## 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: MATT COLOGNA, SIOR | Executive Director 916.288.4805 | matt.cologna@cushwake.com CA License NO: 01210309

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#### 8413 WASHINGTON BLVD ROSEVILLE, CALIFORNIA FOR LEASE FLOOR PLAN (NOT TO SCALE) 18 SUITE SUITE SUITE SUITE SUITE SUITE SUITE SUITE 135 125 120 100 130 115 110 105 SUITE SUITE SUITE SUITE SUITE SUITE SUITE SUITE 145 150 155 165 170 175 160 140 100

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

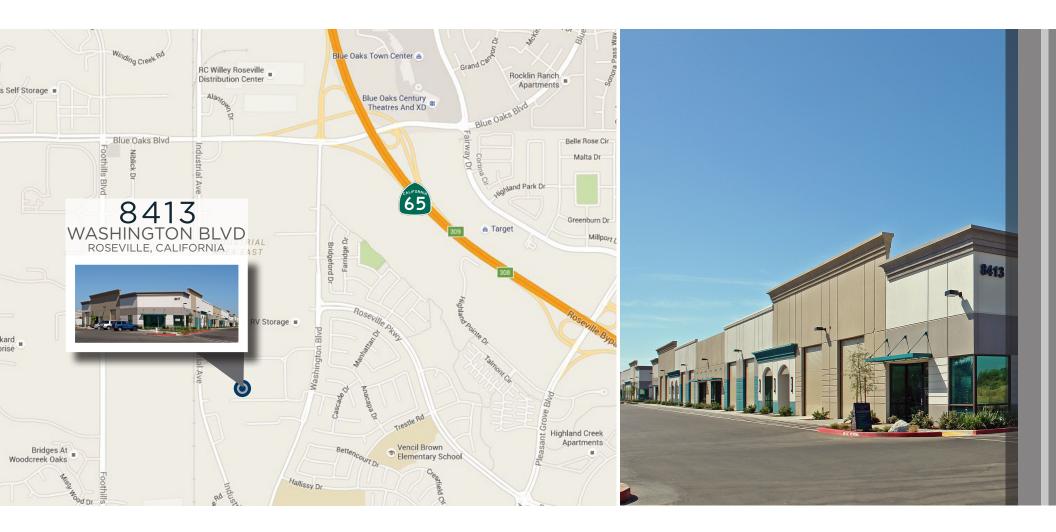


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