




# 3645

INDUSTRIAL AVE  
ROCKLIN | CA

## FOR LEASE

INDUSTRIAL PROPERTY



49,422 SF  
AVAILABLE



1,853 SF  
OFFICE SPACE



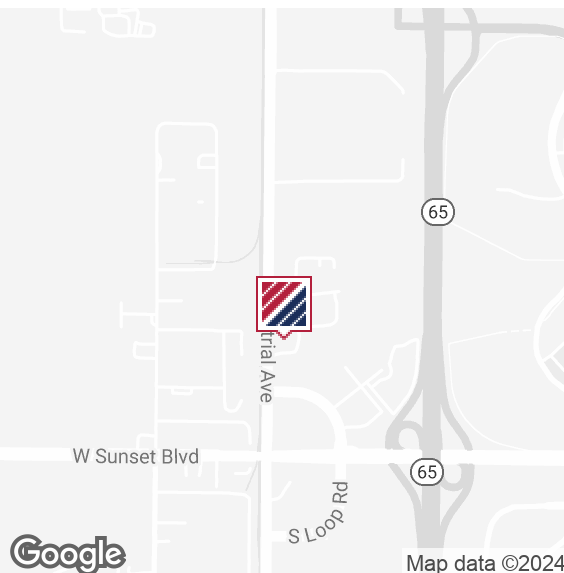
28 ft  
CLEAR HEIGHT



7  
DOCK HIGH DOORS

### PROPERTY HIGHLIGHTS

- Freestanding Industrial Building
- 2020 Built
- 35 Parking Spaces
- ESFR Sprinkler System
- 2 Ground Level Doors
- Can be Partitioned into 12k SF and 37k SF
- Great Access to Hwy 65



FOR MORE INFORMATION PLEASE CONTACT:

**SEAN HOMSY**

ASSOCIATE

P: 213.270.2237 | M: 714.475.9900

shomsy@daumcommercial.com

CADRE #02157447

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

3645 INDUSTRIAL AVE  
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**FOR LEASE**  
INDUSTRIAL PROPERTY

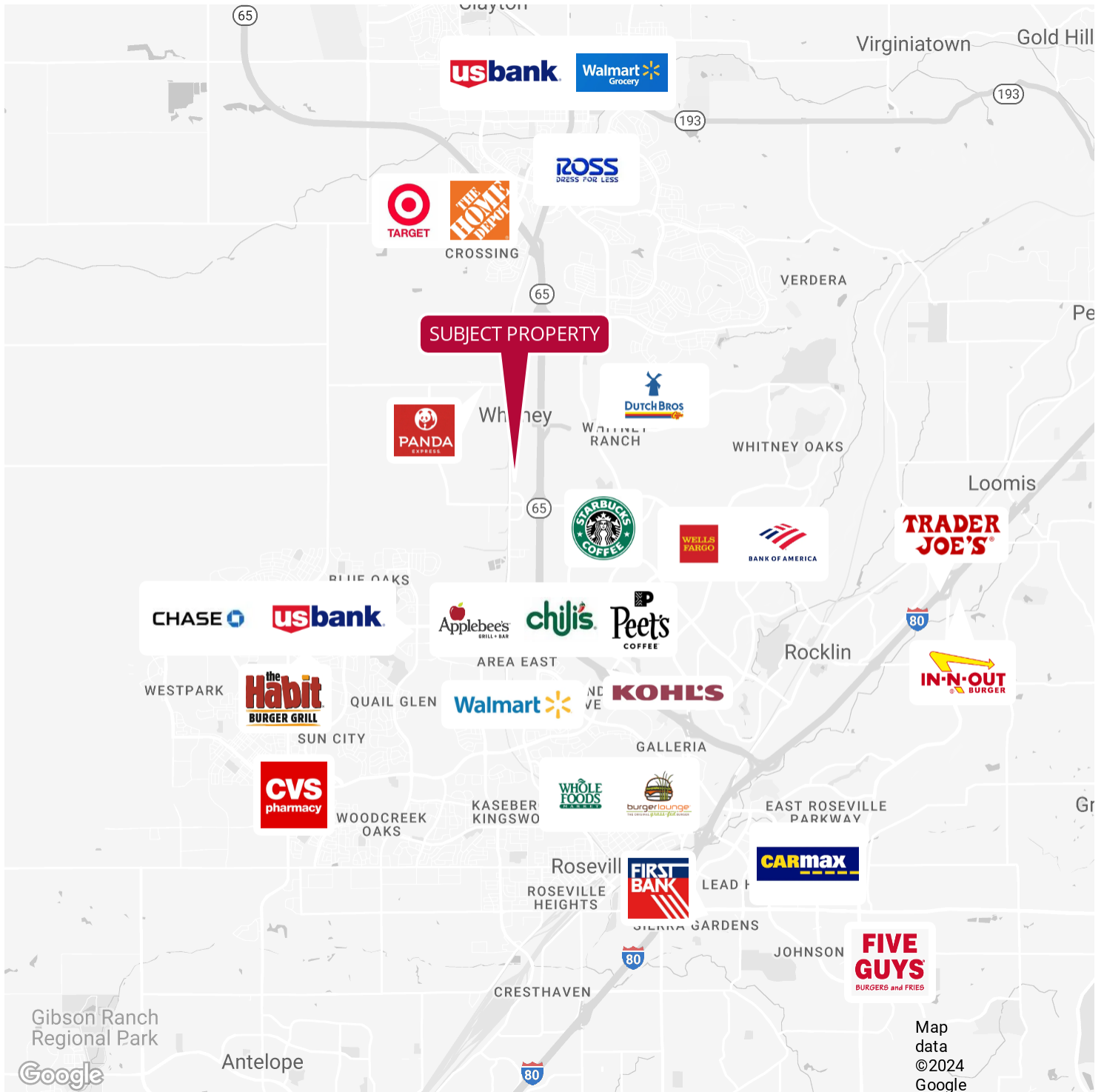


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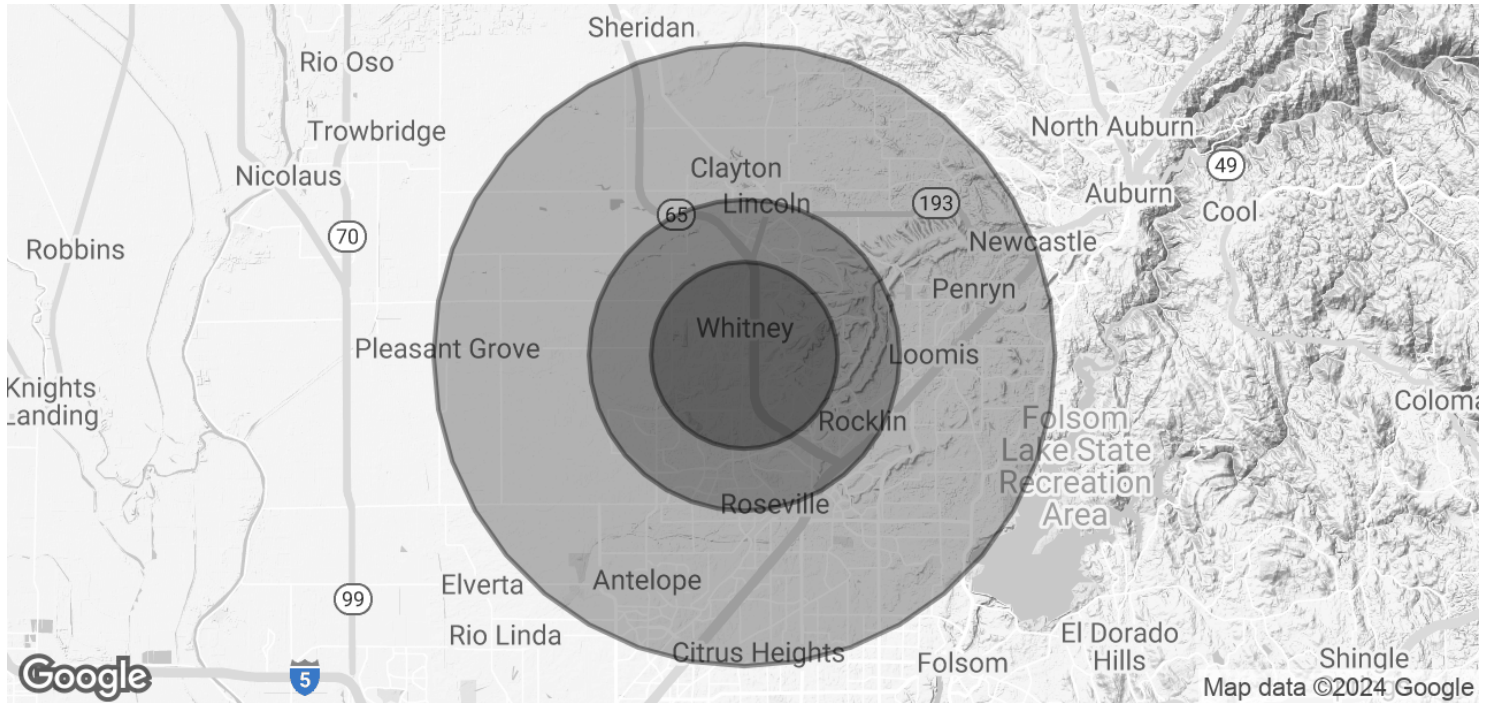
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## DEMOGRAPHICS

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	25,991	75,116	183,300
# of persons per HH	2.9	2.7	2.7
Average HH income	\$146,286	\$130,173	\$117,217
Average house value	\$594,828	\$525,576	\$465,438

\* Demographic data derived from 2020 ACS - US Census

## TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	LAST MEASURED	DISTANCE
Placer Corporate Dr.	Technology Way SE	5,149	2022	0.15 mi
Cincinnati Ave.	Tara Ct S	1,050	2022	0.31 mi
Cincinnati Ave.	Tara Ct N	1,857	2022	0.33 mi

Traffic Count Derived from CoStar

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