

ROSEVILLE, CALIFORNIA 95678

FOR LEASE OR SALE
±3,014 SF

8417 Washington Blvd
Suite 140

CBRE



Property Overview

VERSATILE DRIVE-THRU WAREHOUSE CONDO WITH PRIME ACCESS — AVAILABLE FOR LEASE OR SALE

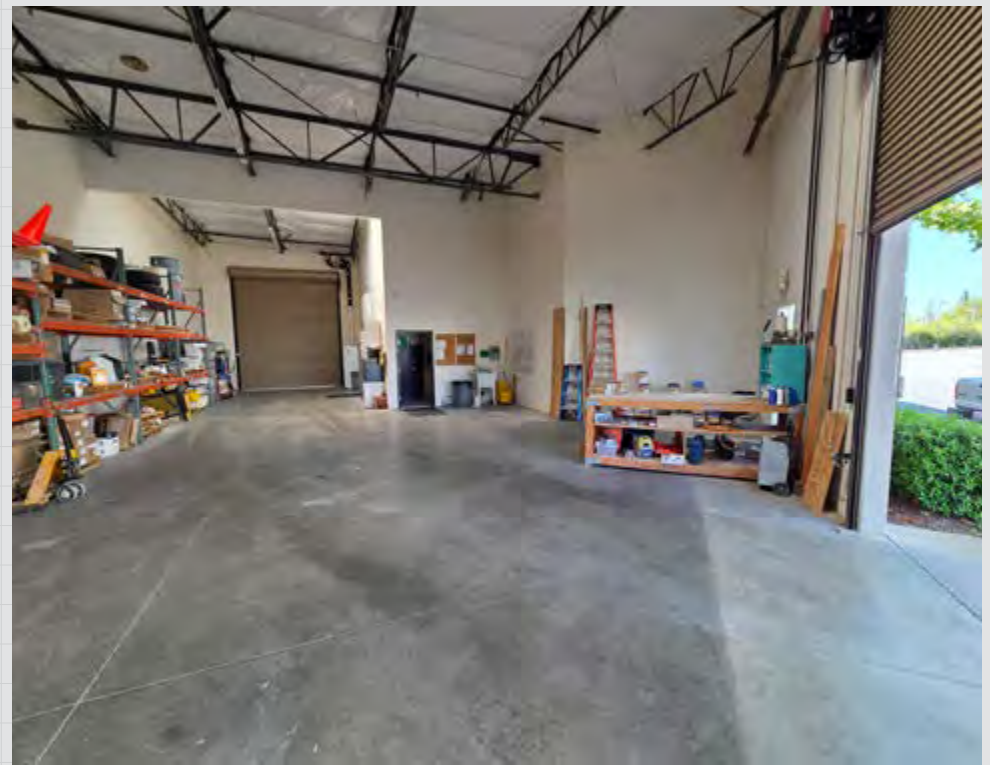
Located at 8417 Washington Blvd, Suite 140; this well-maintained warehouse condo, built in 2009, offers a rare blend of functionality and accessibility. The property features reinforced concrete construction, a $\pm 16'-9"$ to $\pm 18'-10"$ clear height, and a highly desirable drive-thru warehouse configuration ideal for efficient operations. With easy access from both Industrial Avenue and Washington Blvd, this property is perfectly positioned for logistics, distribution, or owner-user occupancy, presenting a compelling opportunity for businesses seeking quality construction and strategic positioning.



Property Details

- **Suite 140** | ±3,014 SF warehouse condo available now for lease or sale
- Competitive Lease Rate: **\$1.30 PSF NNN**
NNNs ±\$0.58 PSF, including basic HVAC service
- Offered for Sale: **\$934,340 (\$310 PSF)** — an excellent owner-user opportunity
- Highly functional drive-thru warehouse design supporting efficient circulation and operations
- Stunning, high-end office buildout offering a polished and professional work environment
- Zoned M-2, allowing for a wide range of industrial and commercial uses
- 16'-9" to 18"-10' clear height, maximizing storage and operational flexibility
- Parking ratio of 1.30 per 1,000 SF, providing convenient on-site parking for staff and visitors

A RARE OPPORTUNITY TO SECURE A MODERN, WELL-APPOINTED WAREHOUSE CONDO WITH EXCEPTIONAL FUNCTIONALITY AND FLEXIBILITY.



Floor Plan

Suite 140

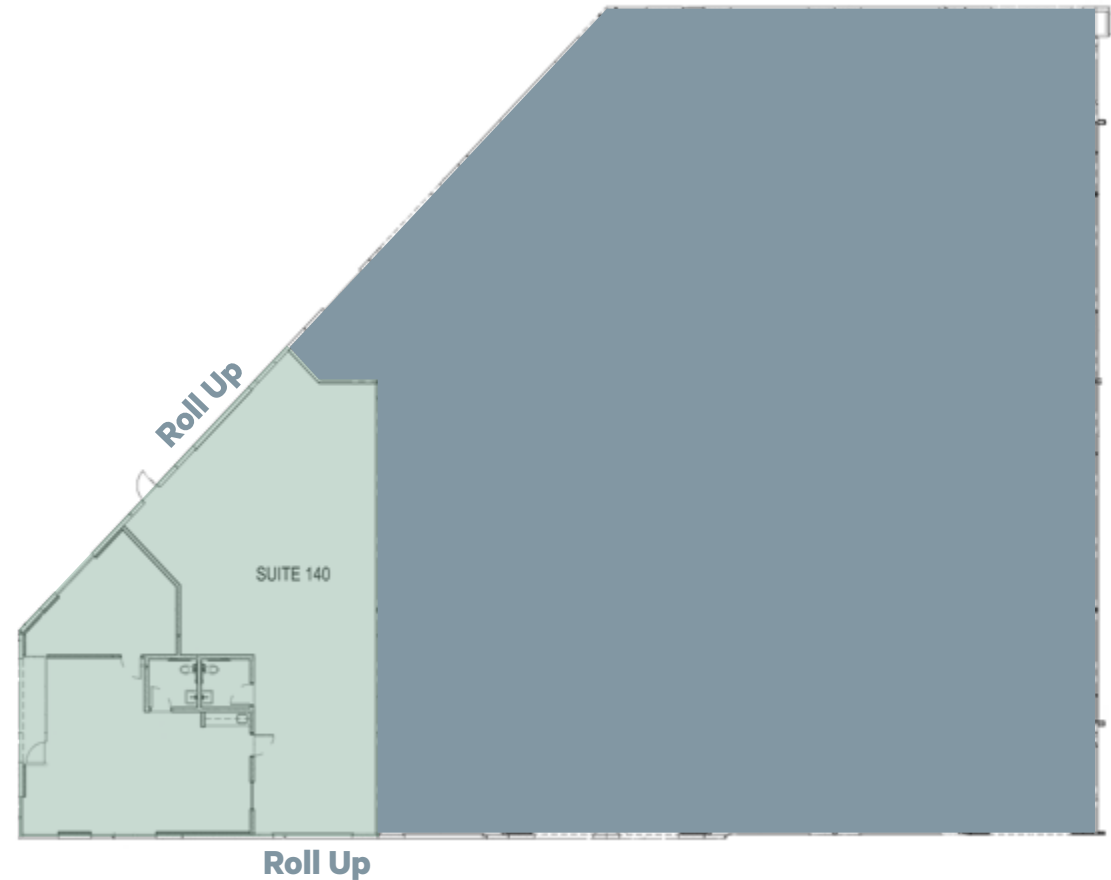
±3,014 SF
Available Now

Double Restrooms
Executive Suite
Kitchenette

Sale Price: \$934,340.00
(\$310.00 PSF)

Lease Rate: \$1.30 PSF, NNN

NNN's ±\$0.58 PSF includes basic HVAC service



AVAILABLE



UNAVAILABLE

Aerial View



Washington Boulevard


8417 Washington Blvd

Industrial Avenue



Area Overview

Roseville is one of Northern California's most dynamic and business-friendly markets, offering an exceptional environment for industrial and commercial users. Strategically located in **Placer County**, just northeast of Sacramento, Roseville provides seamless regional accessibility via **Interstate 80, Highway 65**, and nearby **Highway 99**, placing the greater Sacramento Valley and Bay Area within convenient reach.

The city is widely recognized for its **strong economic growth, affluent demographics, and pro-business climate**, making it a preferred destination for owner-users and investors alike. Roseville boasts a diverse economic base supported by logistics, advanced manufacturing, professional services, healthcare, and retail, and continues to attract companies seeking modern facilities within a stable, well-managed municipality.

Businesses benefit from **excellent infrastructure, a highly skilled workforce, and competitive operating costs** compared to larger coastal markets. The area surrounding **Industrial Avenue and Washington Boulevard** is a proven industrial corridor, offering efficient truck access, proximity to major distribution routes, and close adjacency to retail, services, and amenities—all contributing to strong demand and long-term fundamentals for industrial condo ownership and lease opportunities.



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