

# 8413

WASHINGTON BLVD  
ROSEVILLE, CALIFORNIA

FOR LEASE  
±3,180 SF

## Property Highlights

- Business park environment
- Newer concrete tilt-up construction
- Fire sprinklered buildings
- 12'x14' Ground level truck doors
- ±18' clear height
- Power: 200 amp, 120/208v, 3 phase
- Zoned M-2 (General Industrial)
- Skylights
- Easy access to Highway 65



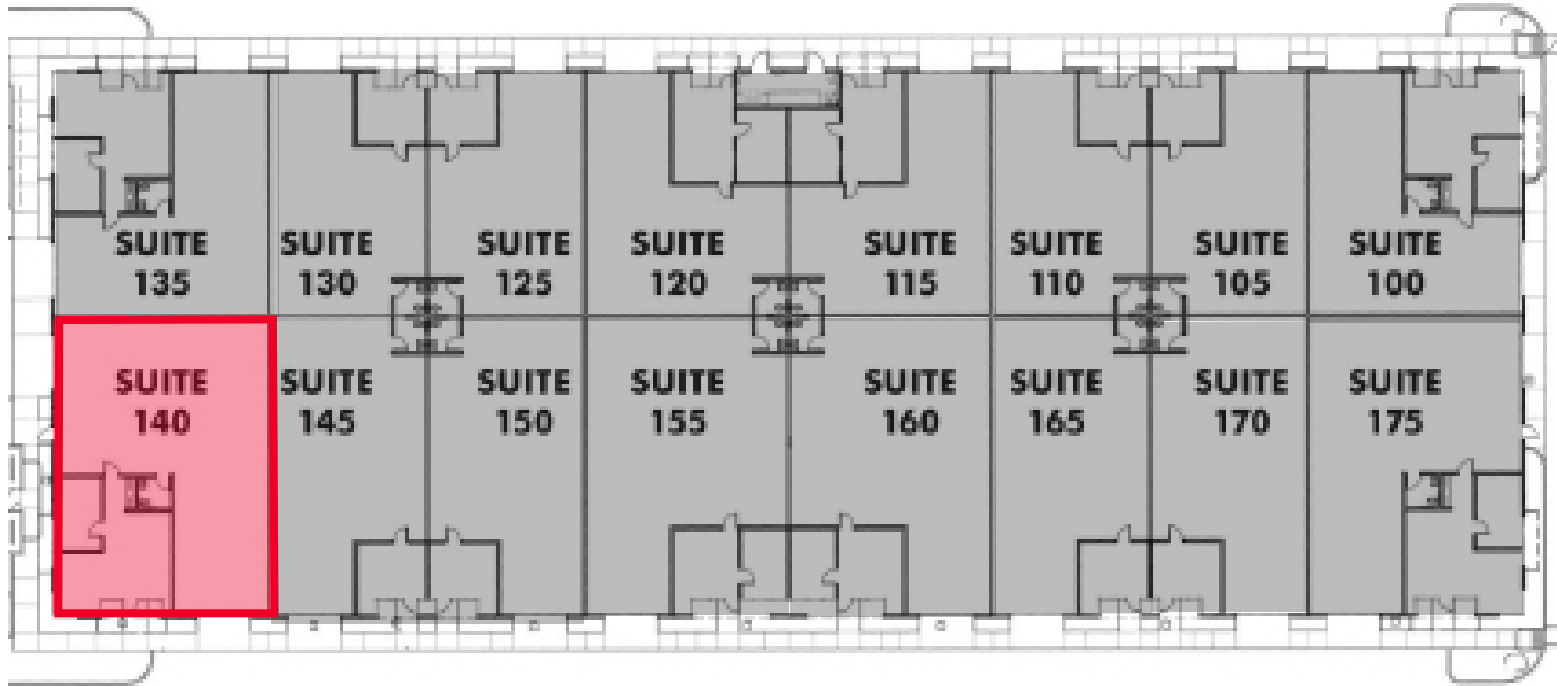
FOR MORE INFORMATION  
PLEASE CONTACT:

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CA License NO: 01210309

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FLOOR PLAN  
(NOT TO SCALE)



SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE
140	±3,180	±721	±2,459	Contact Broker



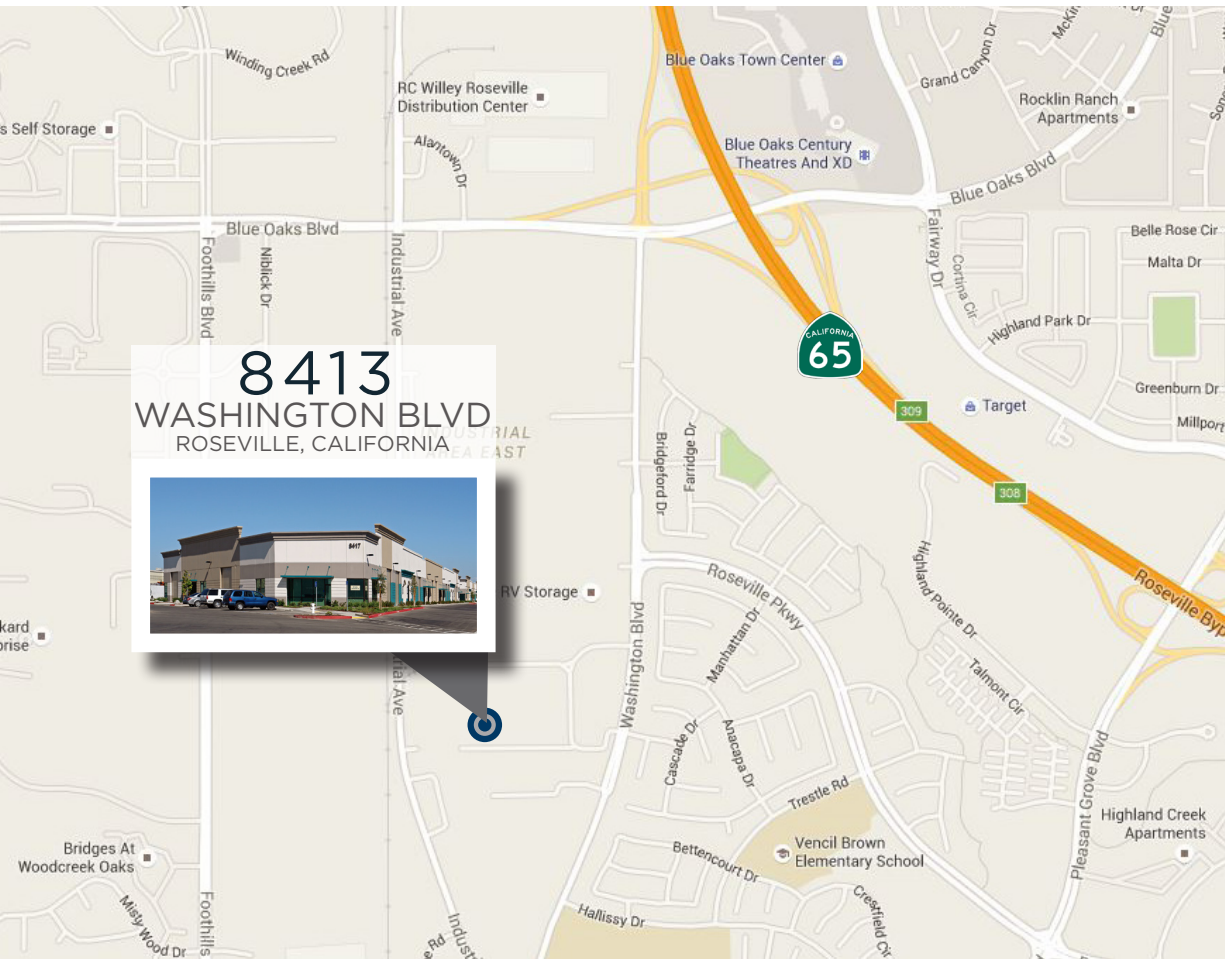
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