

±9,020 SF AVAILABLE FOR SALE

**1135 W SUNSET BLVD**

ROCKLIN, CA 95765



# 1135 W SUNSET BLVD

Rocklin, CA



## PROPERTY HIGHLIGHTS

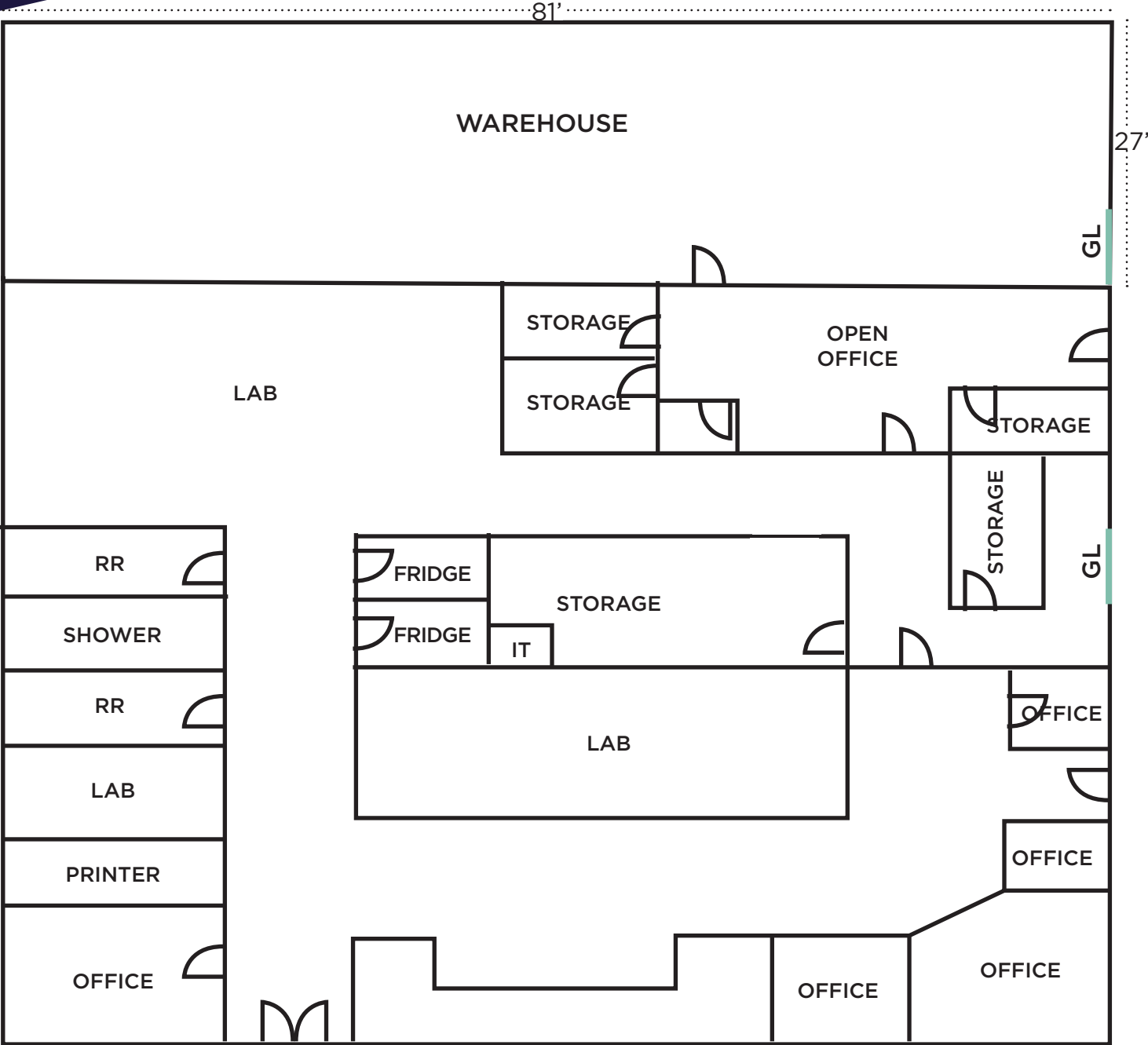
### PROPERTY FEATURES

|                 |           |                |                  |             |                   |
|-----------------|-----------|----------------|------------------|-------------|-------------------|
| Building Size:  | ±9,020 SF | Sprinkler:     | Yes              | Year Built: | 1994              |
| Warehouse Area: | ±2,187 SF | Power:         | 400a/208-480v 3p | Parking:    | 32 Surface Spaces |
| Office Area:    | ±6,833 SF | Clear Height:  | 16'              | Zoning:     | M-1               |
| Site Area:      | ±0.46 AC  | Loading Doors: | 4 GL (12'x14')   | Sale Price: | Contact Broker    |

\* Existing freezer and laboratory infrastructure supporting cold storage and specialized industrial use\*

1135 W SUNSET BLVD  
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FLOOR  
PLAN



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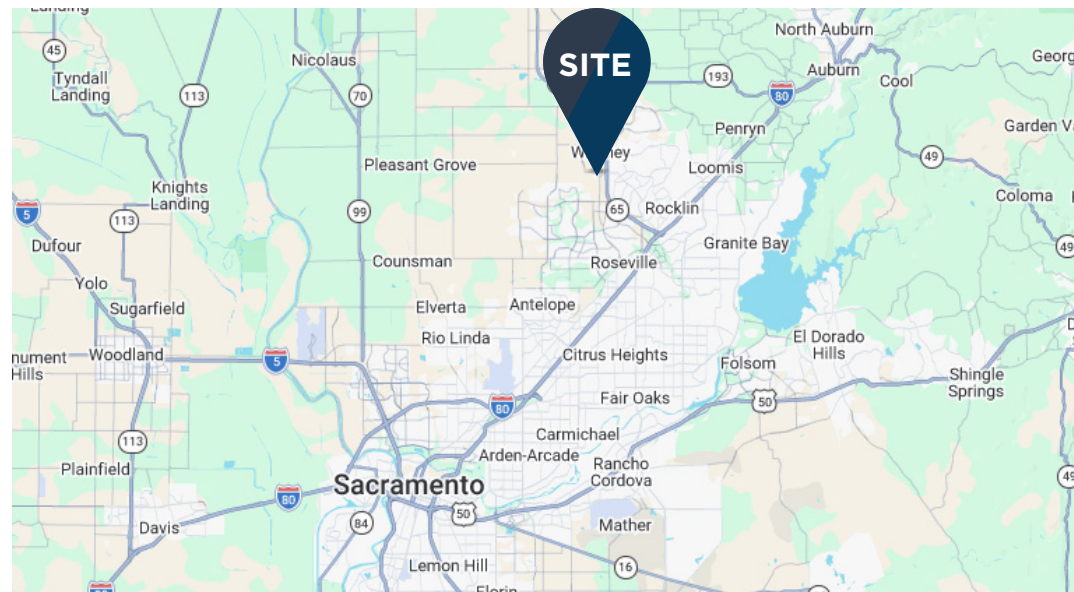
Rocklin, CA



## PROPERTY HIGHLIGHTS

1135 W Sunset Blvd is a well-located industrial warehouse property in the heart of Rocklin's established Sunset Industrial area. The  $\pm 9,020$  SF building is situated on approximately 0.46 acres and features existing freezer and laboratory infrastructure, making it well suited for users requiring cold storage, testing, or specialized industrial operations. The property offers efficient warehouse functionality with convenient access to Interstate 80 and Highway 65, along with strong visibility along Sunset Boulevard. Its central location within the Rocklin/Roseville submarket provides proximity to a skilled workforce, robust surrounding demographics, and the greater Sacramento region, creating an attractive opportunity for both owner-users and investors.

## SITE MAP





**FOR MORE INFORMATION, CONTACT:**

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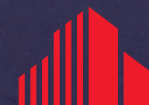
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