

3180 TAYLOR RD

LOOMIS, CA 95650

*Freestanding Office + Yard Opportunity
on ±0.93 Acres*

A compact owner-user operating site with three hard-to-find pieces in one place: freestanding office, yard utility, and Loomis/I-80 access.

±1,676 SF

BUILDING

±0.93 AC

SITE AREA

\$1,250,000

LIST PRICE

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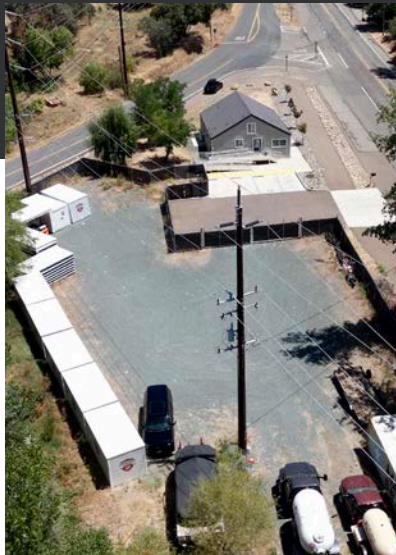
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Property information

PROPERTY OVERVIEW

3180 Taylor Rd offers a rare opportunity to own a small-format office and yard site in Loomis. The property combines a vacant freestanding office building with usable yard area, giving an owner-user a professional business address and practical operating space on one parcel.

This is the type of property that fills the gap between conventional office space and full industrial yard product. It is especially well suited for businesses that need a front door for customers, administration, estimating, or dispatch, plus yard capacity for vehicles, equipment, materials, storage, or field operations.

CORE MESSAGE

3180 Taylor Rd is a compact owner-user operating site in Loomis with three things that are hard to find together: a freestanding office building, yard utility, and a location near I-80.

The buyer is not just buying an office. The buyer is buying control of a small business base that can support customer-facing operations in front and back-of-house yard function behind.



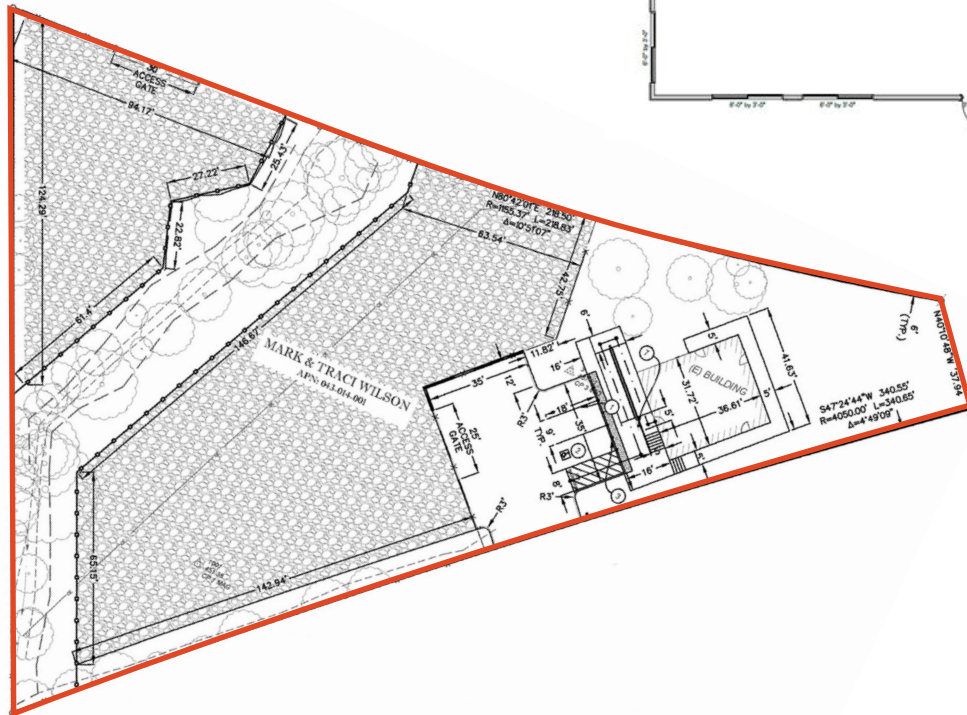
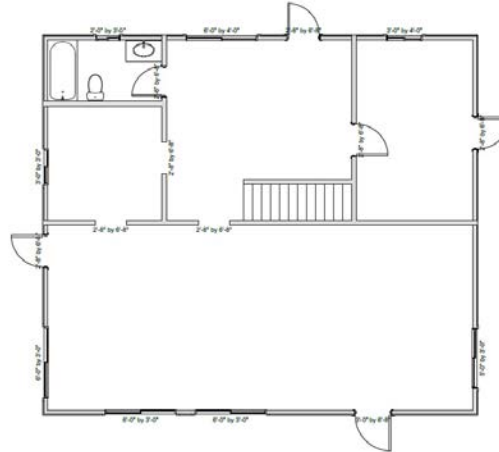
PROPERTY SUMMARY

Address	3180 Taylor Rd, Loomis, CA 95650
APN	043-014-001-000
Building Size	±1,676 SF
Land area	±0.93 acres
Occupancy	Vacant
Zoning	CG - General Commercial east of creek; IL - Light Industrial west of creek
Sale profile	Owner-user opportunity

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SITE / FLOOR PLANS



Building Function

PROFESSIONAL OFFICE FRONTAGE WITH DIRECT OPERATING-SITE UTILITY

The freestanding office building gives an owner-user a visible and functional base for daily business operations. The building can support private offices, administration, estimating, dispatch, customer meetings, showroom or service-counter use, and other front-of-house needs.

The value is in the relationship between the building and the site. A buyer can pair office identity with the yard capacity needed for a field-based or service-based business, instead of separating those functions across multiple leased locations.

- Professional frontage paired with practical yard utility.
- Existing floor plan shown for buyer orientation.
- Freestanding office building suited to administration, estimating, dispatch, customer meetings, showroom, service counter, or other front-of-house operations.
- Buyer to verify dimensions, layout, condition, code compliance, and suitability for intended use.



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ZONING + USE LOGIC

COMMERCIAL FRONTAGE IN FRONT, LIGHT-INDUSTRIAL YARD FUNCTION BEHIND

The creek through the property creates a practical split between customer-facing frontage and yard-oriented operations. The east side of the parcel is zoned CG - General Commercial, supporting office, showroom, service, retail-support, business services, and other commercial-facing uses. The west side is zoned IL - Light Industrial, supporting contractor, storage, materials, equipment, fleet, light-industrial, and back-of-house uses.

That split is part of the opportunity. It gives a buyer a front-of-house / back-of-house platform: a professional public-facing business presence on the commercial side of the property, with yard and operational utility on the light-industrial side.



ZONING SUMMARY

Area	Zoning	Use Message
East of creek	CG - General Commercial	Office, showroom, service counter, retail-support, business services, customer-facing sales or service functions.
West of creek	IL - Light Industrial	Contractor operations, outdoor storage, materials, equipment, fleet, warehouse/storage, light manufacturing or assembly, nursery, equipment rental or repair.

ZONING NOTE

Specific uses, outdoor storage, screening, creek-related constraints, note-referenced uses, and permit requirements are subject to buyer verification and Town of Loomis confirmation.

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CG - GENERAL COMMERCIAL DISTRICT - PERMITTED USES

Category	Permitted uses listed in the Town table
INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING	Laboratory - medical, analytical, not experimental; recycling - reverse vending machines
RECREATION, EDUCATION AND PUBLIC ASSEMBLY	Community center; fitness/health facility; park, playground; religious facility; studio - art, dance, martial arts, music, etc.
RESIDENTIAL	Emergency shelter with note 11; home occupation; household pets with note 4; multifamily housing in a mixed-use structure with note 12; residential care facility; supportive and transitional housing
RETAIL TRADE	Accessory retail uses; artisan shop; auto parts sales with no installation services; building/landscape materials sales - indoor; building/landscape materials sales - indoor, 50,000 sf max.; convenience store; farm supply and feed store; furniture, furnishings and appliance store; general retail - 10,000 sf or less; general retail - 10,001 to 19,999 sf with note 2; groceries, specialty foods - 10,000 sf or less; groceries, specialty foods - more than 10,000 sf with note 2; office-supporting retail; outdoor retail sales and activities; restaurant, cafe, coffee shop
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL	ATM; bank, financial services; business support service; low-barrier navigation center; medical services - doctor office; office - accessory; office - business/service; office - professional
SERVICES - GENERAL	Adult day care - 14 or fewer clients; catering service; child day care center; maintenance service - client site services; personal services; social service organization
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE	Broadcasting studio; utility infrastructure

IL - LIGHT INDUSTRIAL DISTRICT - PERMITTED USES

Category	Permitted uses listed in the Town table
AGRICULTURE AND OPEN SPACE	Plant nursery
INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING	Agricultural product processing; artisan/craft product manufacturing; construction contractors; furniture and fixtures manufacturing, cabinet shop; industrial research and development; laboratory - medical, analytical, research and development; laundry, dry cleaning plant; manufacturing/processing - light; media production; printing and publishing; storage - outdoor; storage - personal storage facility, mini-storage; storage - warehouse, indoor storage; wholesaling and distribution
RECREATION, EDUCATION AND PUBLIC ASSEMBLY	Fitness/health facility; religious facility - incidental, not during business hours; studio - art, dance, martial arts, music, etc.
RETAIL TRADE	Accessory retail uses; alcoholic beverage sales; auto and vehicle sales and rental with note 2; auto parts sales; building and landscape material sales - indoor; building and landscape material sales - outdoor; construction and heavy equipment sales and rental; farm supply and feed store; office-supporting retail; restaurant
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL	Accessory service uses; business support service; medical services - laboratory; office - accessory; office - government; office - processing
SERVICES - GENERAL	Adult day care; catering service; equipment rental with note 2; kennel, animal boarding; maintenance service - client site services; repair service - equipment, large appliances, etc.; vehicle services - minor maintenance/repair; veterinary clinic, animal hospital
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE	Ambulance, taxi, or limousine dispatch facility; broadcasting studio; utility infrastructure

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LOCATION + SITE ORIENTATION

LOOMIS IDENTITY WITH QUICK ACCESS TO THE I-80 CORRIDOR

3180 Taylor Rd gives an owner-user a Loomis business base with access to the broader Placer County and Sacramento regional market. The property is located along the Taylor/Rippey corridor, approximately 1.5 miles from I-80, with proximity to Loomis, Rocklin, Roseville, Granite Bay, Newcastle, and the surrounding contractor and service-business customer base.

The location works for users that want a local Loomis address without losing regional reach. It gives a business the ability to serve customers nearby while staying connected to I-80 and the larger Placer County market.

LOCATION

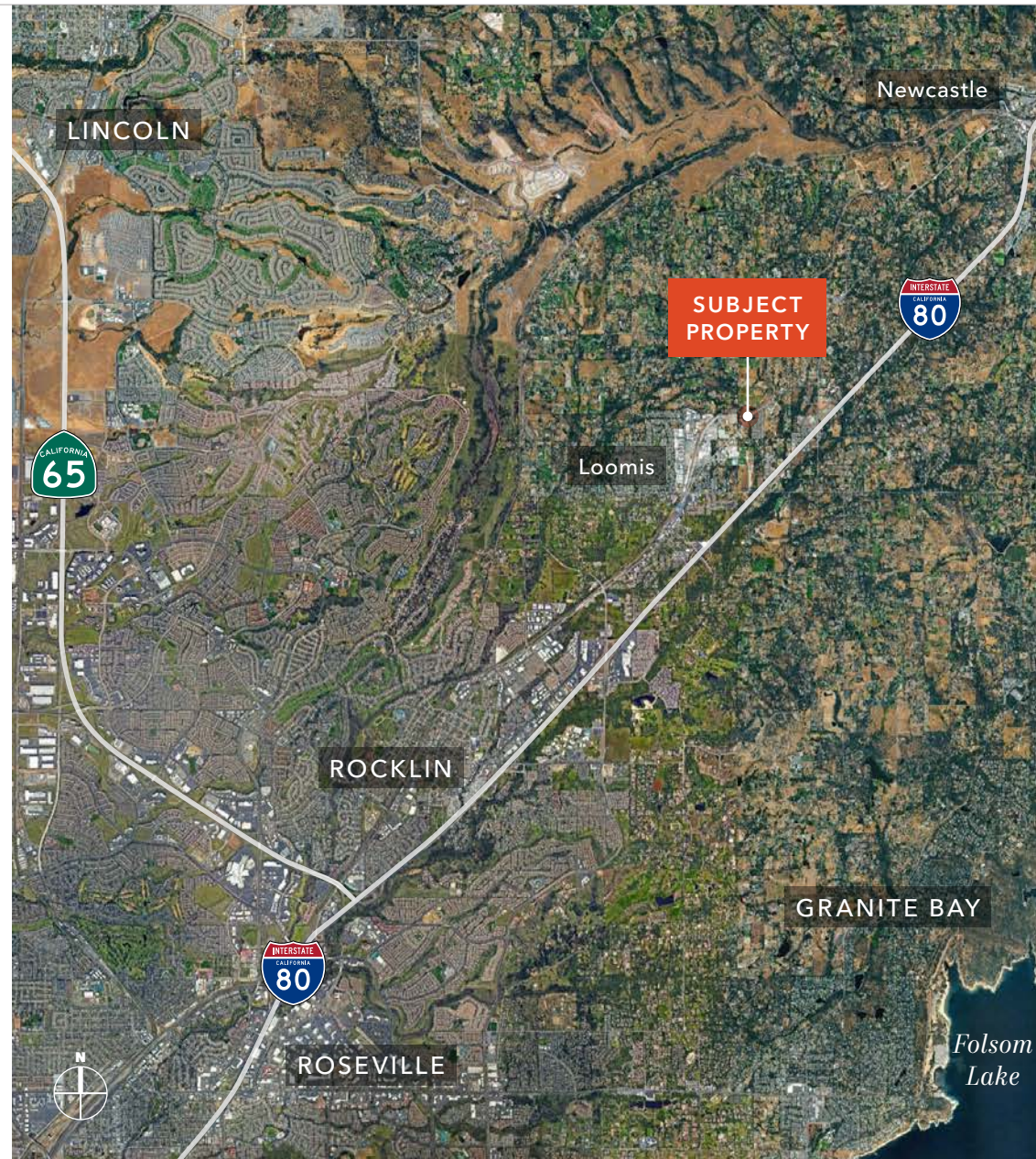
- Visible Taylor/Rippey corridor position with operating area behind the front-facing office.
- Compact operating site for businesses that need more function than a standard office property.
- Site plan shown for orientation only. Buyer to verify boundaries, access, creek constraints, zoning boundary, and intended use with the Town of Loomis.

1.5 MILES

DISTANCE TO I-80

8.5 MILES

DISTANCE TO HWY 65



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OFFICE + YARD CONTROL

A compact owner-user platform pairing a freestanding office building with practical yard utility.

LOOMIS/I-80 ACCESS

Local identity with quick regional reach to I-80, Rocklin, Roseville, Granite Bay, Newcastle, and greater Placer County.

3180 Taylor Rd is a vacant owner-user opportunity in Loomis, CA, offering a $\pm 1,676$ SF freestanding office building on ± 0.93 acres with yard utility. The property combines professional office frontage with back-of-house operating potential, creating a practical platform for contractors, landscape and hardscape operators, service businesses, materials suppliers, equipment users, and other owner-users seeking office identity plus operational space near I-80. The creek through the property creates a functional split between CG - General Commercial frontage east of the creek and IL - Light Industrial yard area west of the creek. Specific uses remain subject to buyer verification and Town of Loomis requirements.

All zoning, use, outdoor storage, screening, creek-related constraints, and permit requirements should be independently verified by buyer with the Town of Loomis. Potential-use examples are provided for general informational purposes only and do not represent approval of any specific use.

Exclusively listed by

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