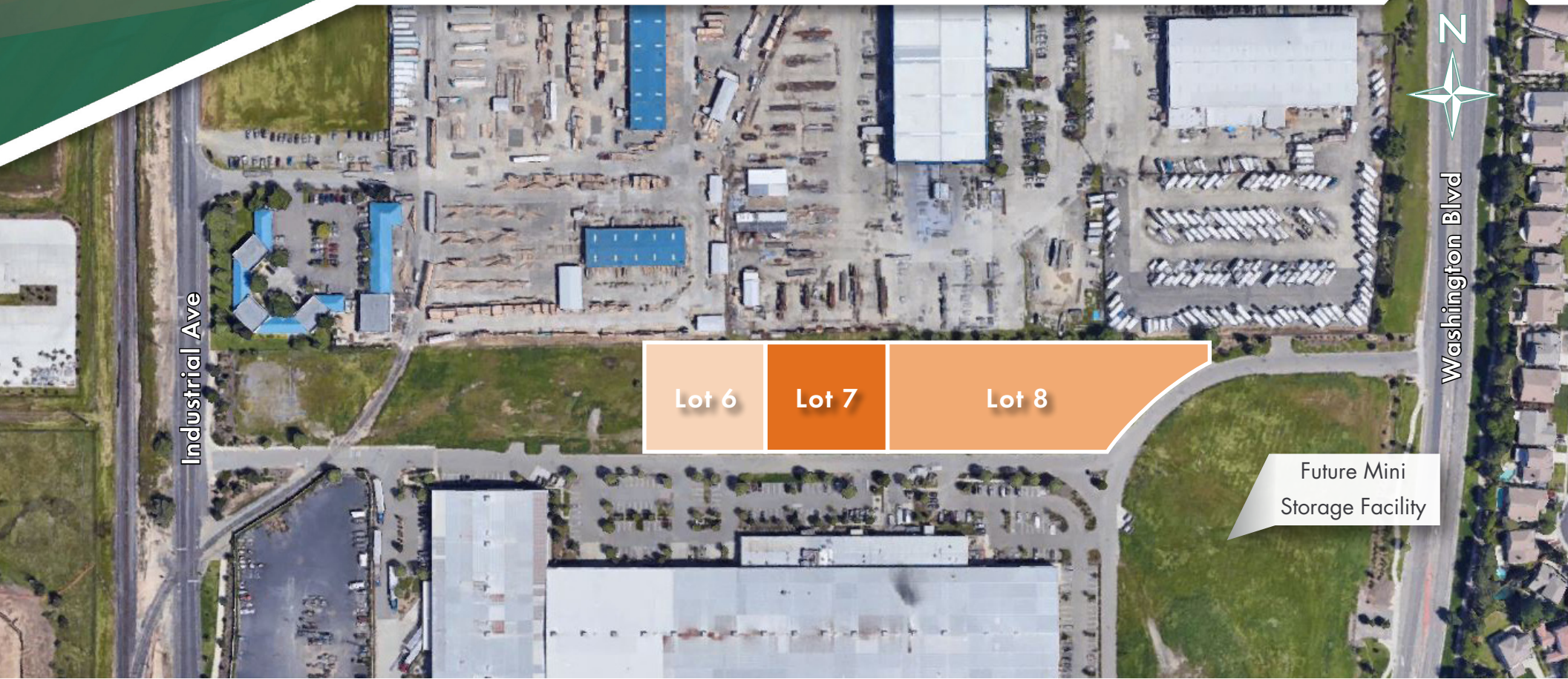


3 INDUSTRIAL LOTS FOR SALE | SOUTH PLACER

8457-8469 Washington Blvd, Roseville, CA 95678



Lot 6	±0.89 Acres	APN: 360-070-006	\$331,270
Lot 7	±0.89 Acres	APN: 360-070-007	\$330,752
Lot 8	±2.06 Acres	APN: 360-070-008	\$777,546

- Located Within Washington Crossing Industrial Complex
- Utilities Stubbed to Each Parcel
- Industrial Zoned
- Design Review Approvals for Small Buildings with Yard
- Easy Access/Location via Blue Oaks & Hwy 65
- \$8.50/SF + Bonds

Rick Phillips, CCIM

Dir: 916.677.8139

Cell: 916.813.1800

rphillips@tricommercial.com

CalDRE #01061757

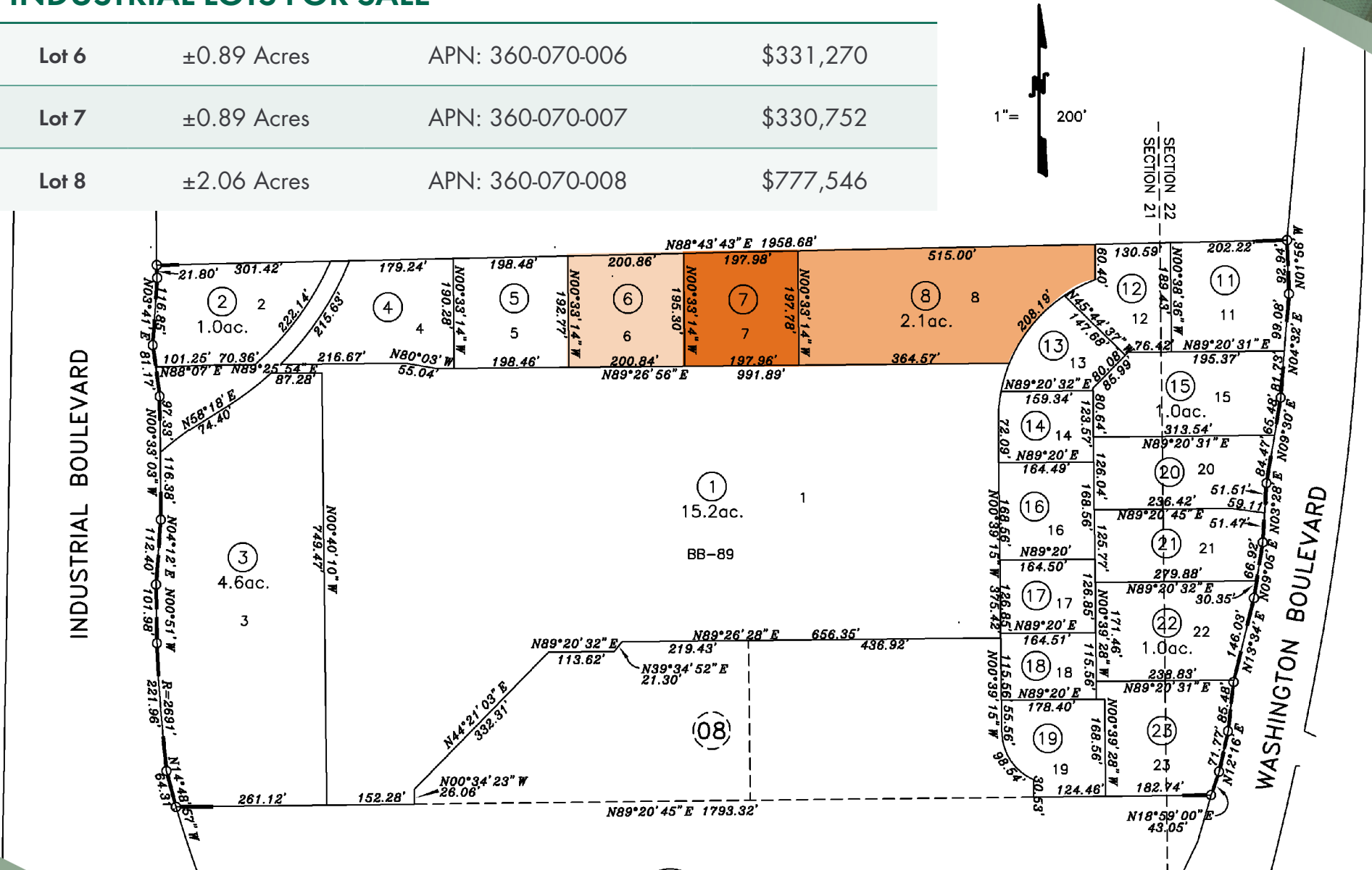
TRI Commercial Real Estate Services 532 Gibson Drive, Suite 200, Roseville, CA 95678

FOR SALE - WASHINGTON CROSSING 3 INDUSTRIAL LOTS

8457-8469 WASHINGTON BLVD
Roseville, CA 95678

INDUSTRIAL LOTS FOR SALE

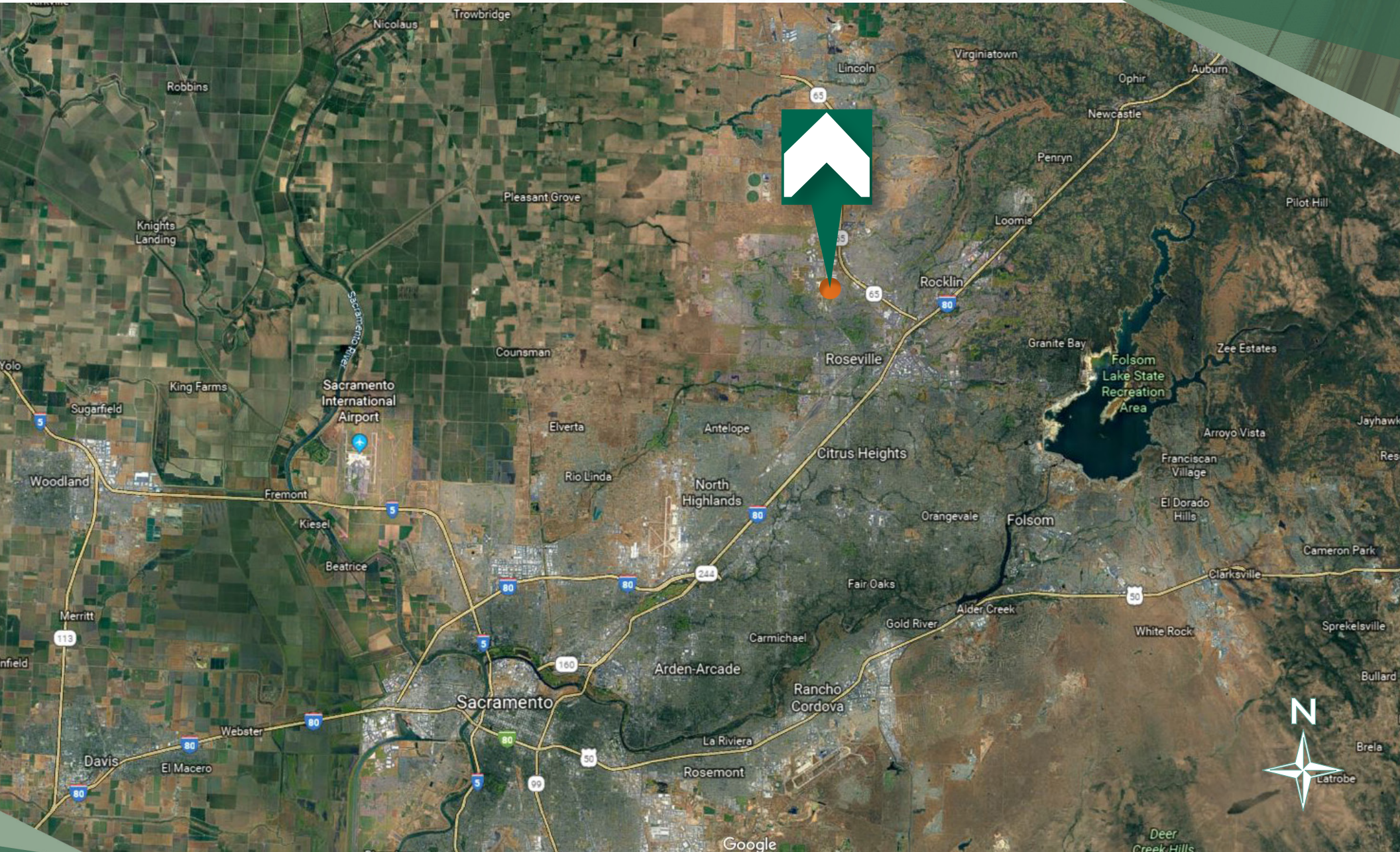
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