



**CUSHMAN &
WAKEFIELD**

FOR SALE

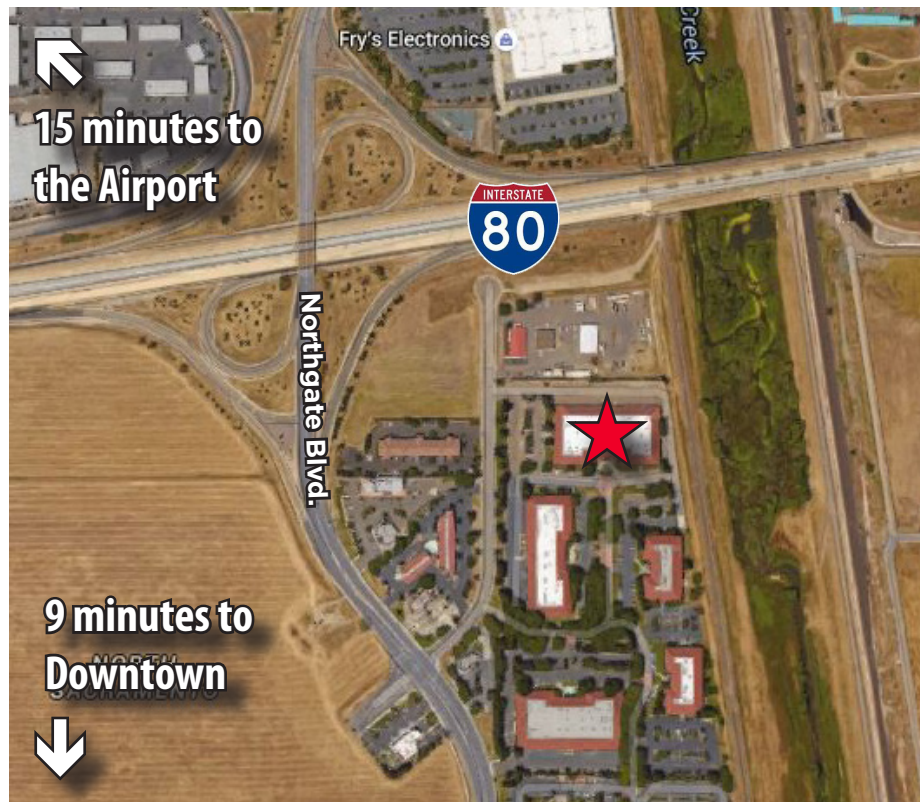
3870 ROSIN COURT

Sacramento, CA



PROPERTY DETAILS

- ±66,919 RSF
- Immediate access to I-80 & I-5
- Easily accessible to Downtown Sacramento and Sacramento International Airport
- Nearby eateries include IHOP, Carl's Jr., Taco Bell, Subway and Wendy's
- Flexible floor plate with ability to have vaulted ceilings and exposed ducting



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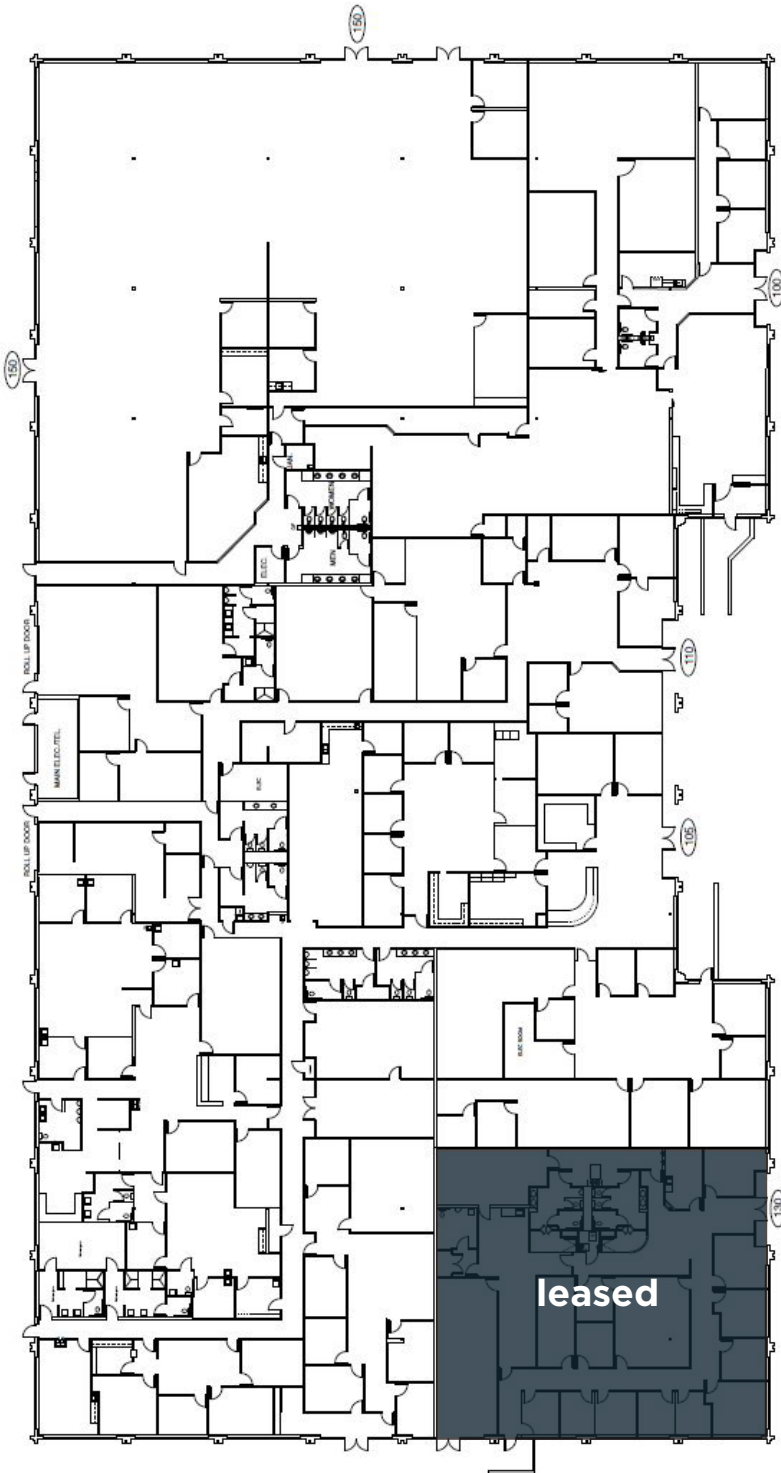


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- ±7,200 RSF leased to 2/28/22
- Spaces divisible to ±1,781 RSF
- Up to ±60,000 contiguous SF available
- Income: \$90,716 annually
- Expenses: \$205,226 annually



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