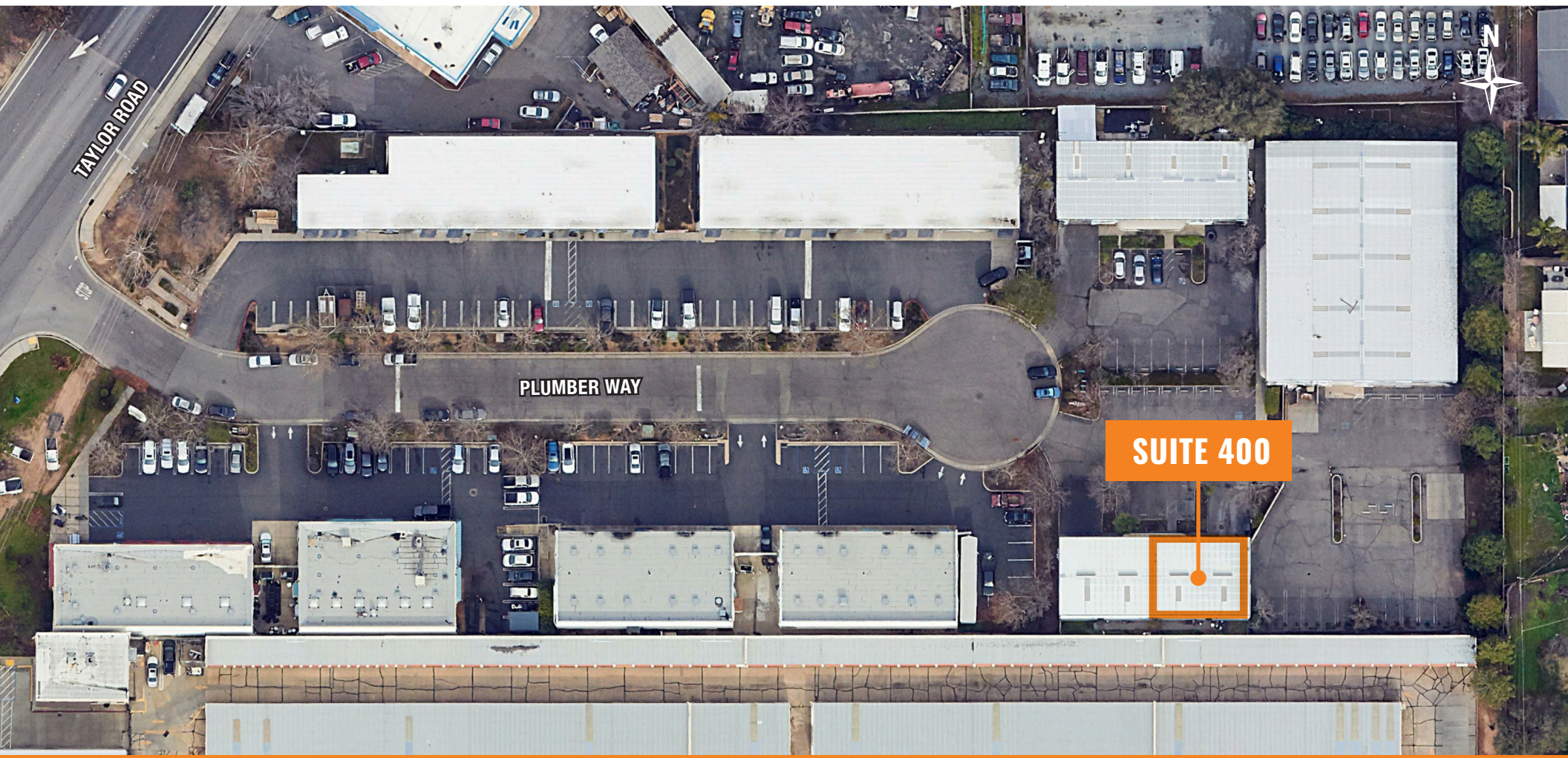


INDUSTRIAL WAREHOUSE

1400 Plumber Way Suite 400, Roseville, CA

FOR LEASE | ±2,000 SF



RICK PHILLIPS
Managing Director
CA DRE #01061757
(916) 813-1800
rphillips@gallrellire.com



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

1400 PLUMBER WAY SUITE 400, ROSEVILLE, CA

FOR LEASE



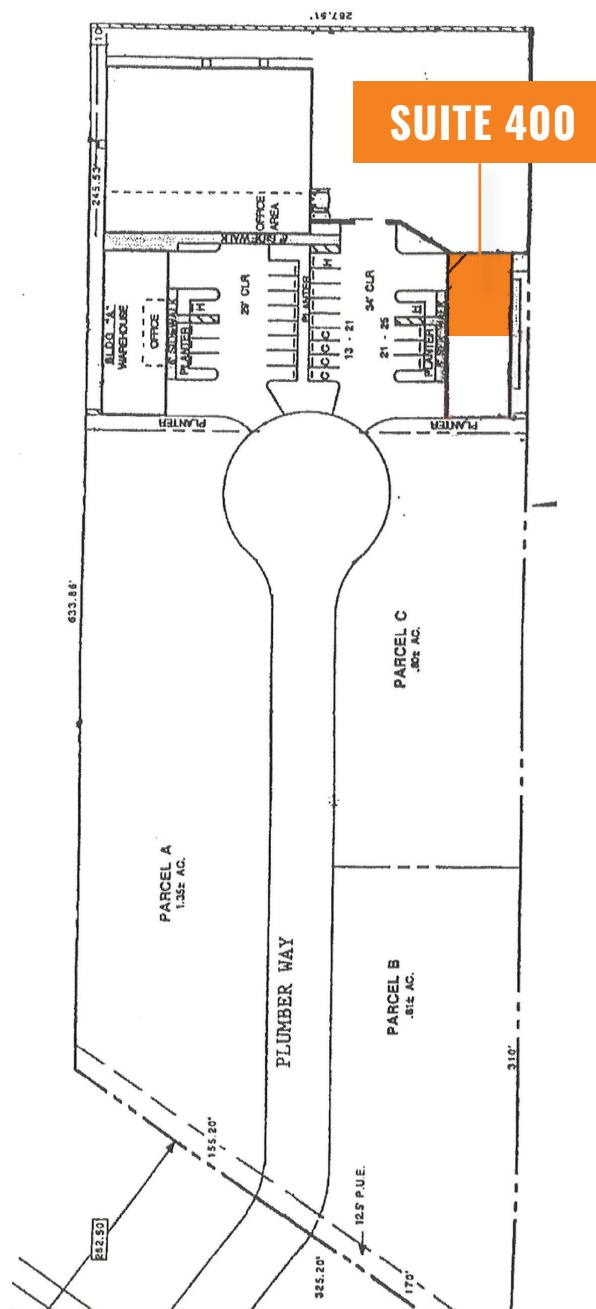
Property Features

- ±2,000 SF Total Warehouse
- (1) 12x14 Overhead door
- (1) Restroom
- 100 AMP 3-Phase Power
- Immediate Freeway access
- Zoned MP/SA - Industrial Users

LEASE RATE:
\$2,800/MONTH; GROSS



SITE PLAN



2025 Demographics

Demographics	1-Mile	3-Mile	5-Mile
Population	12,026	104,061	240,433
Households	4,936	40,337	89,045
Average Household Income	\$125,681	\$149,130	\$158,049
Median Age	38	40	40
Employees	6,873	63,674	103,038
Daytime Population	15,255	126,660	250,735
White Collar Workers	70.12%	74.70%	72.94%
Blue Collar Workers	29.88%	25.30%	27.06%

FOR MORE INFORMATION PLEASE CONTACT

RICK PHILLIPS

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

GALLELLI REAL ESTATE

3005 Douglas Boulevard, Suite 200
Roseville, CA 95661
916-784-2700
GallelliRE.com



Gary B. Gallelli, Broker
CA DRE #00811881