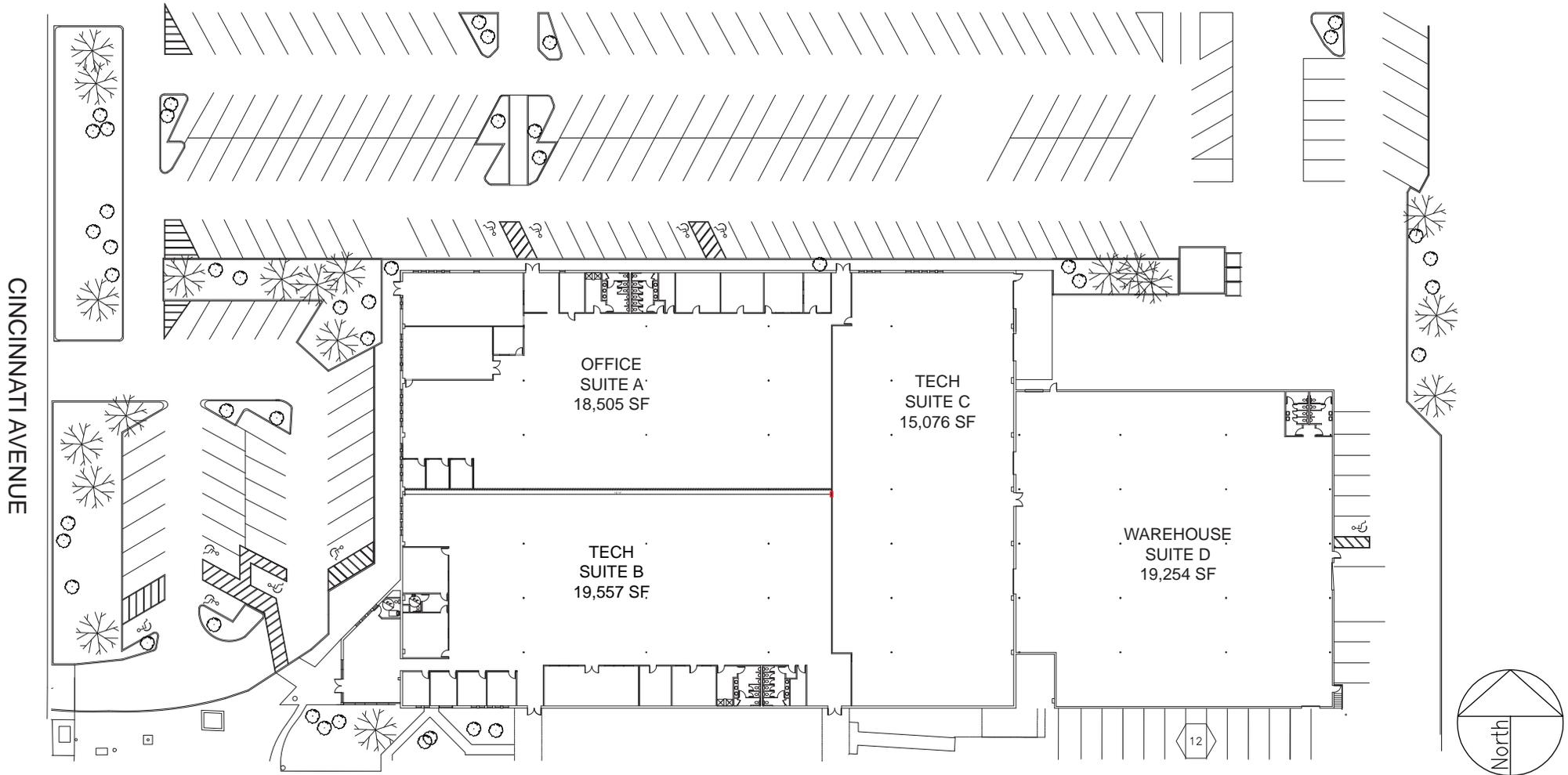
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SITE PLAN



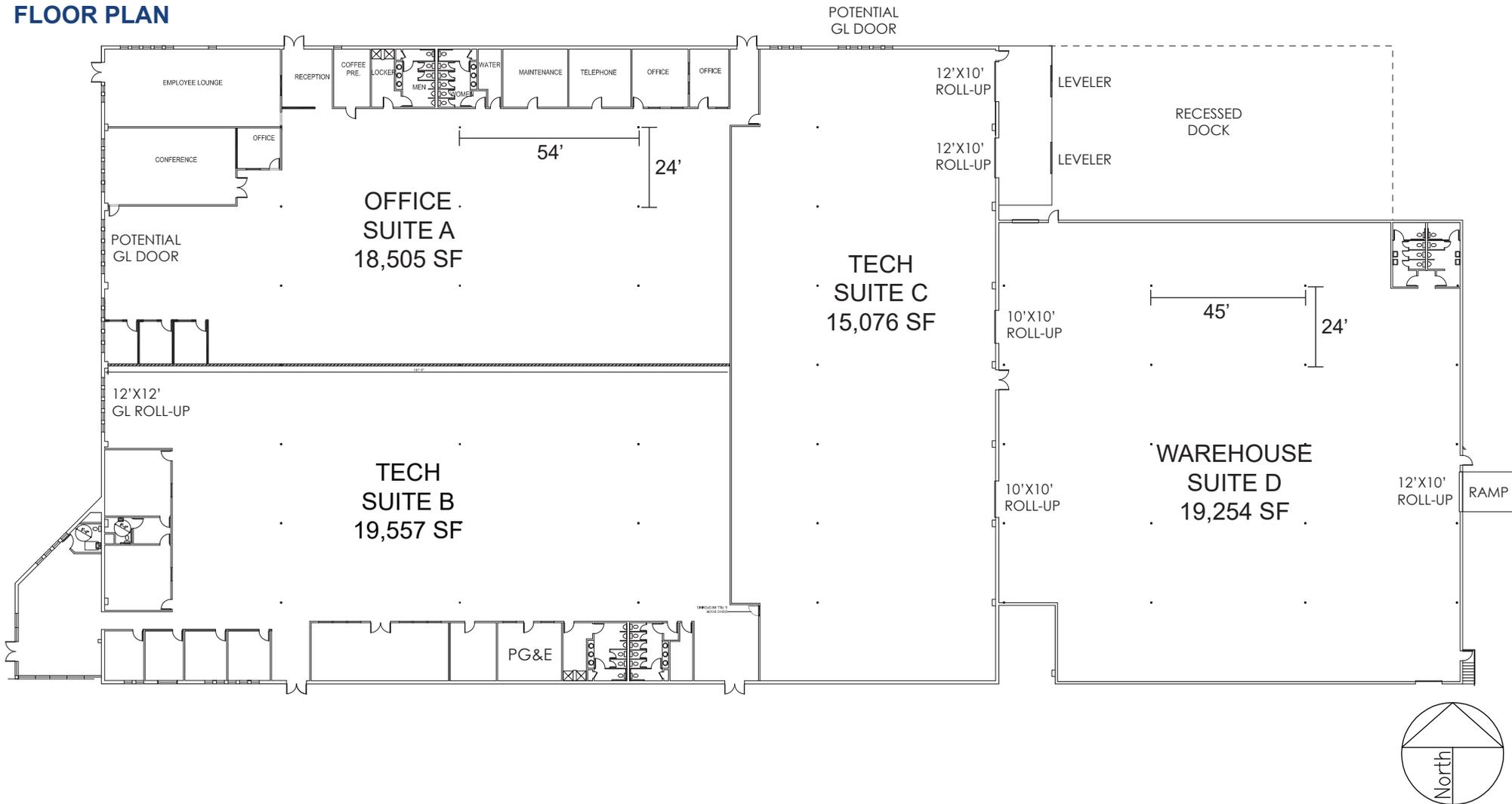
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FLOOR PLAN



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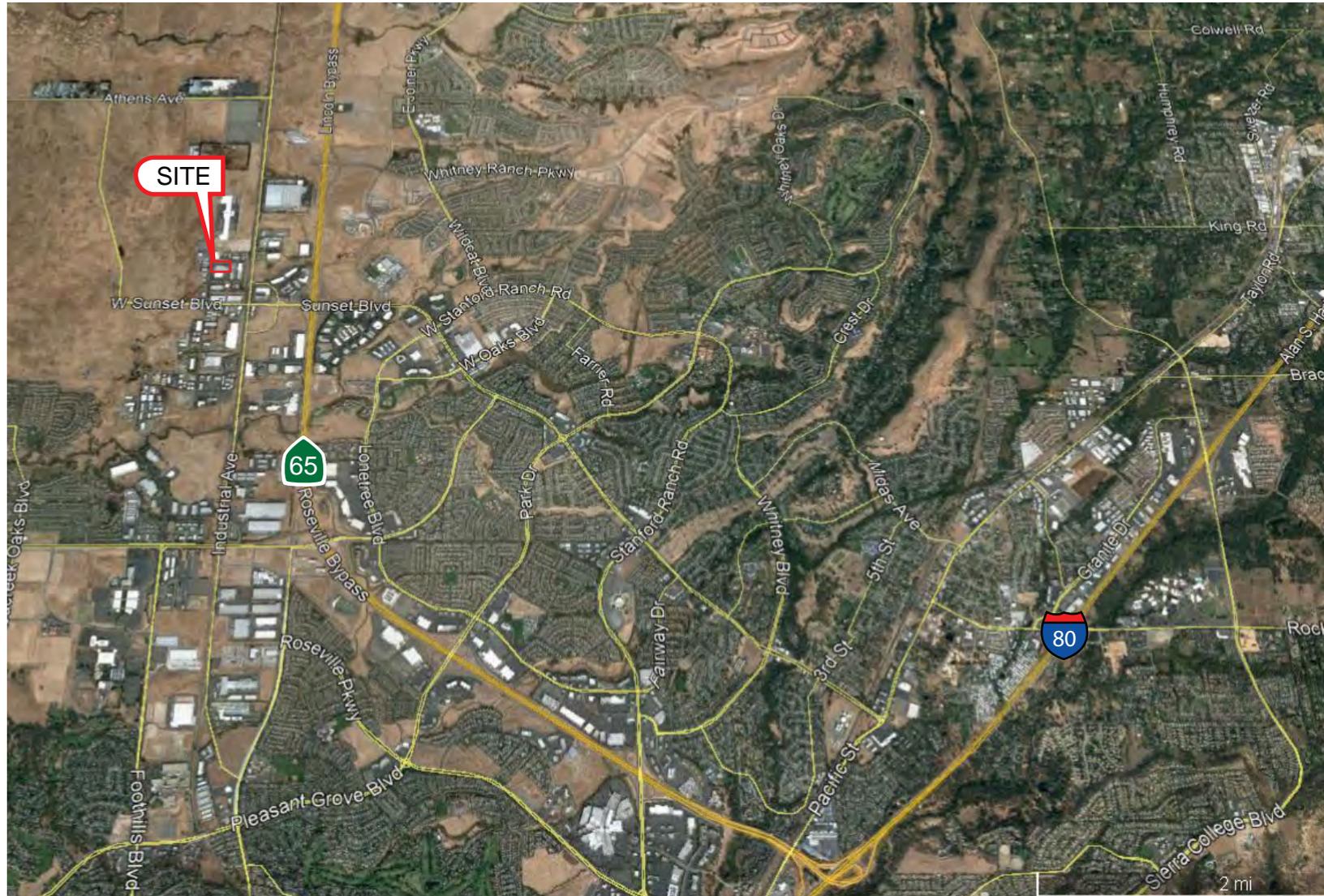
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