

Rare Owner-User Warehouse / Office in South Placer

269 TECHNOLOGY WAY, SUITE 4

ROCKLIN, CA 95765



**FOR SALE
OR LEASE**

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PROPERTY DETAILS

Presenting this rare $\pm 6,720$ SF owner-user warehouse / office in the competitive Roseville/Rocklin industrial sub-market. Part of the Pacific Technology Spectrum Business Park, 269 Technology Way unit B-4 is an ideal mix of office and warehouse with 24' clear height, grade level and dock doors, and a high density sprinkler system. The office portion is two (2) stories and includes: a reception area, conference room, bull pen area, private offices, and two restrooms.

LEASE RATE: \$8,500/MONTH, NNN
SALE PRICE: \$1,900,000

Address	269 Technology Way, B-4, Rocklin, CA 95765
Total Building SF	$\pm 6,720$ SF Including $\pm 2,300$ SF of Office Area
APN	017-271-027
Zoning	INP - Industrial Park
Year Built	2002
Power	400 Amps / 3-Phase
Clear Height	24'
Grade Level Door	One (1) 12x14 Roll Up Door
Dock Door	One (1) 10x10 Roll Up Door
Parking	2.75 / 1,000 SF
Sprinkler	High Density 0.6/3,000 GPM



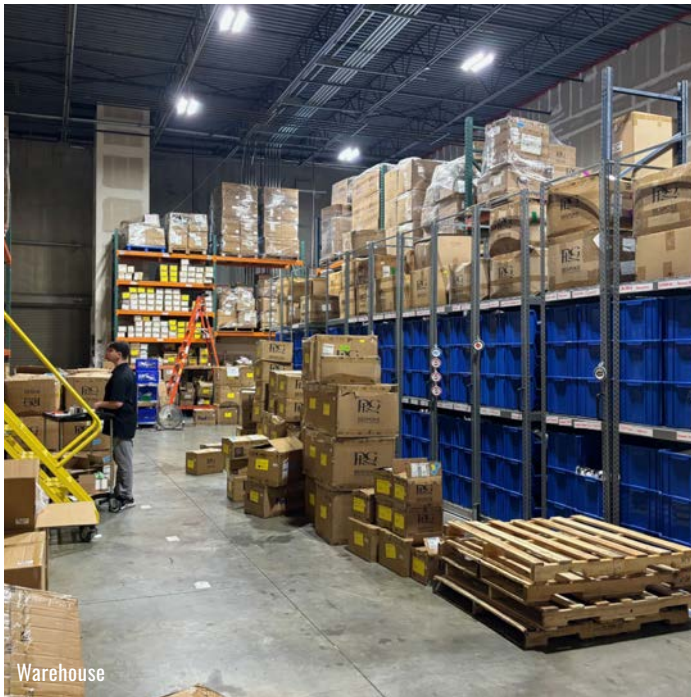
PROPERTY IMAGES



First Floor Conference Room



Warehouse Roll Up Doors



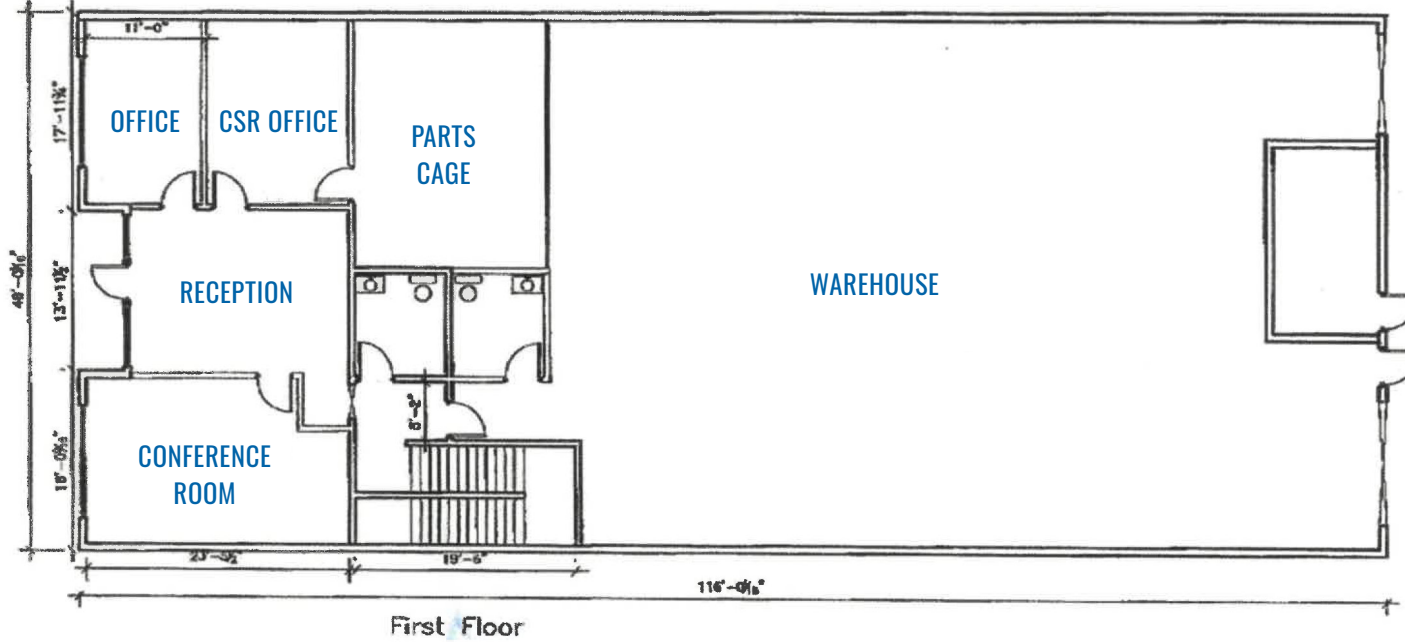
Warehouse



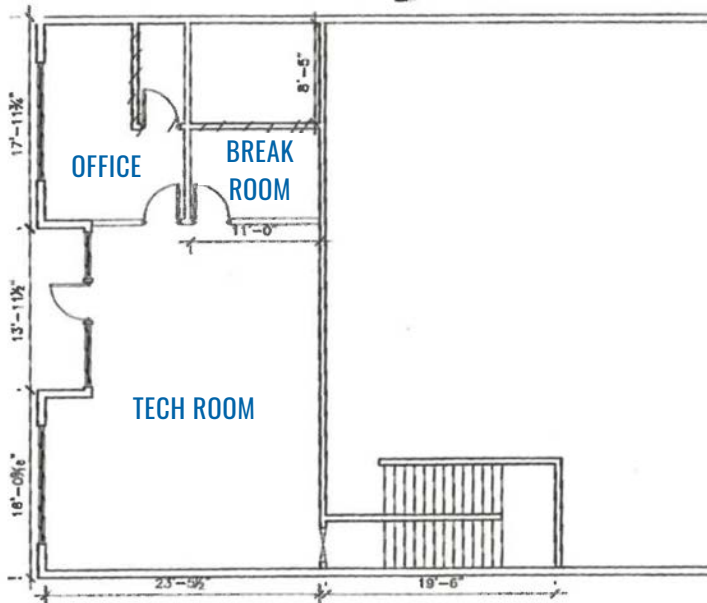
Second Floor Bull Pen Area

FLOOR PLANS

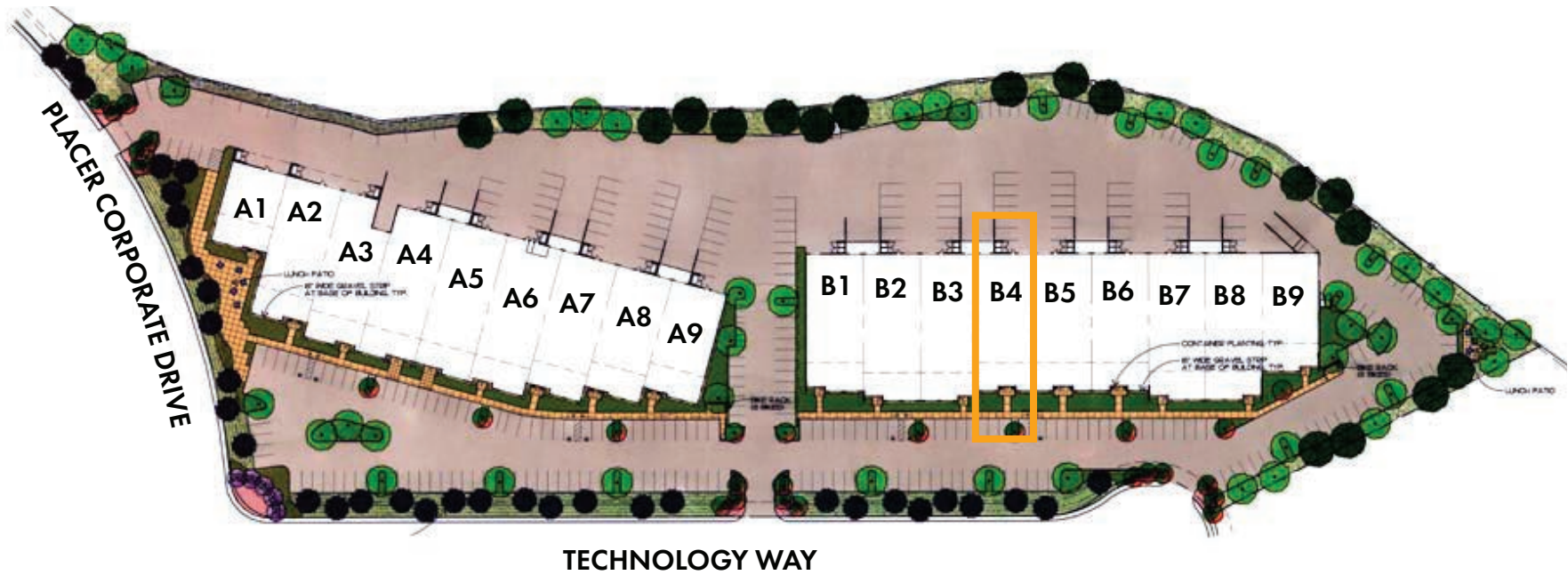
FIRST FLOOR



SECOND FLOOR



SITE PLAN



THE CITY OF ROCKLIN

The City of Rocklin boasts a tight-knit community, vibrant shopping and dining options, and world-class recreation.

Rocklin was first recognized as a destination along the transcontinental railroad in 1864, about the same time granite mining began. Our proximity to both Lake Tahoe and the Bay Area positions the City of Rocklin as the premiere location for everything Northern California has to offer. Rocklin is home to two well-regarded and growing institutions of higher learning, Sierra College and William Jessup University, and is proudly ranked in the top 3 of school districts in the Sacramento region.



48,693

Workforce Population (16yrs old +)
3-Mile



22 MINUTES

Average Drive Time to Work
3-Mile



\$172,136

Average Household Income
3-Mile



2,817

Businesses in the Area
3-Mile



23.8%

Approx. Work from Home
3-Mile

SBA PURCHASE SCENARIO

Building Purchase Price	\$1,900,000
50% Five Star Bank	\$950,000
40% SBA 504 Loan	\$760,000
10% Down Payment From Buyer	\$190,000

LOAN STRUCTURE EXAMPLE

	Loan	Rate	Term	Amortization	Payment
Five Star Bank	\$950,000	6.25%	10 Year	25 Year	\$6,267
SBA 504	\$760,000	5.76%	25 Year	25 Year	\$4,786
*Total Financing Assumptions	\$1,710,000	6.03% (Blended)	-	-	\$11,053

*SBA Rate as of September 2024

** Five Star Bank Rate as of September 2024, based on 5 Year UST.



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