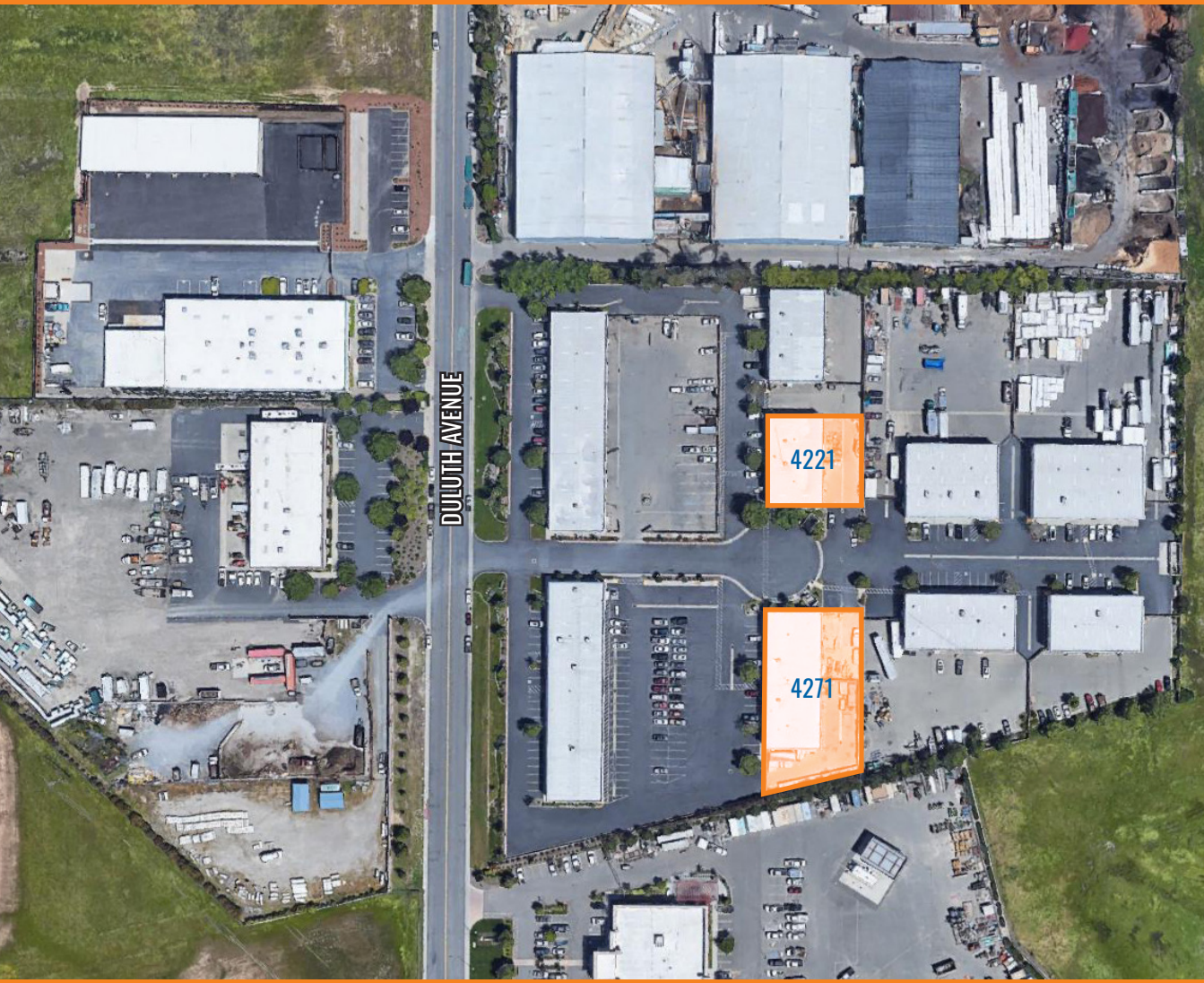


4221-4271 Duluth Ave, Rocklin

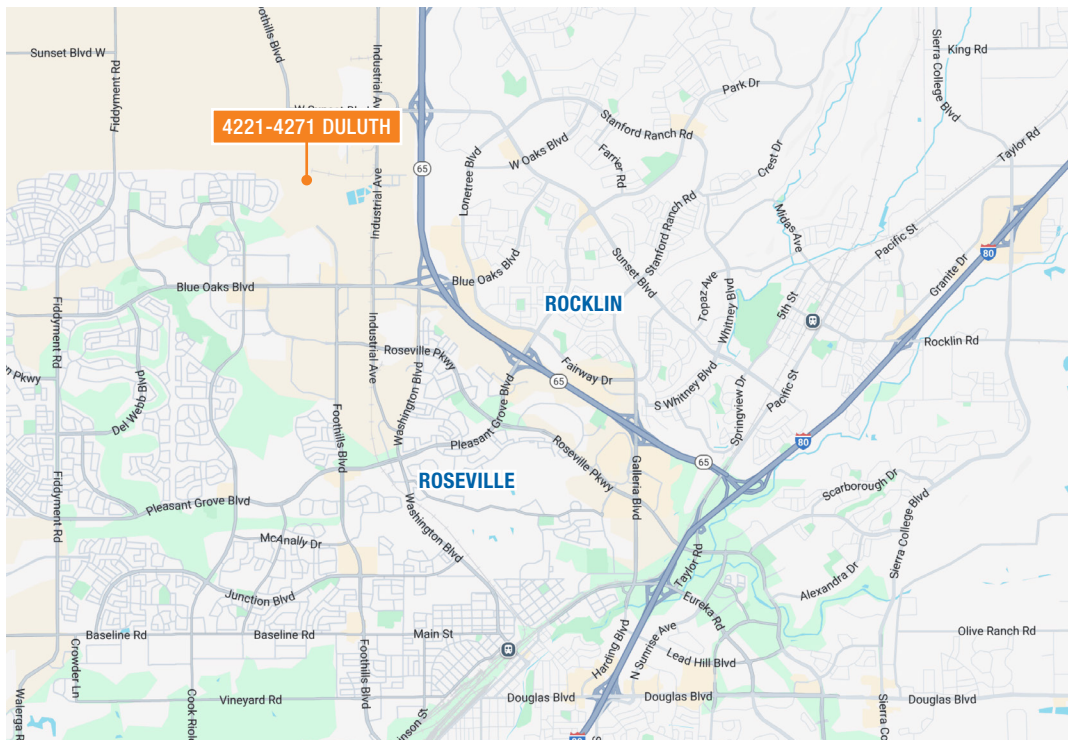
FOR LEASE | STAND-ALONE INDUSTRIAL BUILDINGS WITH YARD



RICK PHILLIPS
Managing Director
CA DRE #01061757
(916) 789-3349
rphillips@gallellire.com



GALLELLI REAL ESTATE
(916) 784-2700
www.GallelliRE.com



4221 & 4271 Duluth Avenue are located within the Lund Industrial Park in Rocklin, CA. The location is minutes from Highway 65 via W. Sunset Boulevard, a main thoroughfare through the town of Rocklin.

4221 DULUTH AVE LEASE RATE: \$1.20/SF/Month; NNN

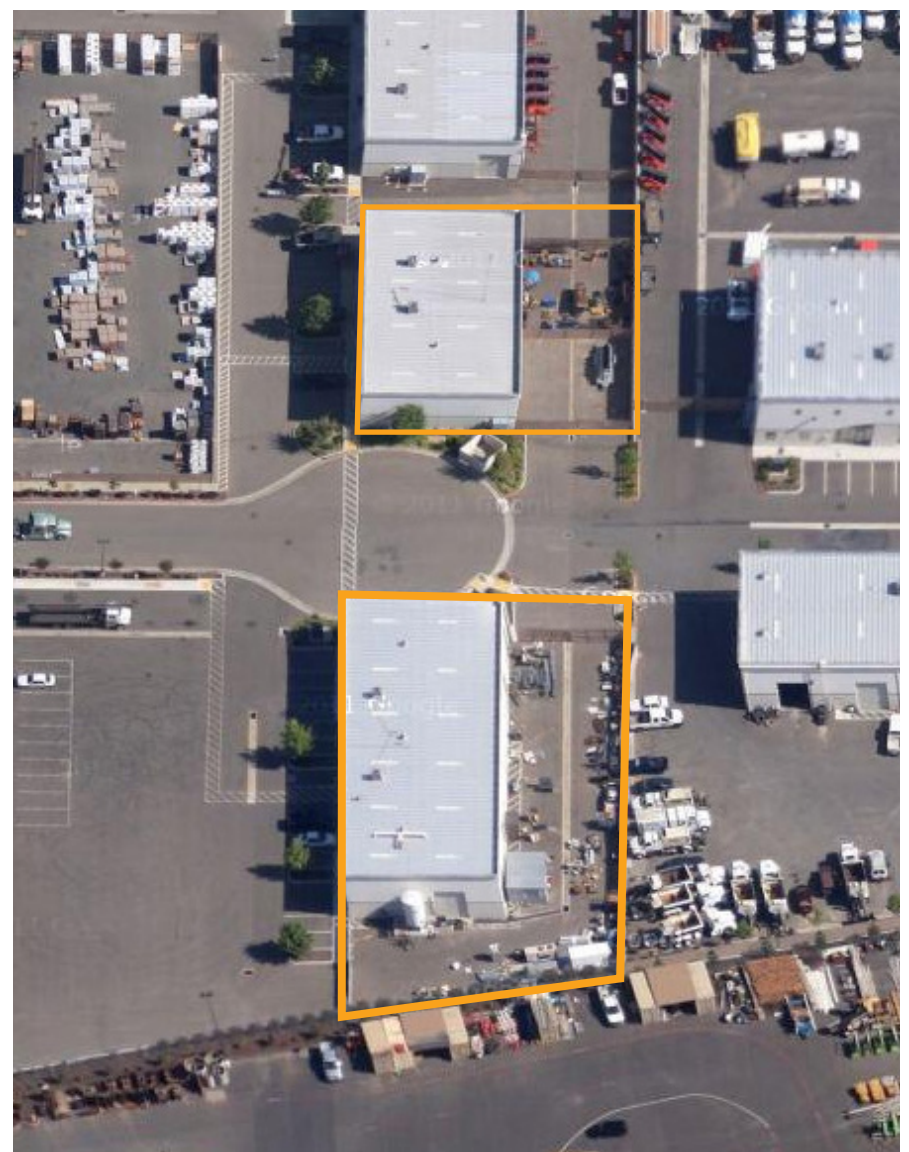
- 5: 12' x 14' Overhead Doors
- Sprinklered
- 16'-18' Clear Height
- Two (2) 200 Amp 120/208 Volt, 3 Phase Service
- Clear Span Construction

 ±6,000 SF <i>Total Area</i>	 ±1,200 SF <i>Office Area</i>	 ±4,600 SF <i>Fenced Yard Area</i>
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4271 DULUTH AVE LEASE RATE: \$1.20/SF; NNN

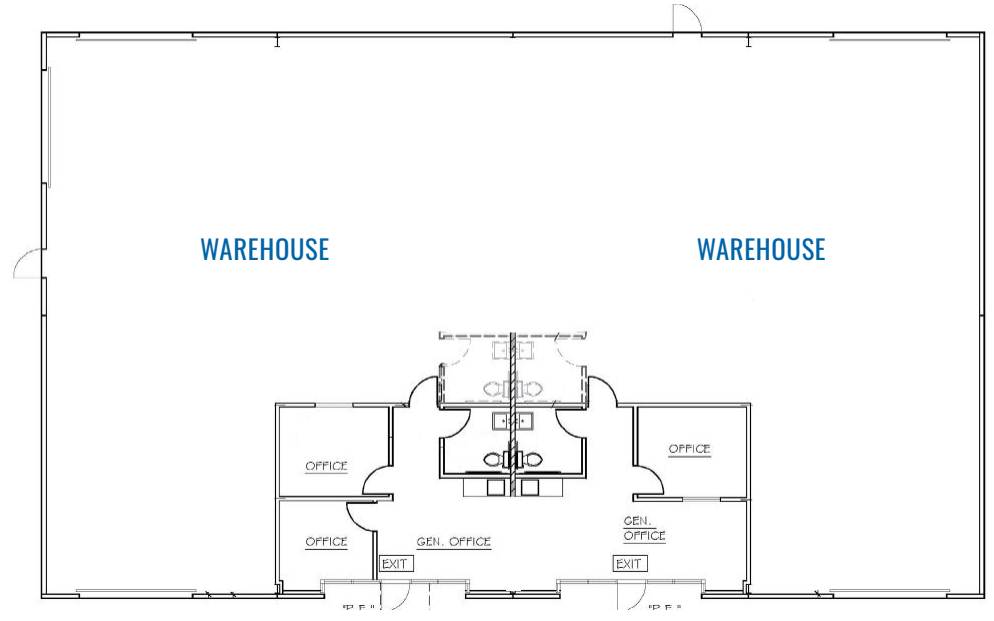
- 7: 12 x 14 Overhead Doors
- Sprinklered
- 16'-18' Clear Height
- 400 Amp, 120/208 Volt, 3 Phase Service
- Clearspan Construction

 ±9,000 SF <i>Total Area</i>	 ±1,350 SF <i>Office Area</i>	 ±9,700 SF <i>Fenced Yard Area</i>
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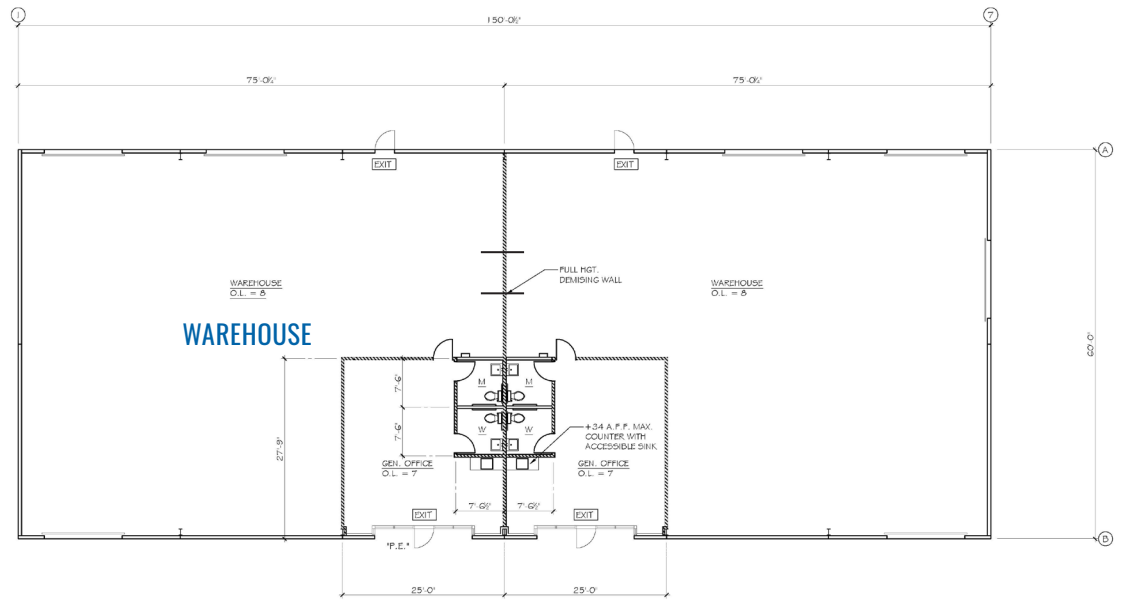


FLOOR PLANS

4221 DULUTH



4271 DULUTH



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

FOR MORE INFORMATION PLEASE CONTACT

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