

Industrial | For Lease

# ±107,759 SF Warehouse Space

8845 Washington Blvd., Suite 100 | Roseville, CA 95678



## Contact Us:

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**CBRE**



# Property Features

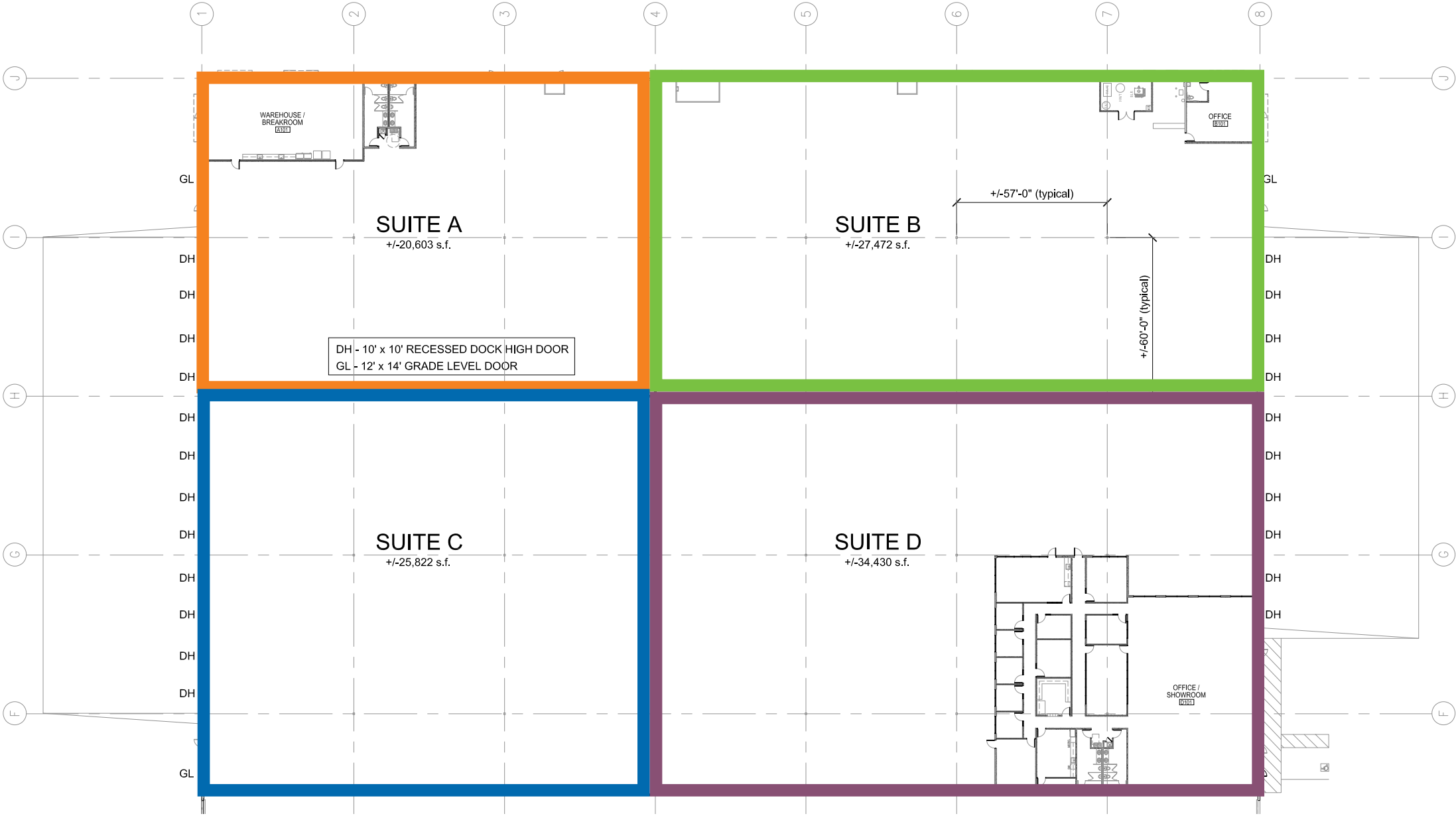
- Available:  $\pm 107,759$  SF
- Ability to Demise in increments from  $\pm 20,603$  SF
- Office/Showroom:  $\pm 10,957$  SF
- Warehouse:  $\pm 96,802$
- GL Doors: 3 ( $\pm 12' \times 14'$ )
- DH Doors: 22 ( $\pm 10' \times 10'$ )
- Clear Height:  $\pm 28'$
- Fire Sprinklers: ESFR
- Column Spacing:  $\pm 57' \times 60'$
- Dock Apron:  $\pm 60'$  concrete
- Roof Truss: Metal
- Power:  $\pm 1,200$  Amps, 480 Volt, 3PH 4 Wire
- Construction Type: Concrete Tilt
- Skylights: Yes



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

# Potential Demising Floor Plan

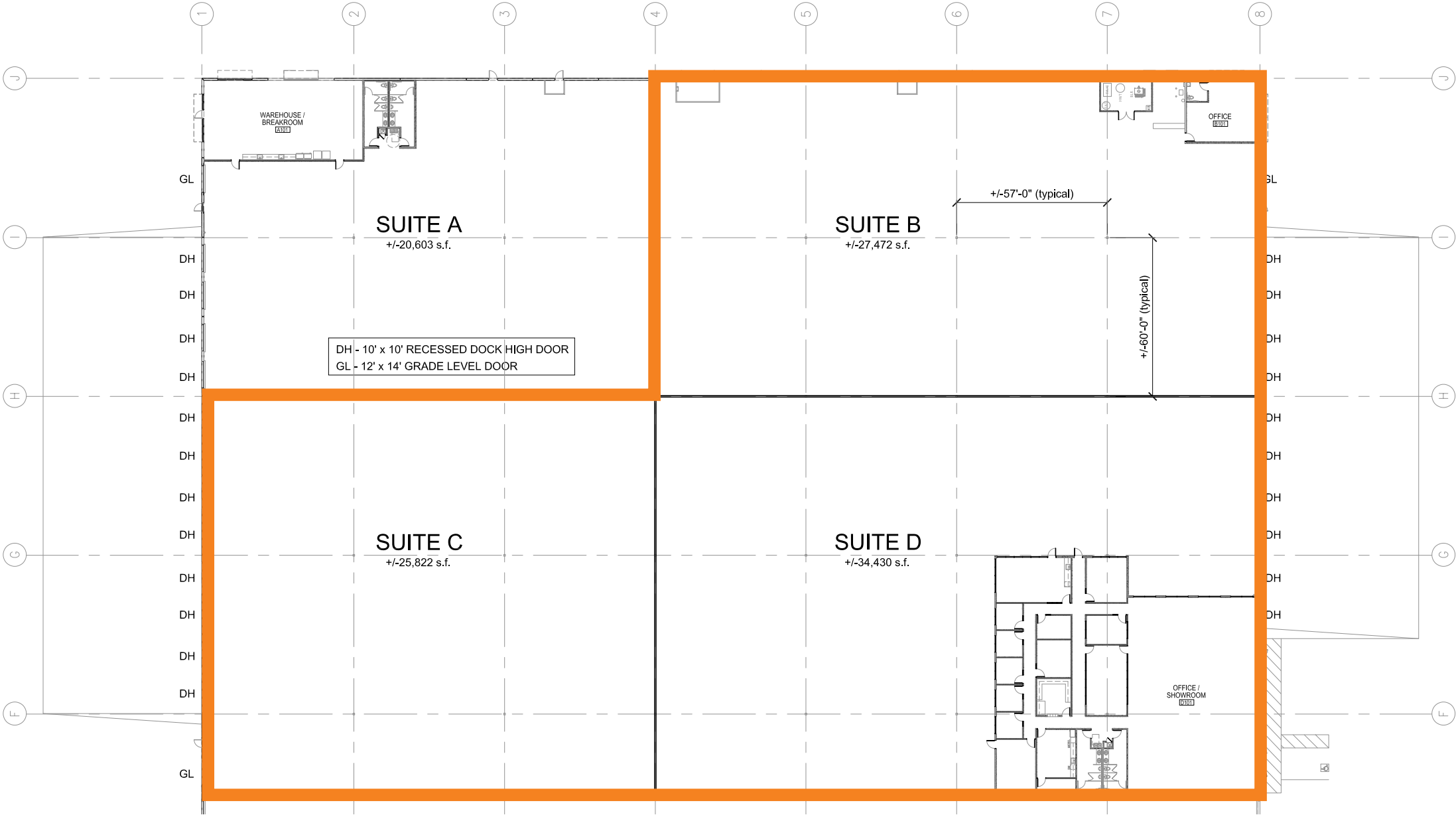
Suite #	Total SF	Doors	Office SF
A	±20,603	4 DH / 1 GL	±2,221
C	±25,822	8 DH / 1 GL	0
B	±27,472	4 DH / 1 GL	±623
D	±34,430	6 DH / 1 GL	±8,113



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# Potential Demising Floor Plan

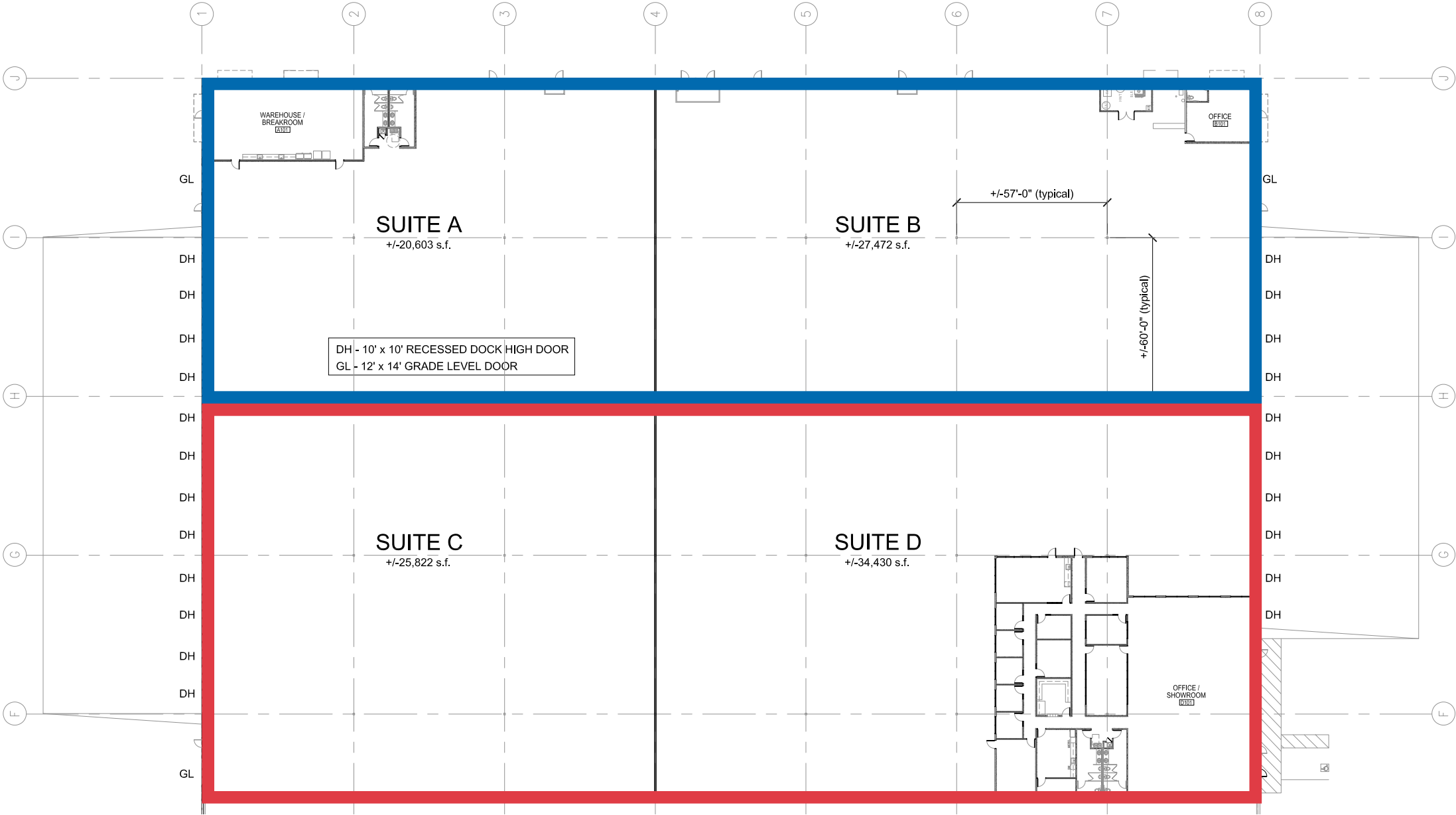
Suite #	Total SF	Doors	Office SF
B, C & D	±87,724	Cross Dock w/ 18 DH / 3 GL	±8,736



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# Potential Demising Floor Plan

Suite #	Total SF	Doors	Office SF
A & B	±48,075	Cross Dock w/ 8 DH / 2 GL	±2,844
C & D	±60,252	Cross Dock w/ 14 DH / 2 GL	±8,113



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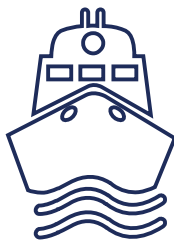
# Building Aerial

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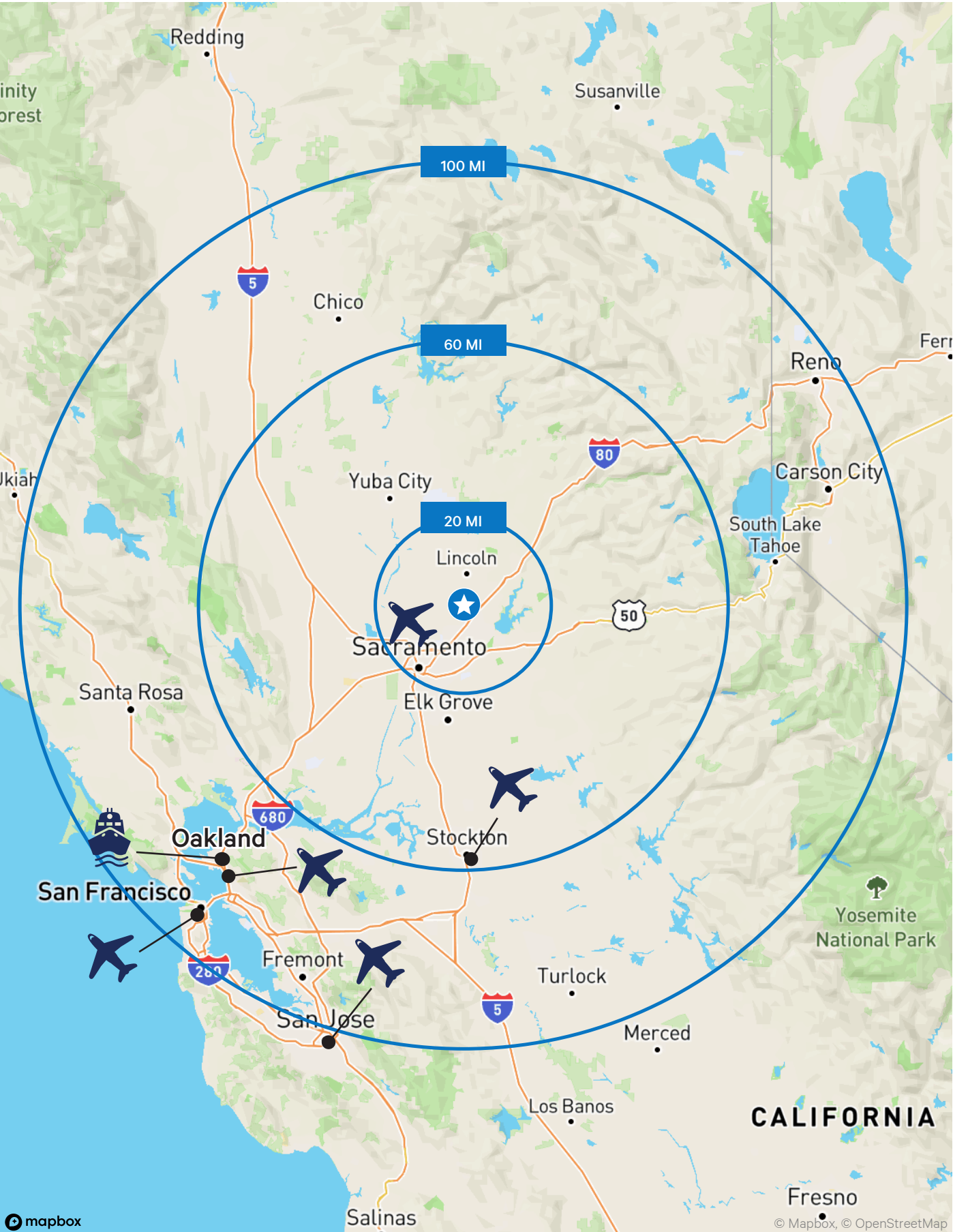
# Access Overview



CITY	MILES
DAVIS	38
SACRAMENTO	27
OAKLAND	109
SAN FRANCISCO	110
SAN JOSE	142
RENO	116
FRESNO	199
LOS ANGELES	417
PORTLAND	569
SALT LAKE	634
SEATTLE	742
PHOENIX	780

AIRPORT	MILES
SACRAMENTO	24
STOCKTON	79
OAKLAND	114
SAN FRANCISCO	121
SAN JOSE	140

PORT	MILES
PORT OF STOCKTON	77
PORT OF OAKLAND	105
PORT OF LA/ LONG BEACH	438
PORT OF PORTLAND	581
PORT OF SEATTLE	744



# Drive Time to Major Distribution Destinations



Local & Regional

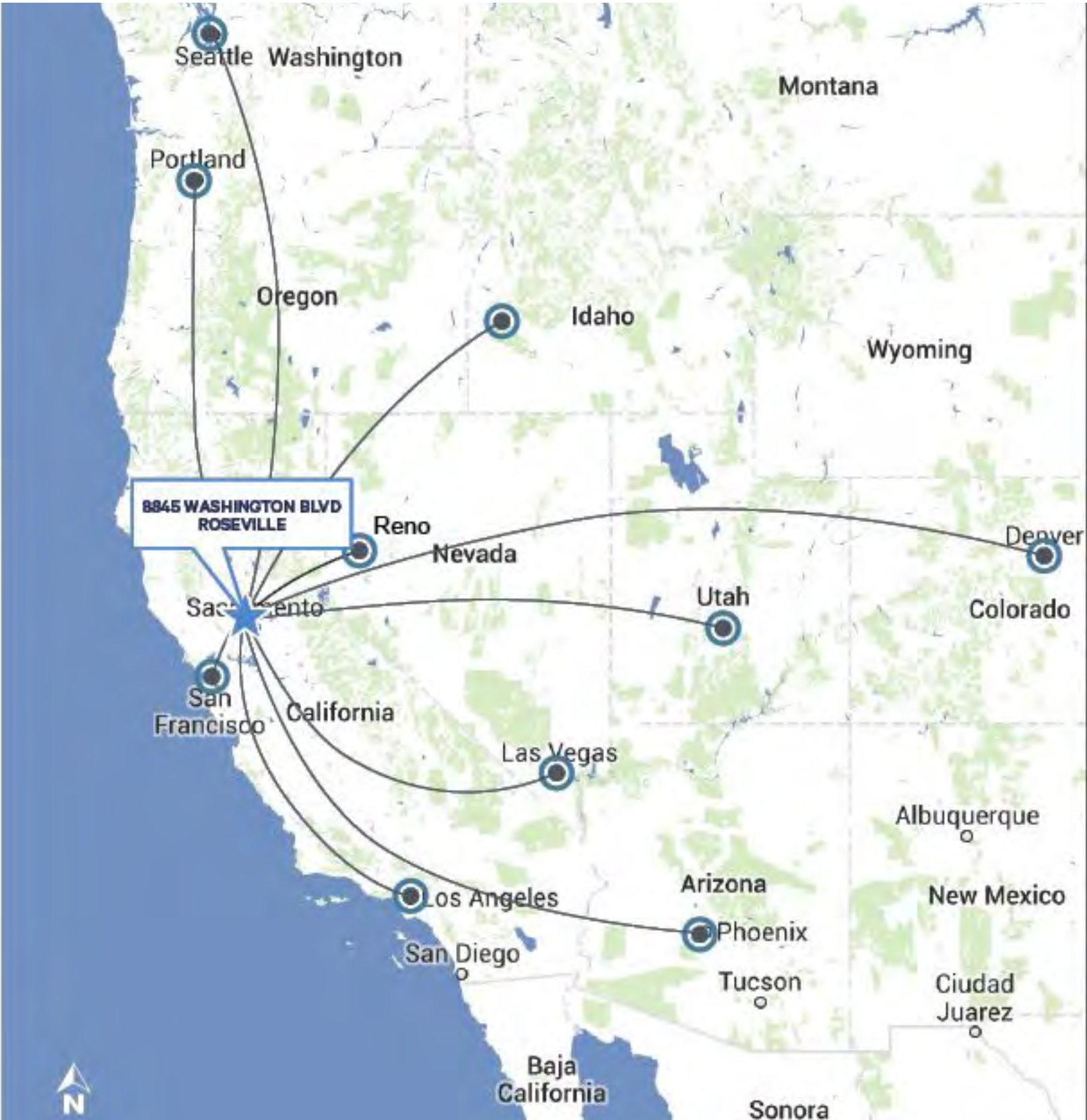
CITY	MILES
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Western U.S.

AIRPORT	MILES
SACRAMENTO	24
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# Neighboring Companies





# 8845 Washington Blvd. | Roseville, CA 95678

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