

AVAILABLE  
NOV 1, 2025



±7,200 SF  
AVAILABLE

**4062**

**CINNATI AVE.**

ROCKLIN, CA



**CUSHMAN &  
WAKEFIELD**



# BUILDING HIGHLIGHTS

**±7,200 SF**

BUILDING  
SIZE

**±2,300  
(2-STORY)**

OFFICE  
SIZE

**±5,000 SF**

PAVED &  
FENCED YARD

**4 GL**

LOADING  
DOORS

**16.4' - 19.2'**

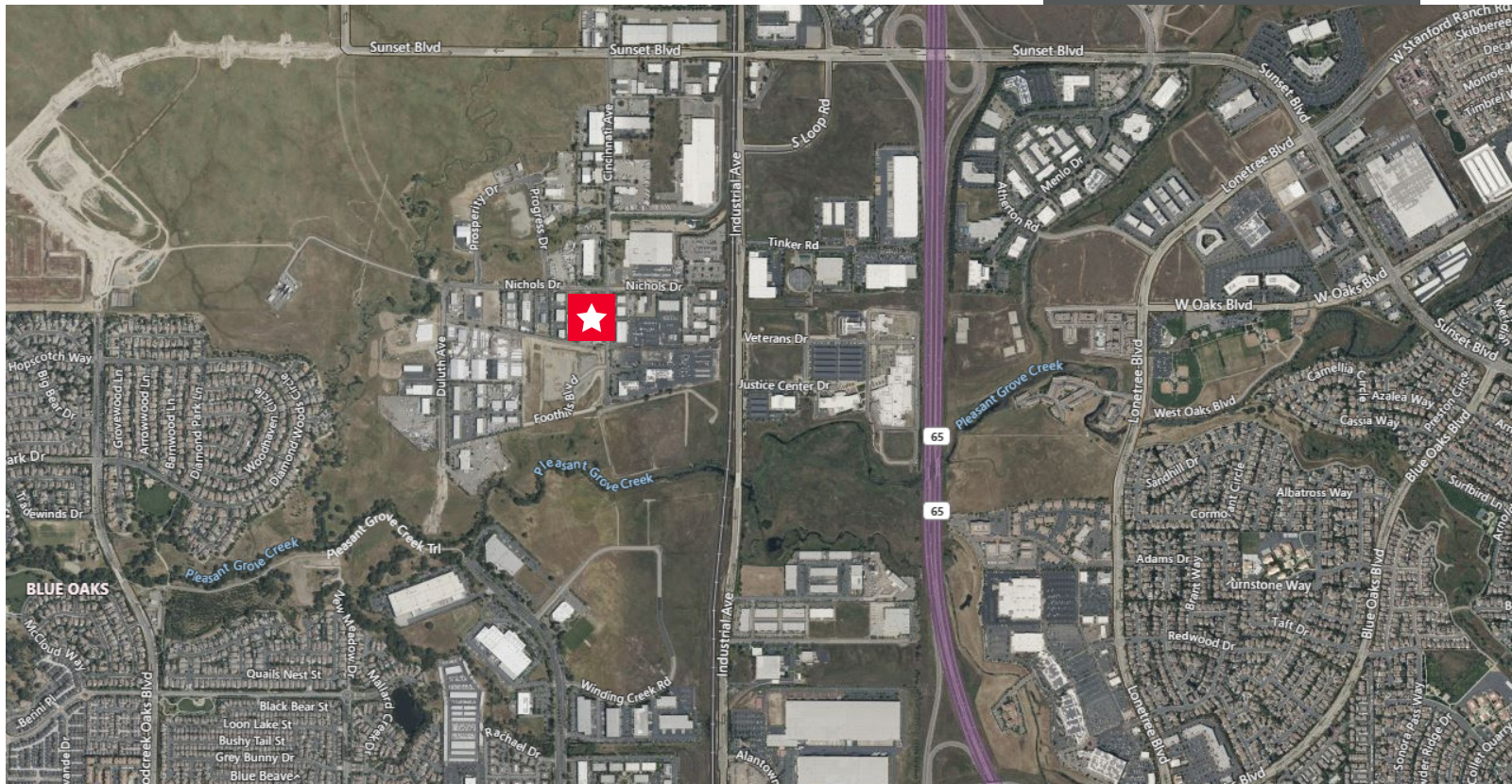
CLEAR  
HEIGHT

**200A/480V 3P**

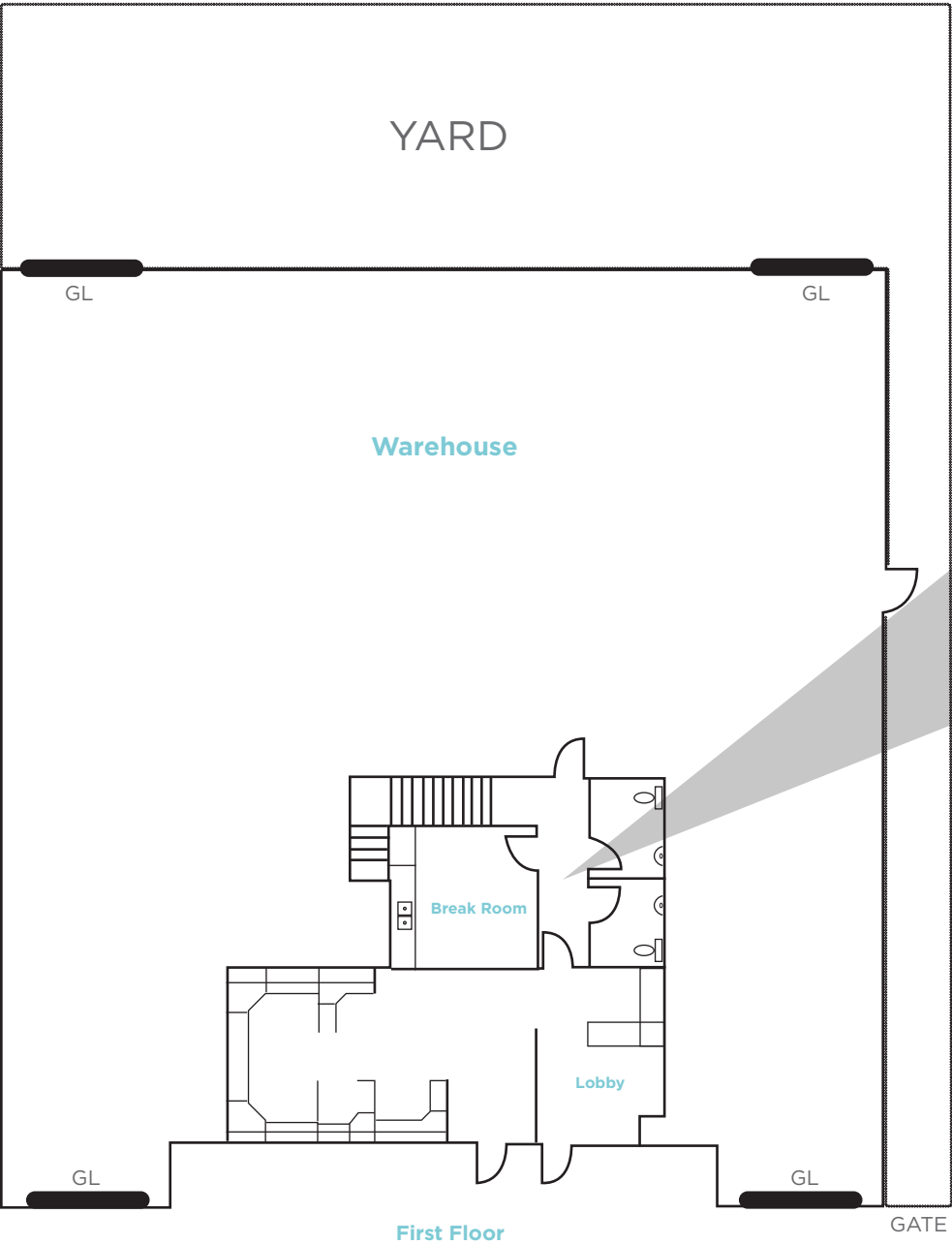
POWER

**LIGHT  
INDUSTRIAL**  
ZONING

**\$0.95 NNN**  
(EST NETS=\$0.29 PSF)  
LEASE RATE



# FLOOR PLAN

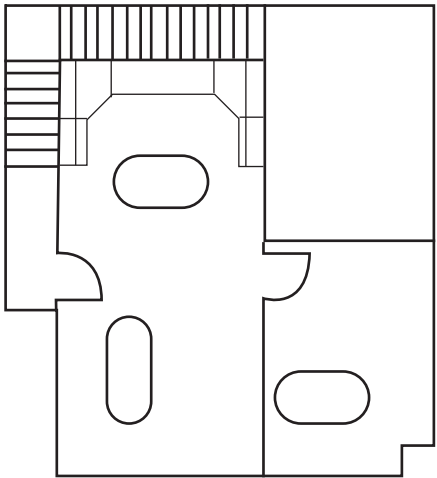


**±7,200 SF TOTAL BUILDING**

**Warehouse:** ±6,050 SF

**Office:** ±2,300 SF (2-story)

**Yard:** ±5,000 SF (Paved & Fenced)



**Second Floor Office**





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