

PACIFIC TECH PARK

FOR SALE OR LEASE | ROCKLIN, CA

6141 PACIFIC STREET

Flex - $\pm 5,775$ SF (Finishing May, 2023)

6151 PACIFIC STREET

Retail/Med/Flex - $\pm 8,947$ SF (Under Construction)



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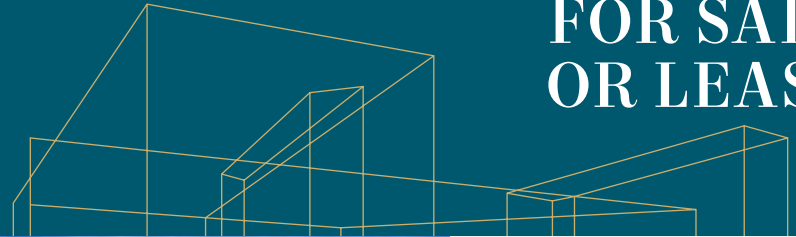
km Kidder
Mathews



Pacific Tech Park

6141 & 6151 PACIFIC ST | ROCKLIN, CA

FOR SALE OR LEASE



6141 Pacific St

FLEX - ±5,775 SF
(FINISHING AUGUST, 2023)

6151 Pacific St

RETAIL/MED/FLEX - ±8,947 SF
(UNDER CONSTRUCTION)

JON WALKER

SVP, Shareholder

916.751.3631

jon.walker@kidder.com

LIC N° 01204666

**Kidder
Mathews**

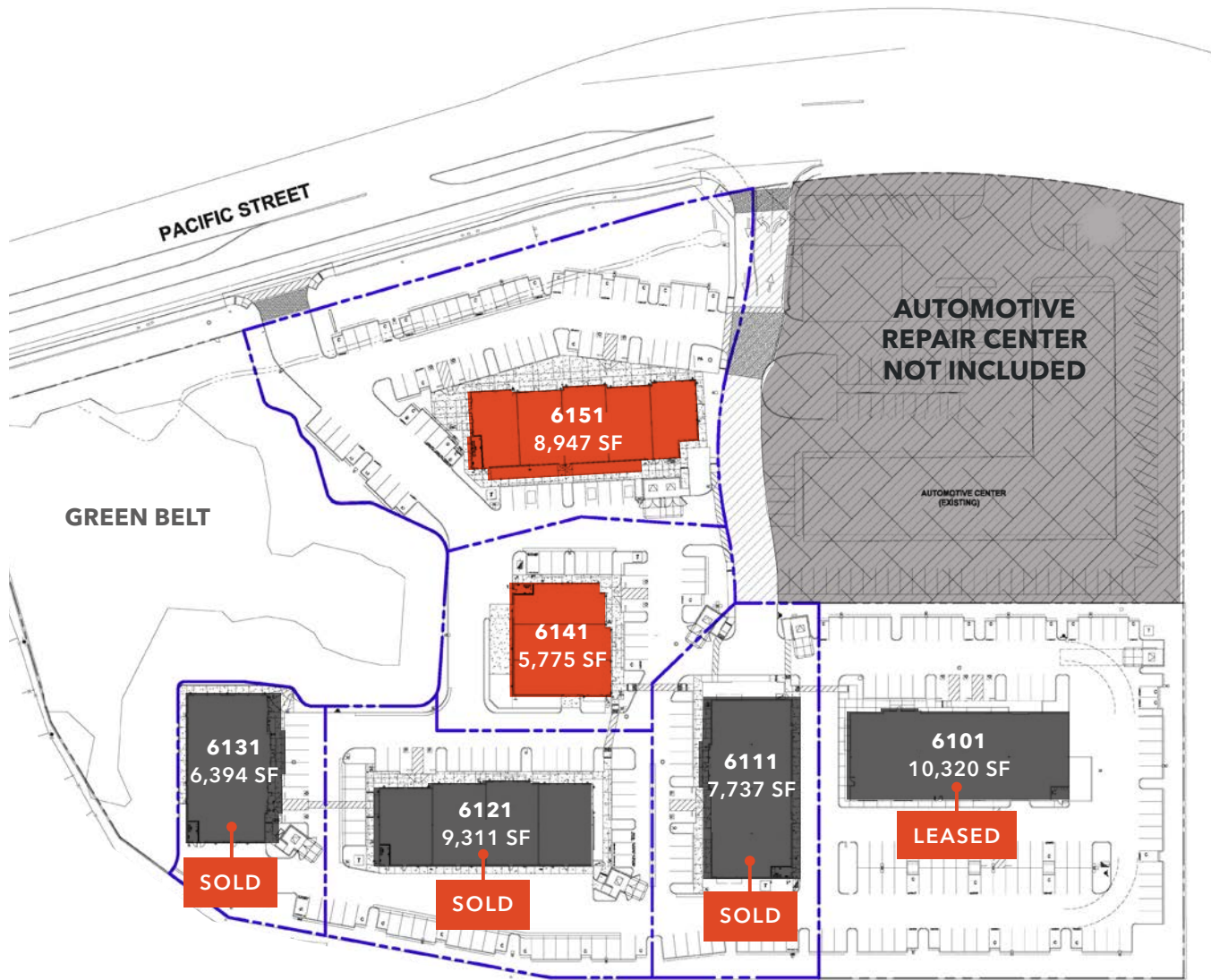
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FOR SALE / LEASE

Pacific Tech Park

ROCKLIN, CA



SITE PLAN & FEATURES

Lease Rate	\$2.25/SF NNN
Purchase Price	\$1,995,000
Clear Height	15'
Power	208/120V, 800 amp 3 phase/ suite
Parking Ratio (Bldg 6151)	8/1,000 SF
Parking Ratio (Bldg 6141)	3.2/1,000 SF
Zoned PD-C	Light Industrial
CAM	\$0.70/SF per month
Common Area dock offload at 6141 Bldg	

SHELL INCLUDES:

- R60** Roof Insulation
- R40** Walls & Rollup Door Insulation
- FULLY** conditioned warehouse
- SOLITUDE** Skylights
- RESTROOMS**
- 1,000 SF** of Office

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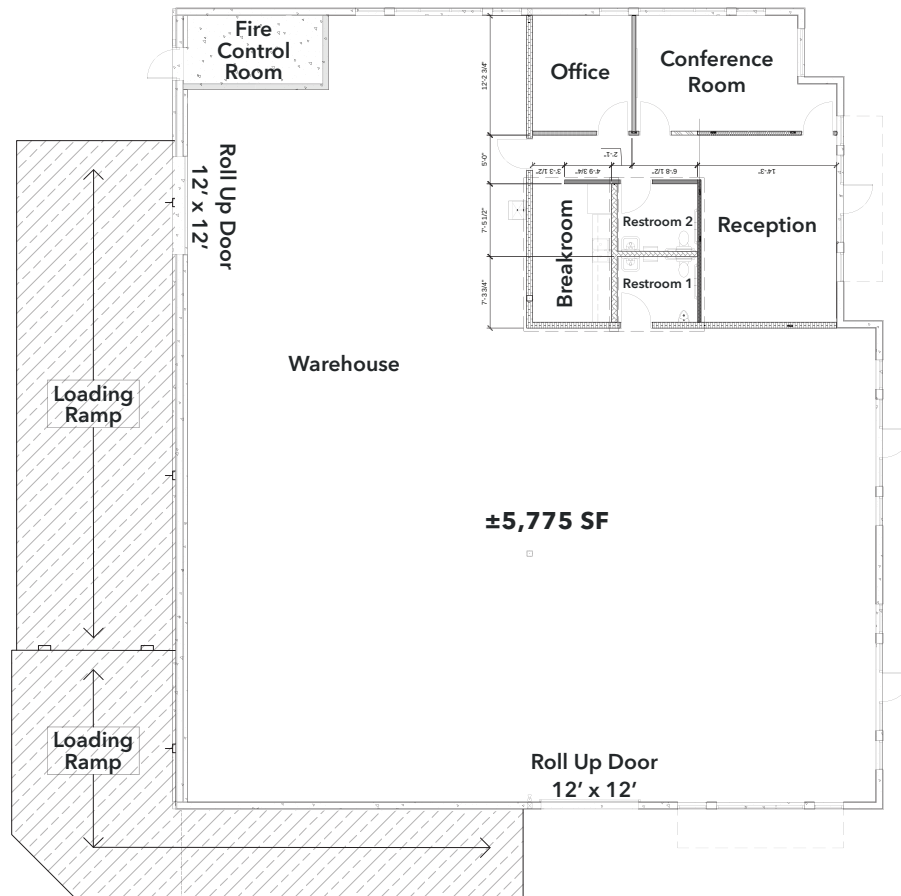


FOR SALE / LEASE

Pacific Tech Park

ROCKLIN, CA

6141 Pacific Street - Spec Suite



DIVISIBLE TO ±1,877 SF

LEASE

TYPE: Triple Net

RATE: \$2.25/SF

SALE

PRICE: \$1,995,000

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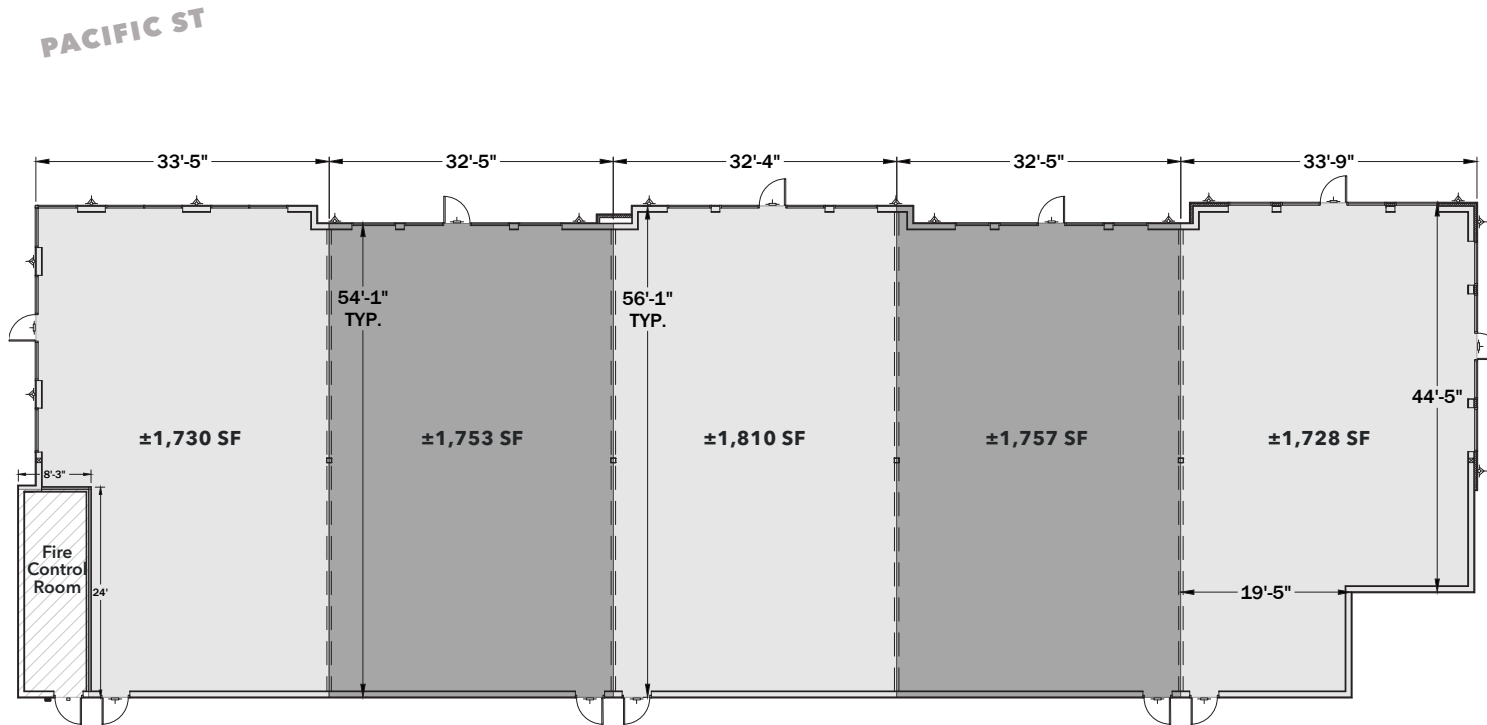
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FOR SALE / LEASE

Pacific Tech Park

ROCKLIN, CA

6151 Pacific Street - Optional Demising Plans



LEASE

TYPE: Triple Net

RATE: \$2.25/SF

PROPOSED BUILDOUT: Fully conditioned, 10% office, two restrooms

SALE

PRICE: \$1,995,000

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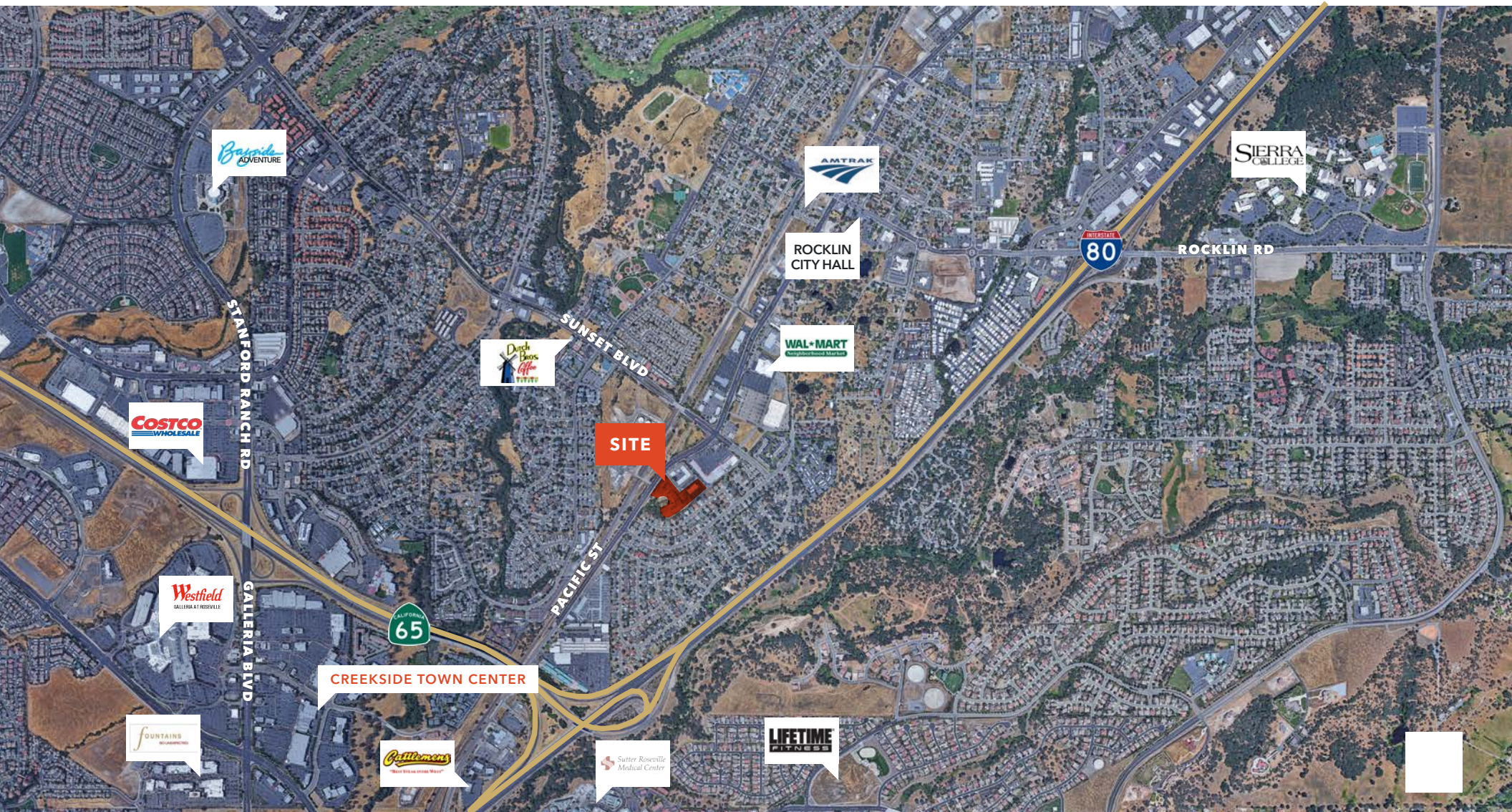
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