

AVAILABLE

 PANATTONI®

INDUSTRIAL PARK | FOOTHILLS BOULEVARD | ROSEVILLE, CA 95747

162,250 SF
CLASS A DISTRIBUTION
WAREHOUSE



KEVIN LARSCHIED

EXECUTIVE VICE PRESIDENT

LIC 00816790

916-781-4818

KEVIN.LARSCHIED@CBRE.COM

TODD SANFILIPPO

EXECUTIVE VICE PRESIDENT

LIC 01045162

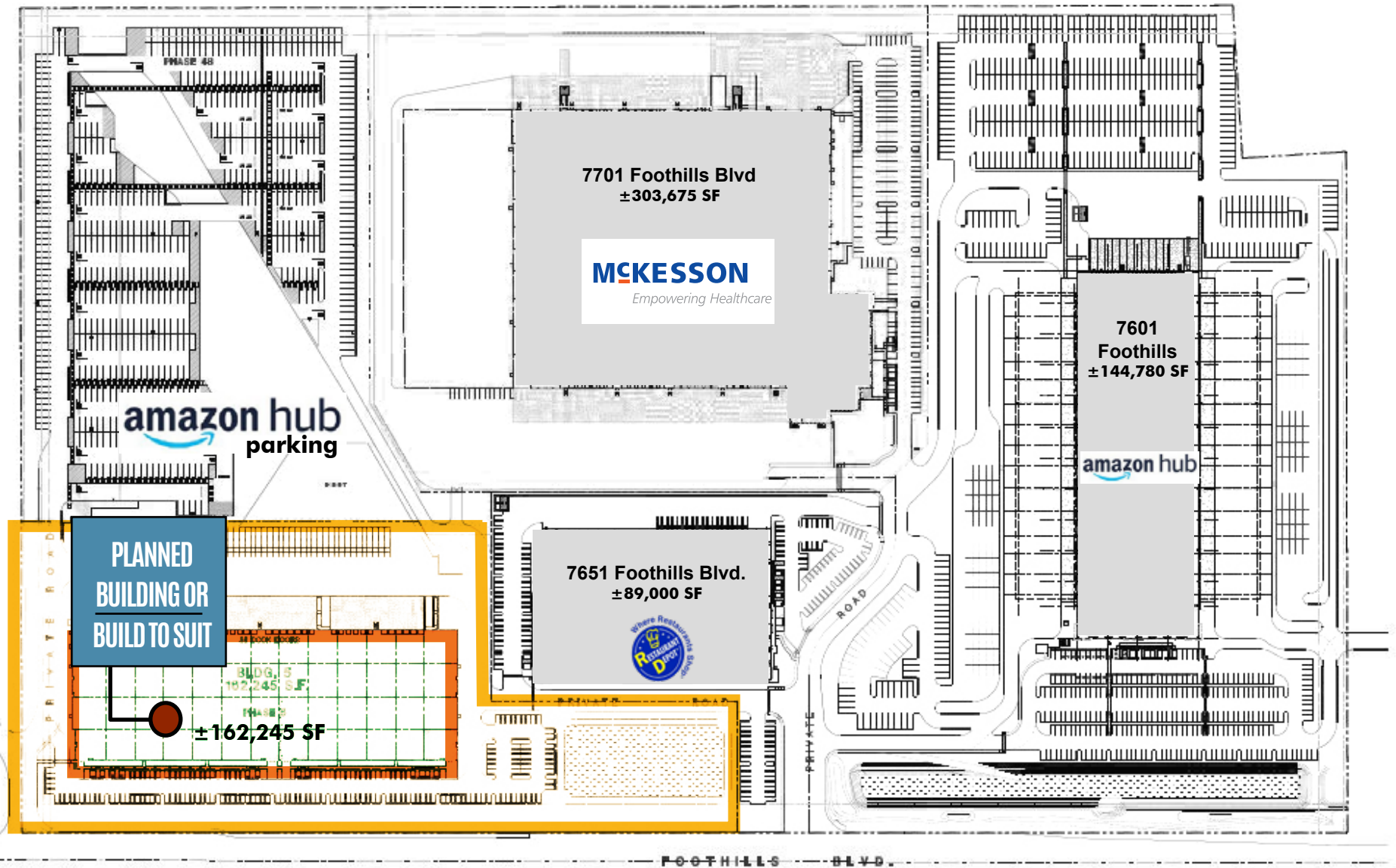
916-781-4859

TODD.SANFILIPPO@CBRE.COM



CBRE

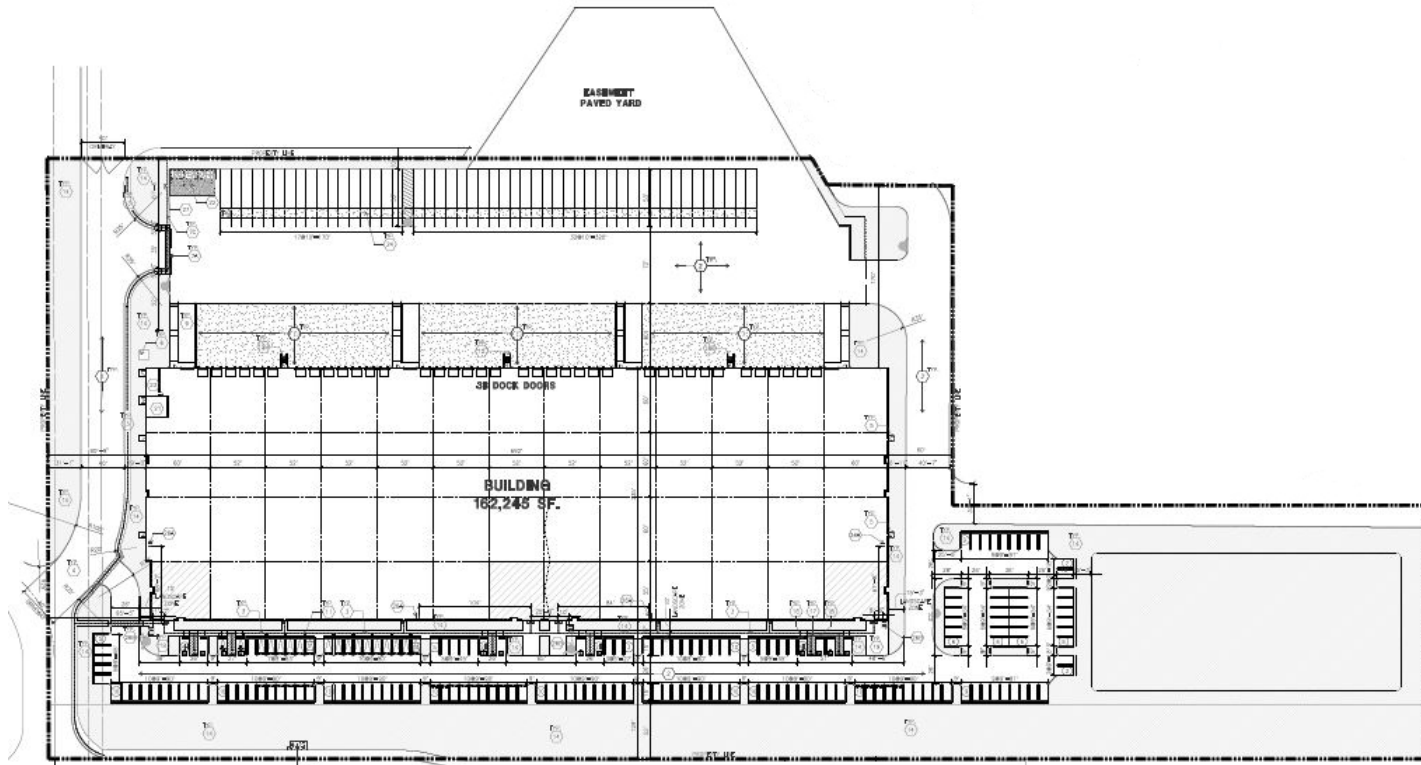
BUILD TO SUIT LOT SITE PLAN



CLASS A DISTRIBUTION WAREHOUSE

Features

- ±162,250 SF
- Planned Building or Build to Suit
- Fiber: Consolidated Communications





PLEASANT GROVE & FOOTHILLS BLDG. 5

ROSEVILLE, CA



AERIAL BUILD TO SUIT LAND



PLANNED
BUILDING OR
BUILD TO SUIT

amazon hub
parking

MCKESSON
Empowering Healthcare

amazon hub

FedEx

Whole Foods Market
RESTAURANT
DEPOT

FOOTHILLS BLVD



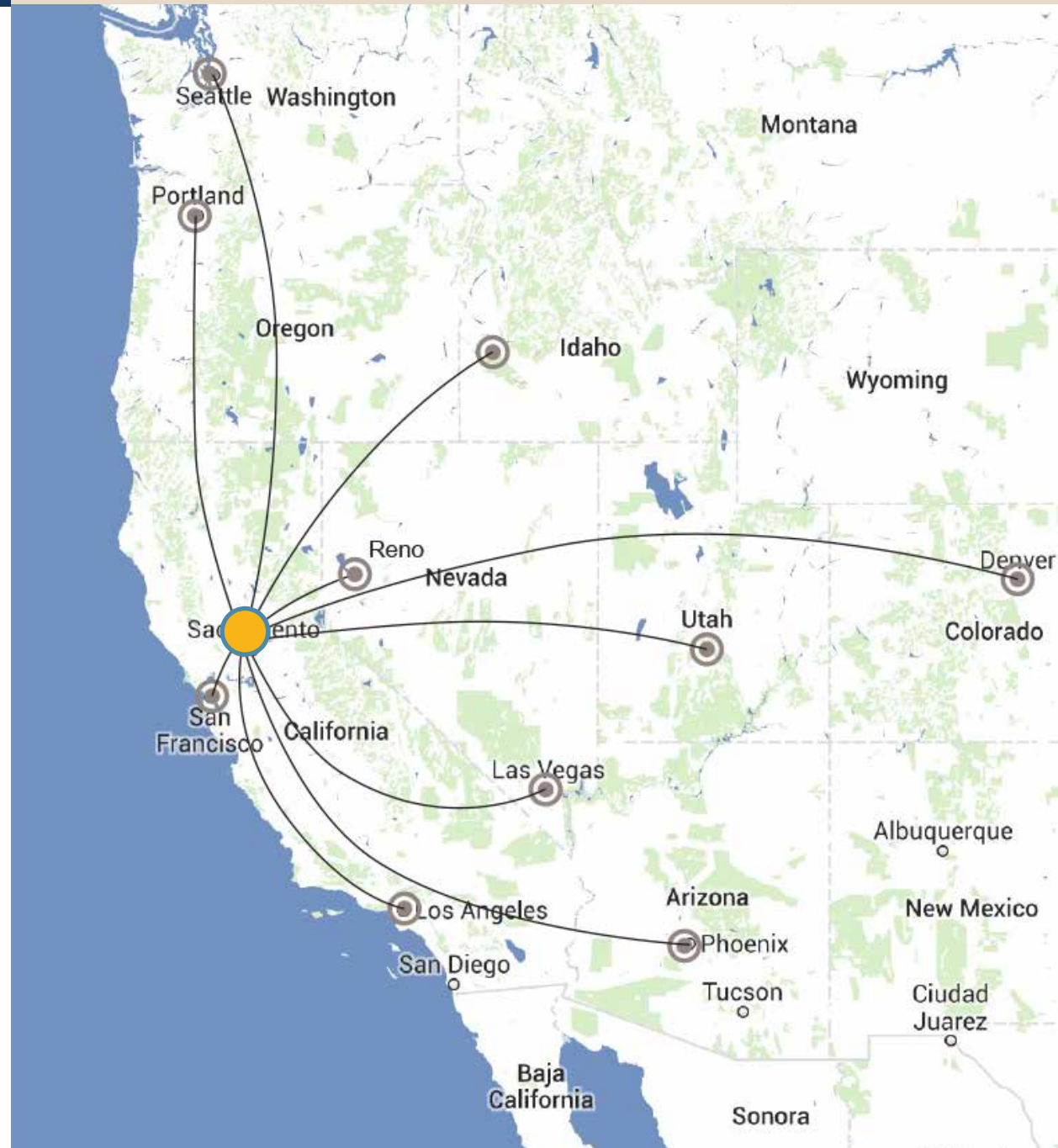
DRIVE TIME MAP

Local & Regional Approximate Drive Times and Mileage

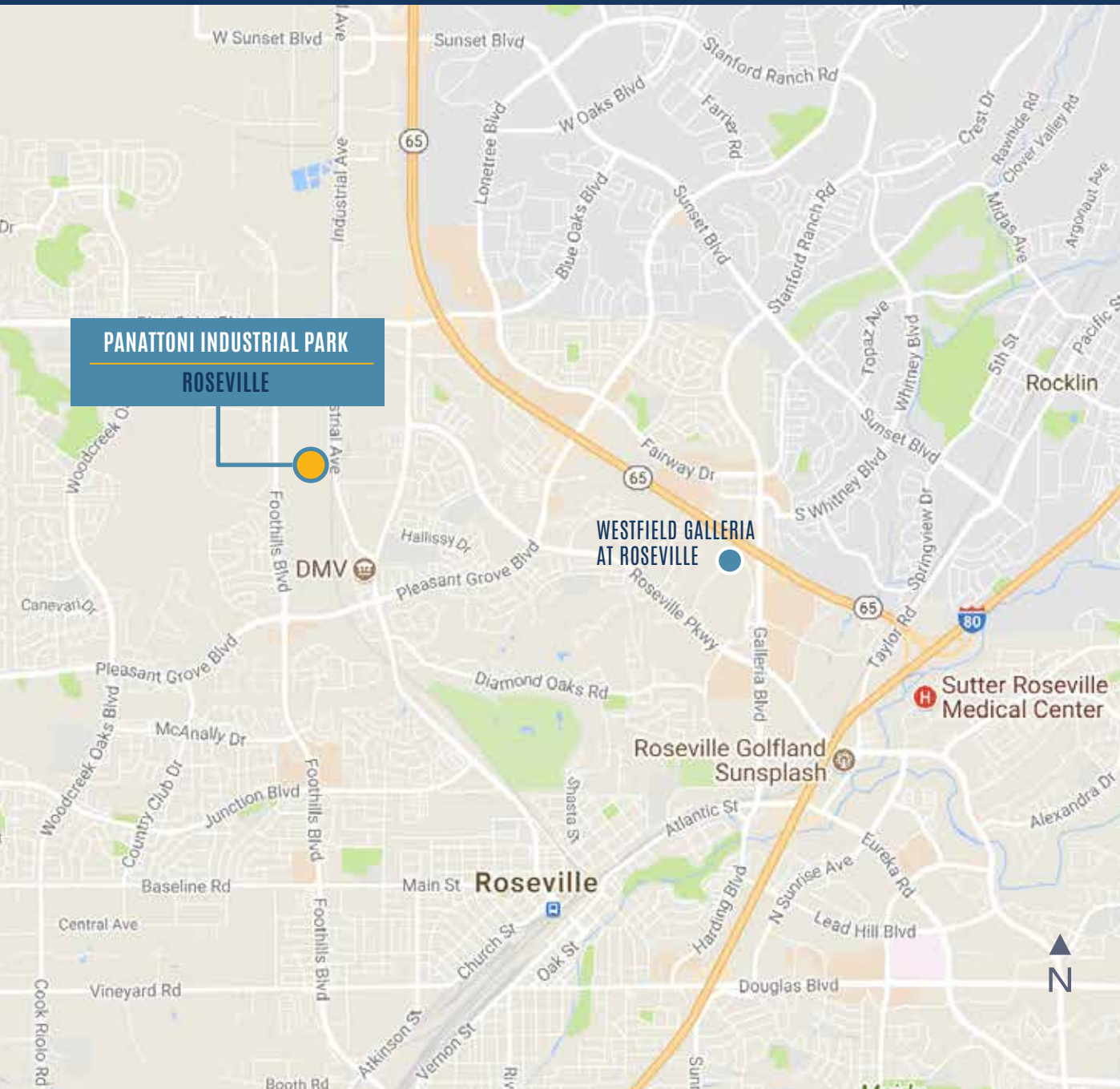
	Drive Times	Mileage
Stockton	1 hr 13 min	71.0 miles
Oakland	1 hr 46 min	101 miles
San Francisco	1 hr 56 min	107 miles
San Jose	2 hr 19 min	139 miles
Fresno	3 hr 7 min	189 miles
Los Angeles	6 hr 4 min	408 miles
Reno	1 hr 54 min	117 miles

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



LOCATION MAP



CONTACT INFORMATION:

KEVIN LARSCHIED

EXECUTIVE VICE PRESIDENT
LIC 00816790
916-781-4818
KEVIN.LARSCHIED@CBRE.COM

TODD SANFILIPPO

EXECUTIVE VICE PRESIDENT
LIC 01045162
916-781-4859
TODD.SANFILIPPO@CBRE.COM

 PANATTONI®

CBRE

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. OCT2020-mc