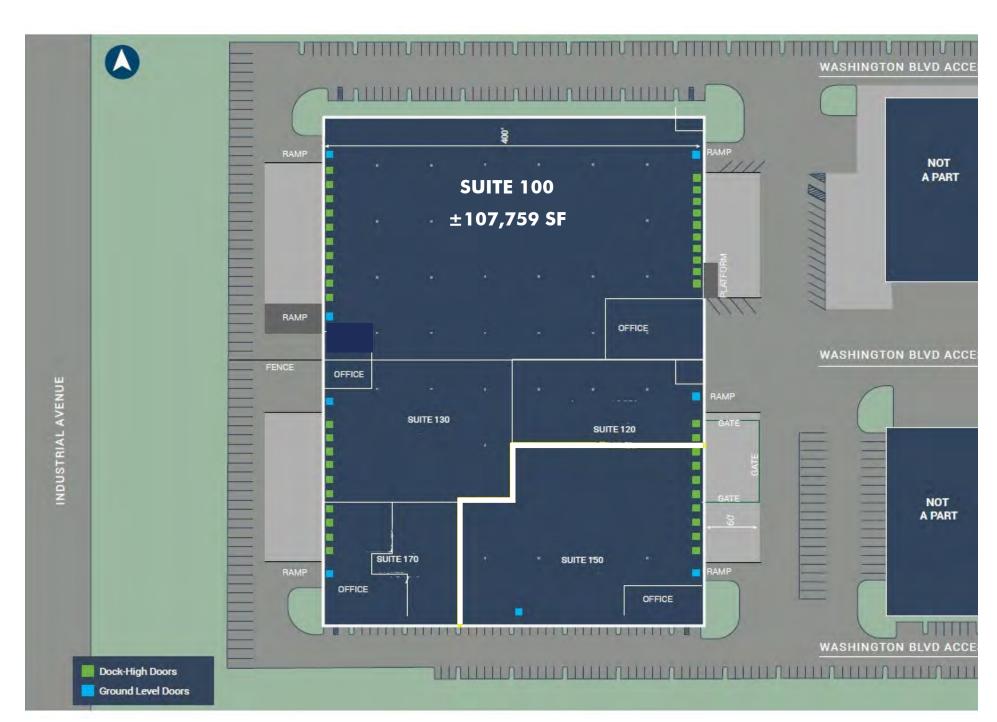
±107,759 SF Warehouse Space

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



Property Features

- Available: ±107,759 SF
- Ability to Demise in increments from ±20,603 SF
- Office/Showroom: ±10,957 SF
- Warehouse: ±96,802
- GL Doors: 3 (±12'x14')
- DH Doors: 22 (±10'x10')
- Clear Height: ±28'
- Fire Sprinklers: ESFR
- Column Spacing: ±57'x60'
- Dock Apron: ±60' concrete
- Roof Truss: Metal
- Power: ±1,200 Amps, 480 Volt, 3PH 4 Wire
- Construction Type: Concrete Tilt
- Skylights: Yes

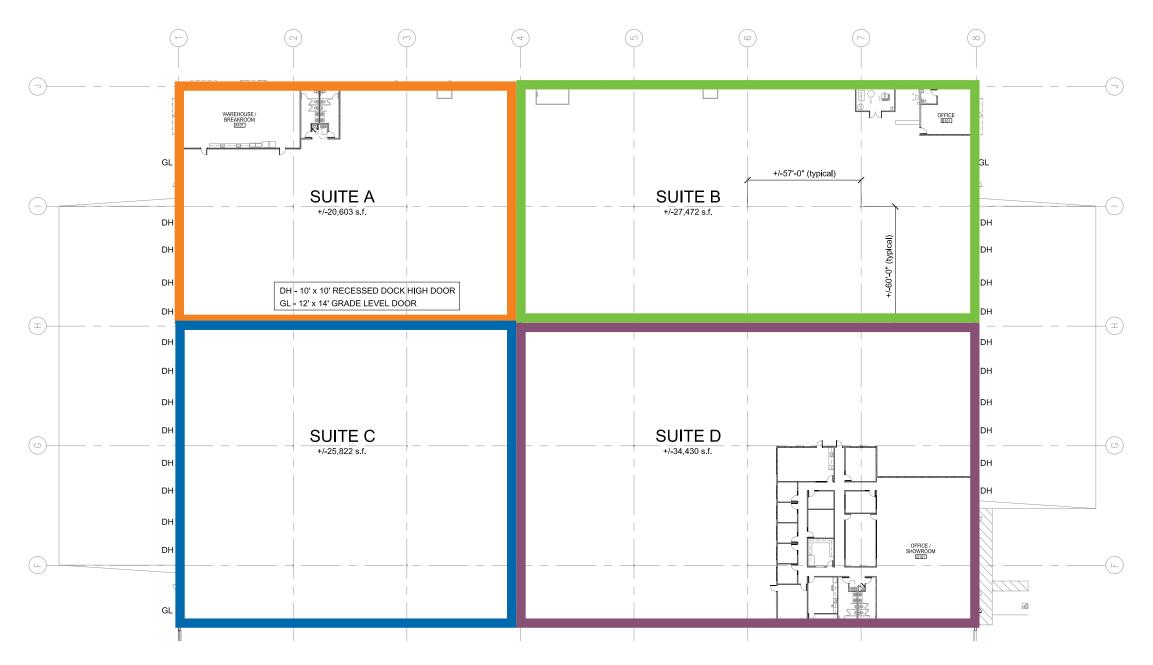






Potential Demising Floor Plan

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

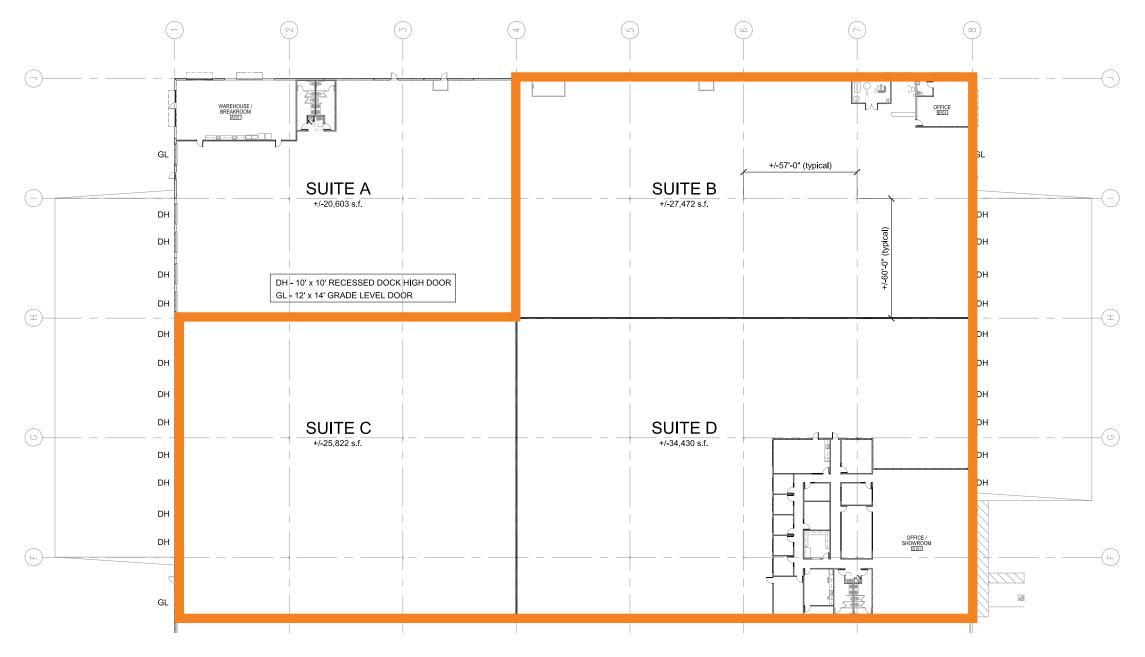


NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



Potential Demising Floor Plan

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

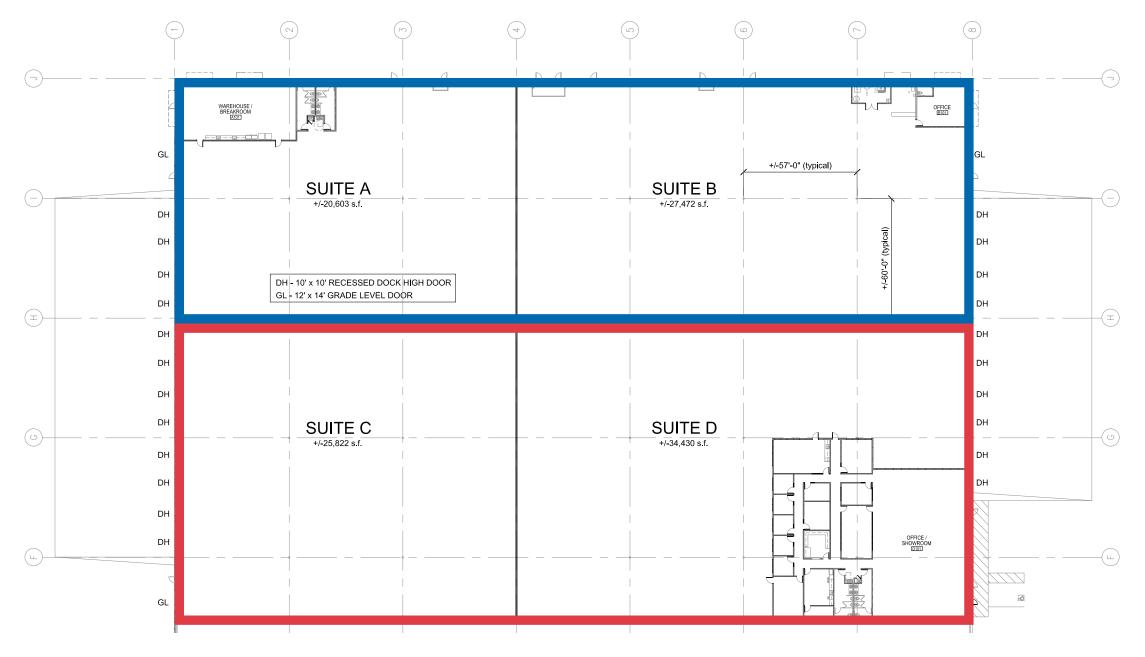


NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



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



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



Building Aerial





For Lease

Access Overview





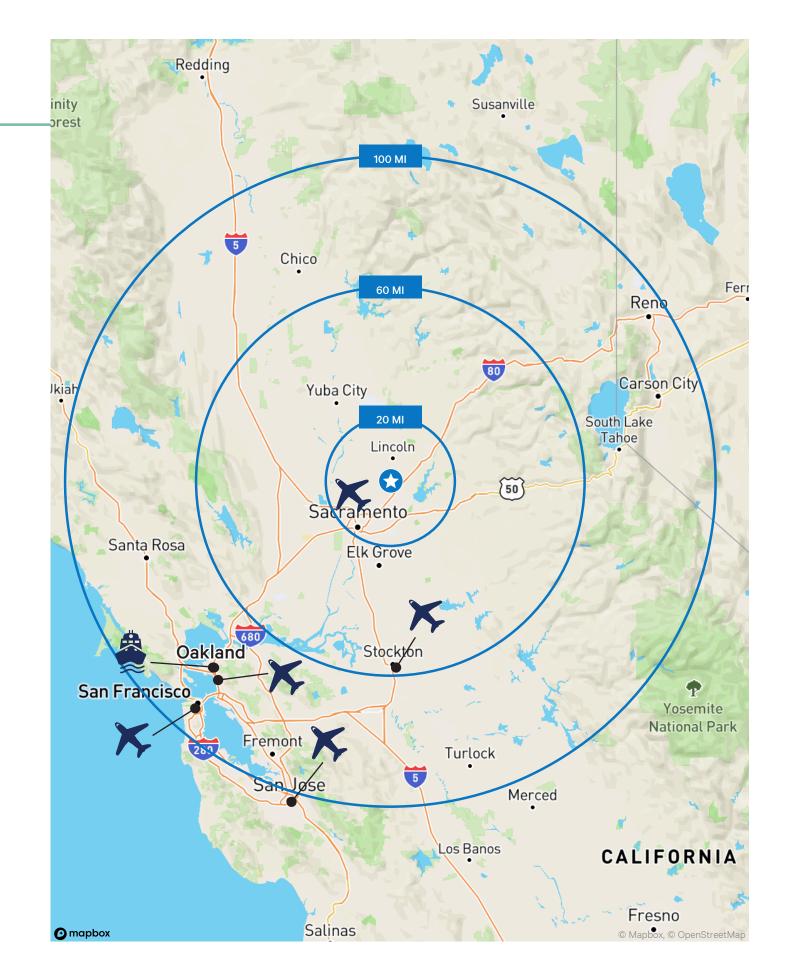
CITY	MILES
DAVIS	38
SACRAMENTO	27
OAKLAND	109
SAN FRANCISCO	110
SAN JOSE	142
RENO	116
FRESNO	199
LOS ANGELES	417
PORTLAND	569
SALT LAKE	634
SEATTLE	742
PHOENIX	780



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

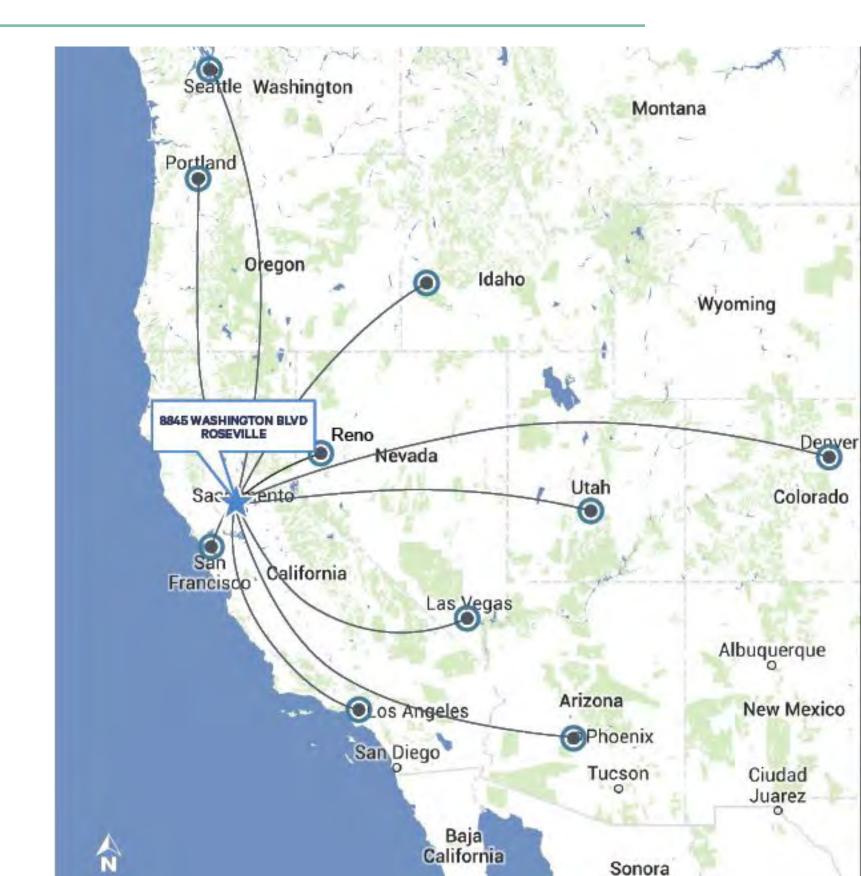
CITY	MILES
DAVIS	37
SACRAMENTO	27
OAKLAND	109
SAN FRANCISCO	110
SAN JOSE	142
RENO	116
FRESNO	199
LOS ANGELES	411
PORTLAND	569
SALT LAKE	634
SEATTLE	742
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Western U.S.

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



For Lease

Neighboring Companies





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