

FOR LEASE

PERMIT-READY SPEC TO SUIT SITE ±206,833 SF DISTRIBUTION WAREHOUSE

751 Roseville Parkway | Roseville, CA 95678



PLEASE CONTACT:

Todd Sanfilippo, SIOR

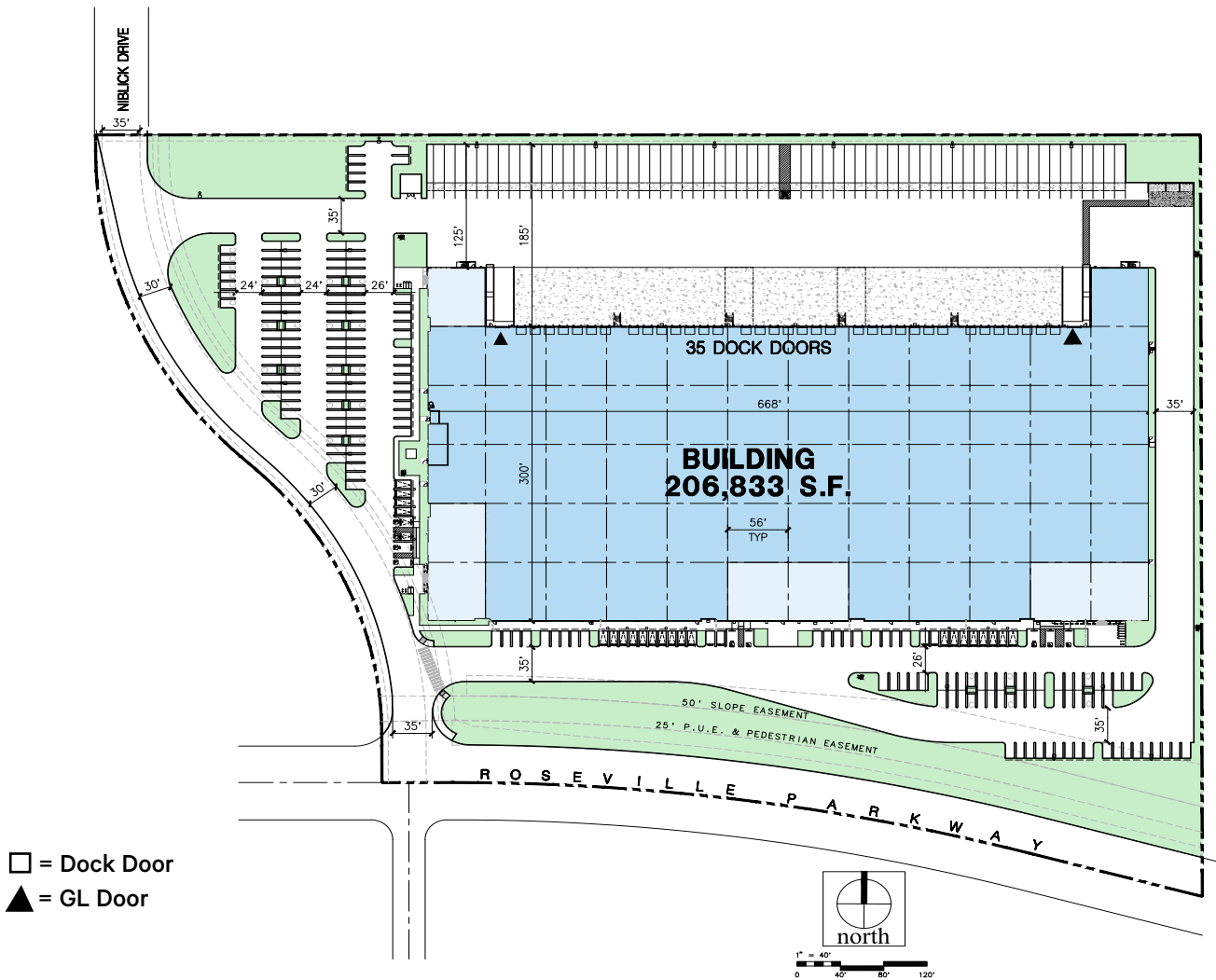
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Mike Lyons

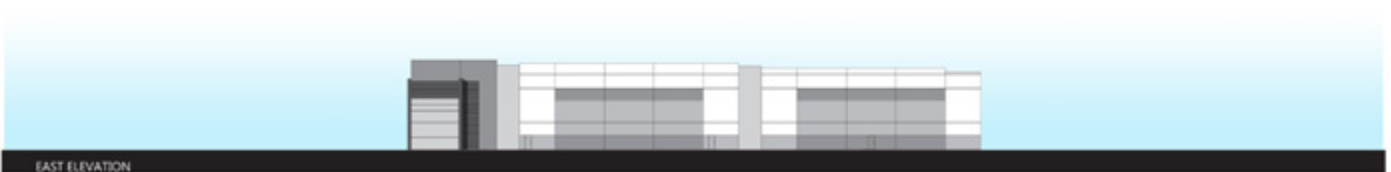
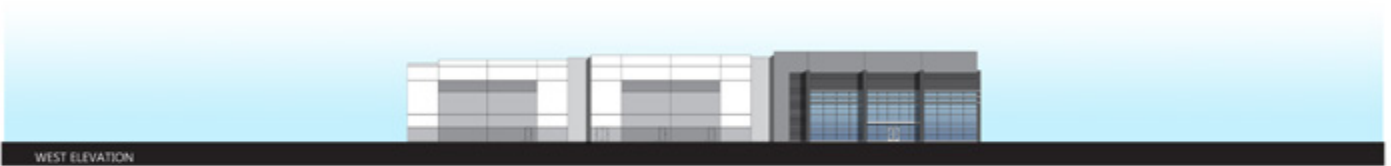
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BUILDING FEATURES

- 13.4 acres of land
- 35 dock loading positions
- 2 ground level doors
- 63 trailer parking stalls
- 233 passenger vehicle parking stalls
- ±36' min. clear height
- Column spacing ±56'X60'
- ±3,000 amps of 480 volt power
- Zoning M-1 Light Industrial
- ESFR sprinkler system
- Placer County APN 017-232-007
- Water: 24" main in Foothills Blvd.
- Sewer: 16" main in Foothills Blvd. and 8" in Niblick Dr.
- Storm: 18" main in Foothills Blvd. and 30" in Niblick Dr.
- Gas: PG&E
- Telephone: Surewest
- Electricity: Roseville Electric
- Bonds: No Mello Roos



ELEVATIONS



751 ROSEVILLE PARKWAY

ROSEVILLE, CALIFORNIA



Job No. 20524.00

ALTERNATIVE CONCEPTUAL COLORED ELEVATIONS

06.01.2021

ROSEVILLE PARKWAY EXTENSION PROJECT - per the City of Roseville

The Roseville Parkway Extension Project includes construction of a:

- Four lane roadway between Washington and Foothills Blvds. (2 lanes in each direction);
- Bridge over Industrial Avenue and Union Pacific railroad tracks;
- Landscaping;
- Sidewalk;
- Class II bike lanes; and
- Multi-use path.



TIMELINE

2023-2024: Construction Phase

2024: Open to the public

Timelines are approximate and subject to change

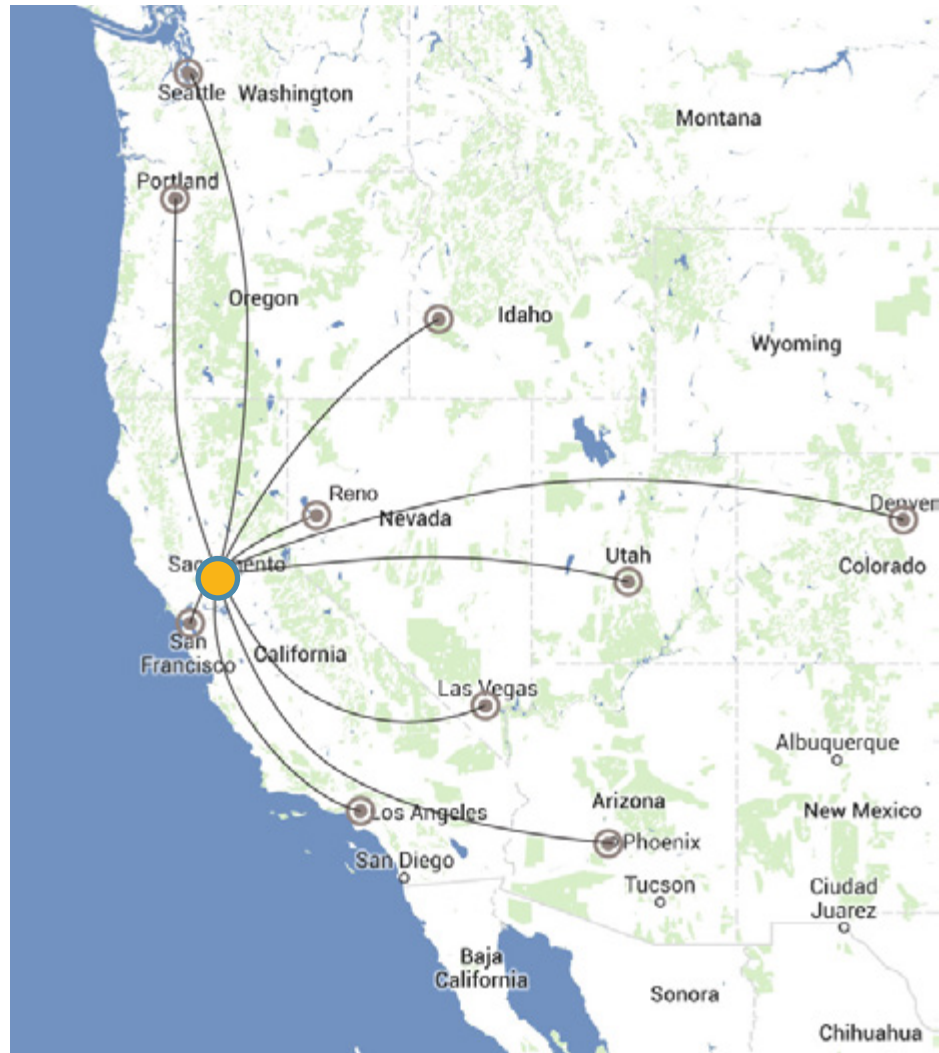
DRIVE TIME MAP

Local & Regional Approximate Drive Times and Mileage

	Drive Times	Mileage
Stockton	1 hr 13 min	71.0 miles
Oakland	1 hr 46 min	101 miles
San Francisco	1 hr 56 min	107 miles
San Jose	2 hr 19 min	139 miles
Fresno	3 hr 7 min	189 miles
Los Angeles	6 hr 4 min	408 miles
Reno	1 hr 54 min	117 miles

Western U.S. Approximately Drive Times

	Drive Times	Mileage
Denver, CO	17 hr 2 min	1,152 miles
Phoenix, AZ	11 hr 28 min	779 miles
Seattle, WA	11 hr 38 min	744 miles
Salt Lake City, UT	8 hr 59 min	635 miles
Las Vegas, NV	8 hr 50 min	581 miles
Portland, OR	9 hr 4 min	572 miles
Boise, ID	8 hr 6 min	537 miles



NEIGHBORING COMPANIES



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