

**3500 Cincinnati Ave, Rocklin, CA**



## PROPERTY FEATURES

- **Nine (9) Planned, Freestanding Buildings**
- **Dock Loading**
- **Fenced Yard Possible**
- **Abundant Vehicle Parking**
- **Generous Column Spacing**
- **Fire Sprinklers**
- **Skylights**
- **Build to Suit Office**
- **LED Lighting**
- **480 Volt Power**
- **Common Union Pacific Rail Spur Access**
- **Individual Monument Signage**
- **Land Parcels Also Available**
  - ±2.59- ±20.02 acres
- **Telecom: The Project is currently served by three providers (Consolidated, AT&T and Wave)**
- **Utilities:**
  - **Electricity:** PG&E
  - **Gas:** PG&E
  - **Water:** PCWA
  - **Sewer:** City of Roseville
  - **Storm Drain:** Placer County

Another Project By:



Exclusive Agent:

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The Placer Gold Industrial Park is strategically located in South Placer County, the midway point between San Francisco, CA and Reno, NV along Interstate 80.

Phase I of Placer Gold consists of ten industrial sites, the largest of which contains a recently refurbished ±365,000 SF manufacturing facility that is available for lease in divisible portions. Additionally, there are nine other sites ranging from ±2.59 - ±20.02 acres available for sale or build to suit. These parcels have been through initial site planning and can accommodate buildings from ±25,500 - ±142,000 SF, including dock loading and potential storage yards.

Placer Gold is part of Placer County's Sunset Industrial Area, with a master plan that includes a future Sacramento State University expansion campus. The project developer, Coastal Partners, can provide land and buildings on a lease or sale basis. Buildings and interiors may be modified to meet the unique needs of each user in order to maximize function and efficiency.

**Neighboring industrial/distribution users in the local submarket include:** *Save-Mart Foods, United Natural Foods, Ace Hardware, Jeld-Wen, FedEx Ground, FedEx Overnight, Keysight Technologies, PRIDE Industries, California Bottling Co, Pacific Gas & Electric, AT&T, Verizon, Rogers Family Coffee, TCI Semiconductor, Hewlett-Packard, Cokeva, RC Willey, HB Fuller, Greenheck Fan and Consolidated Communications*

### Aerial Map



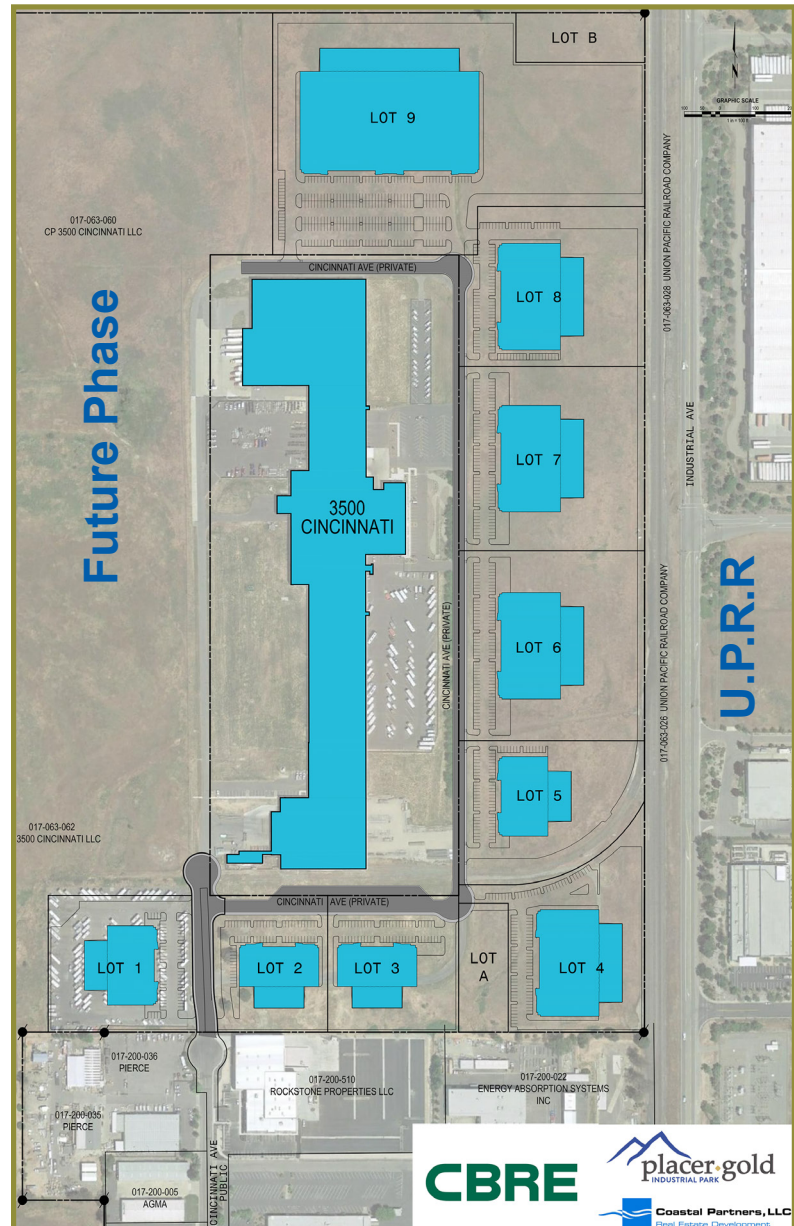
### Location Map



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**Site Plan**

Lot No.	Lot Area	Building Area
Lot 1	3.44 Acres	30,000 SF
Lot 2	2.59 Acres	25,500 SF
Lot 3	3.07 Acres	25,500 SF
Lot 4	4.09 Acres	51,000 SF
Lot 5	3.18 Acres	30,000 SF
Lot 6	6.05 Acres	51,000 SF
Lot 7	5.89 Acres	51,000 SF
Lot 8	5.00 Acres	51,000 SF
Lot 9	13.7 Acres	142,000 SF



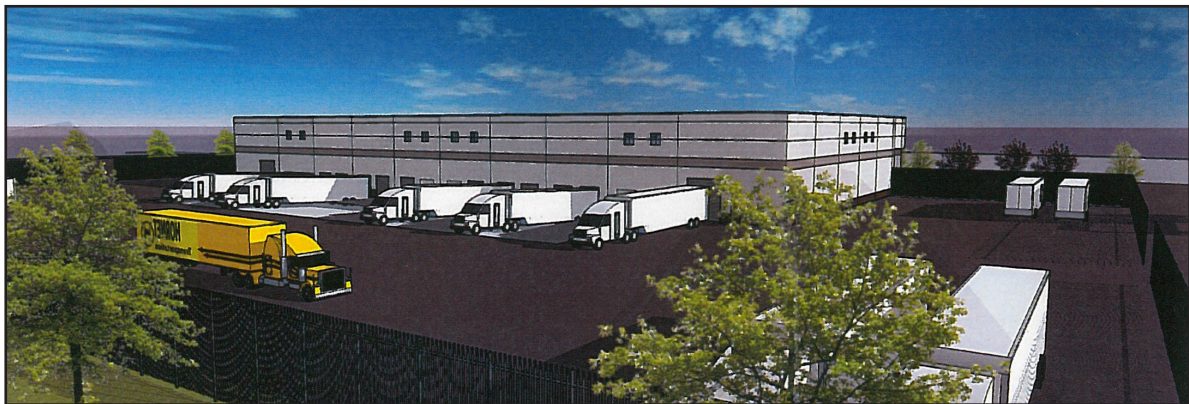
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**PLANNED PROJECT ENTRY**



**DOCK LOADING COURT**



**FRONT ELEVATION WITH SECURE TRUCK PARKING**

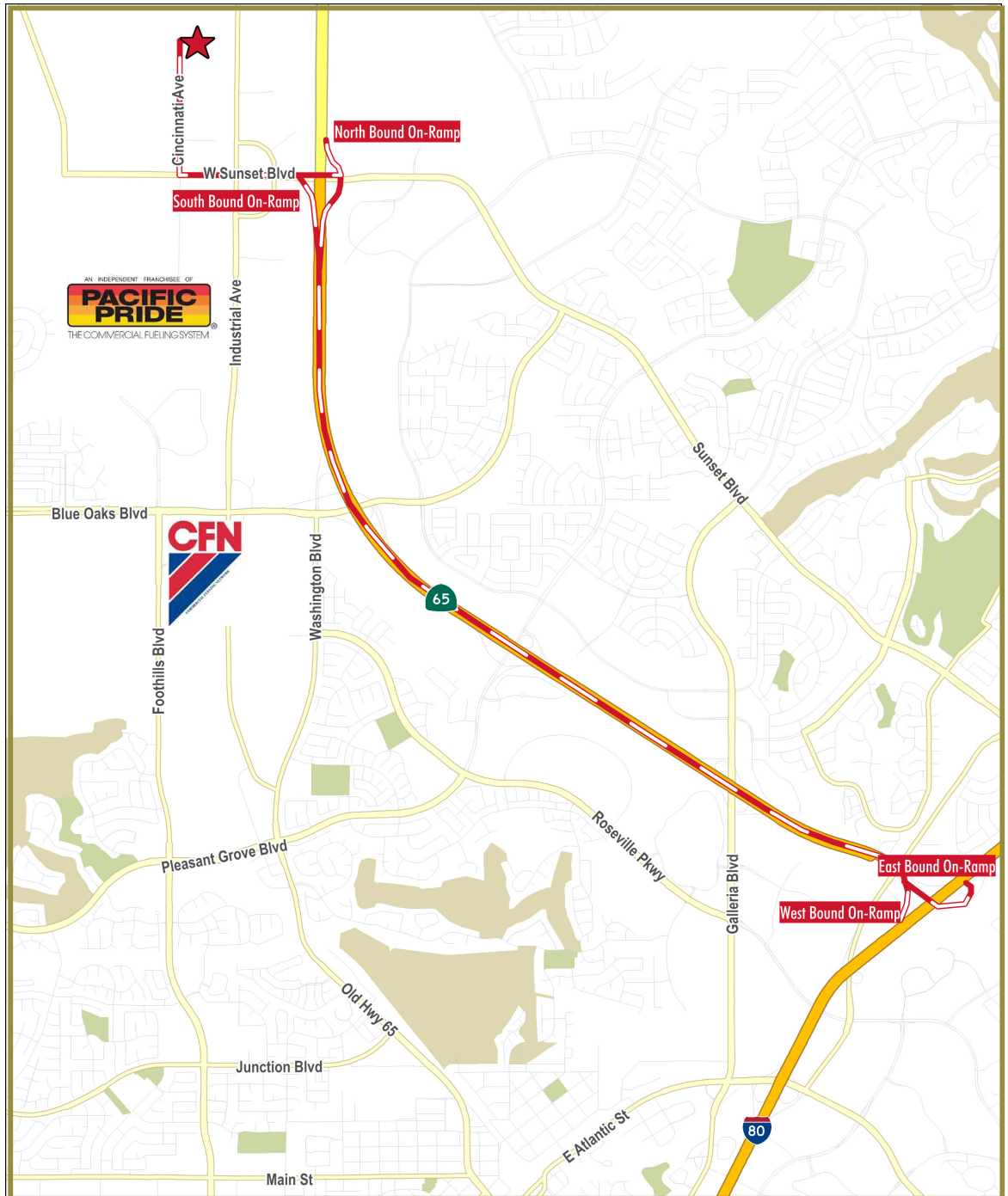
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**Distance Map and Commercial Fuel Stations**

**± 1.08 Miles to South & North Bound On-Ramp to Hwy 65**

**± 5.56 Miles to East & West Bound On-Ramp to I-80**



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**Corporate Neighbors Aerial**



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