ROSEVILLE/ROCKLIN SUBMARKET
OF THE SACRAMENTO REGION

Coming Soon!



PLACER COMMERCE CENTER

11 PROPOSED DISTRIBUTION BUILDINGS

ATHENS AVE & N FOOTHILLS BLVD | PLACER COUNTY, CA

BUILDINGS FROM

±61,252 SF to ±1,015,805 SF

DIVISIBLE TO SMALLER UNITS

FOR LEASE

Another Project By:

BUZZ OATES

PAC WEST EQUITIES

CBRE

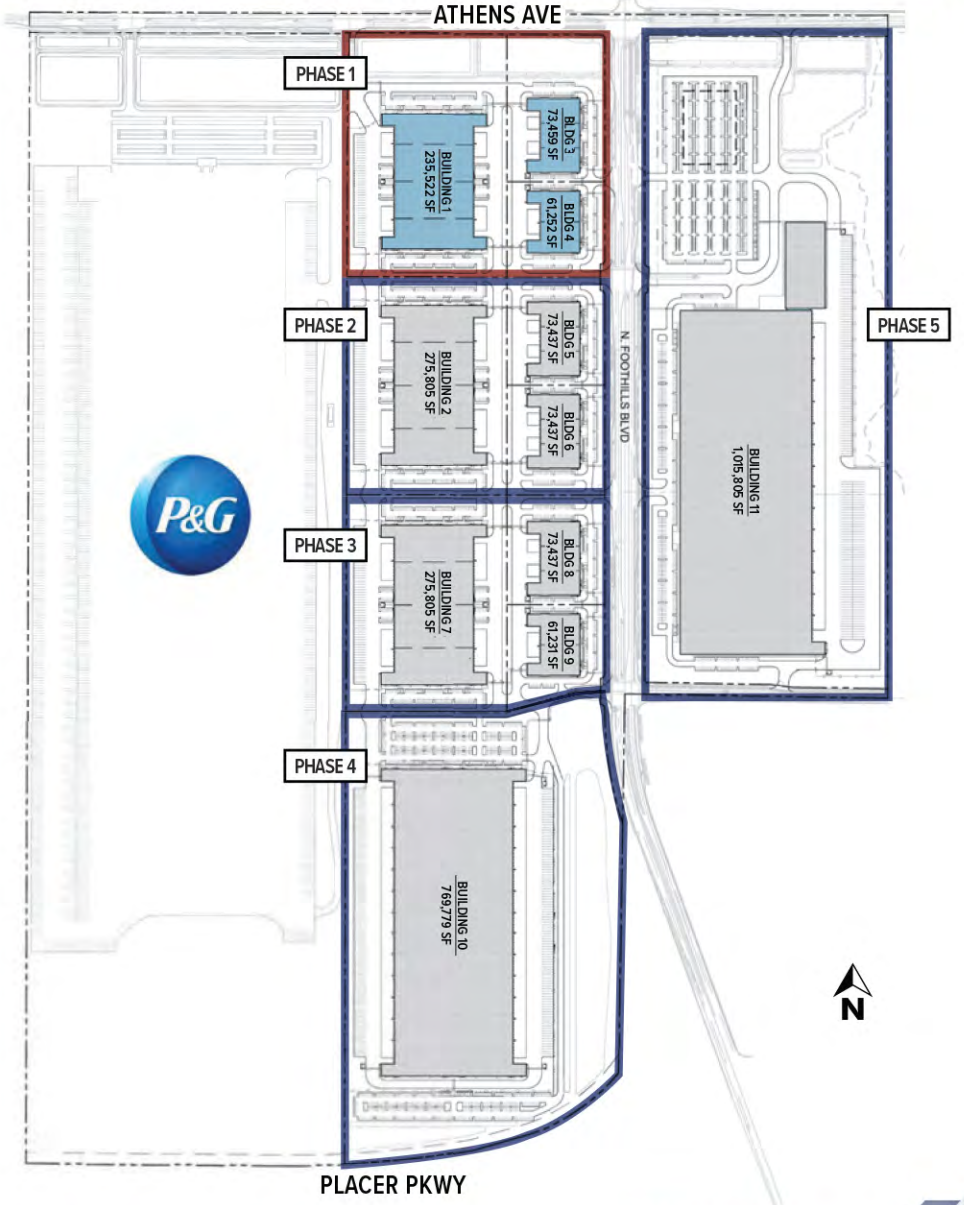
PROJECT OVERVIEW

THE PLACER COMMERCIAL CENTER IS A 300± ACRE MASTER PLANNED INDUSTRIAL PARK ENTITLED FOR UP TO ±6M SF OF BUILDINGS.

PHASE 1

- THREE PROPOSED DISTRIBUTION BUILDINGS
- BUILDINGS FROM ±61,252 SF TO ±235,522 SF
- DIVISIBLE TO INCREMENTS OF ±28,752 SF
- OFFICE TO SUIT
- INDIVIDUAL BUILDING SPECIFICATIONS ON THE FOLLOWING PAGES

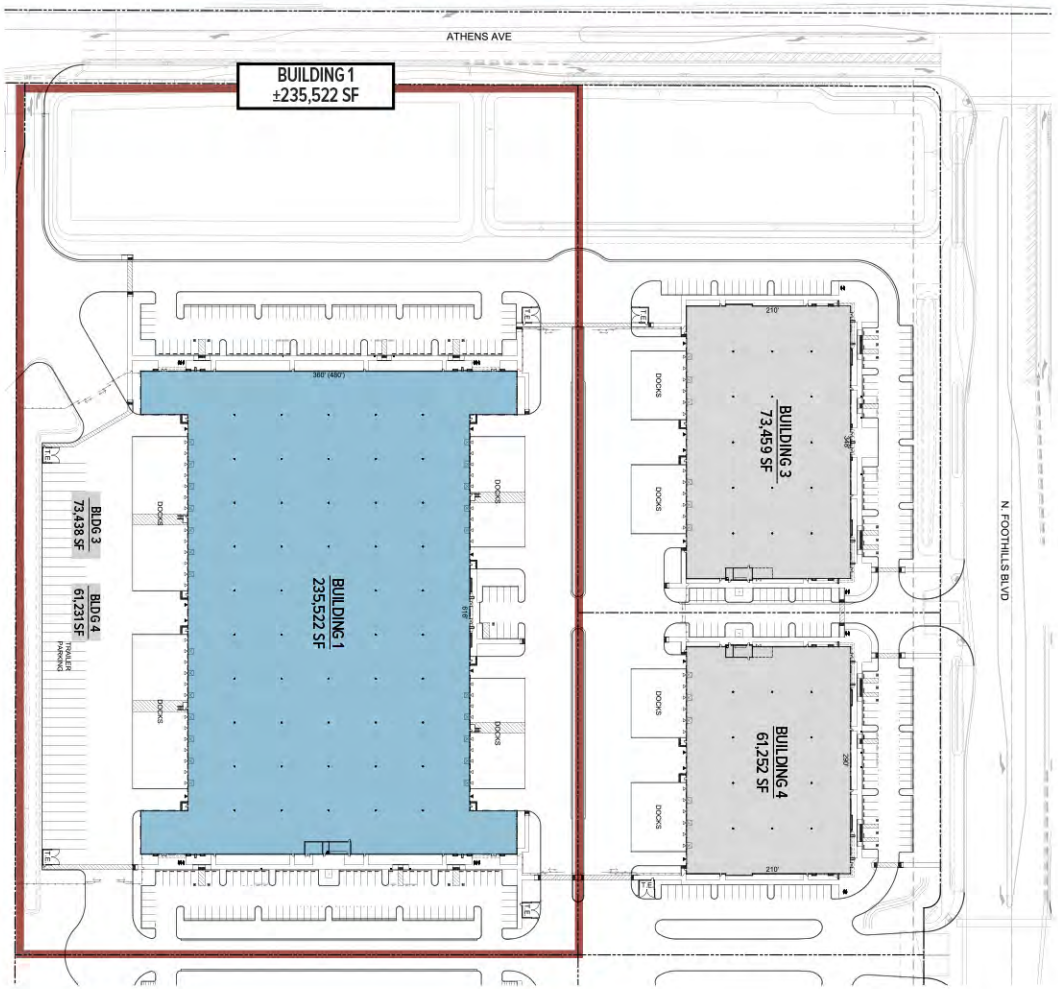
PRELIMINARY MASTER SITE PLAN



PHASE 1 - BUILDING 1 FEATURES

- AVAILABLE: ±235,522 SF
- OFFICE: 11,772 SF (POTENTIAL)
- CLEAR HEIGHT: ±36'
- SPEED BAY: ±60'
- COLUMN SPACING: 60' X 56'
- DOCK DOORS: 44 (±9' X 10')
- GRADE LEVEL DOORS: 8 (±12' X 14')
- TRUCK COURTS: ±140' (±6" CONCRETE APRON)
- CONCRETE SLAB: ±6" ON GRADE (±4,000 PSI)
- ROOF: HYBRID, 60 MIL TPO, 1/4" SECUROCK BOARD
- POWER: ±4,000 AMPS, 277/480V, 3-PHASE, 4 WIRE
- SPRINKLER: ESFR
- NATURAL GAS: 3"
- SEWER LINE: 8" TRUNK 6" STUB
- WATER LINE: 8" MIN METER
- LIGHTING: LED
- SKYLIGHTS: 77 TOTAL (±4' X 8')
- PASSENGER VEHICLE STALLS: 192
- TRAILER PARKING STALLS: 41

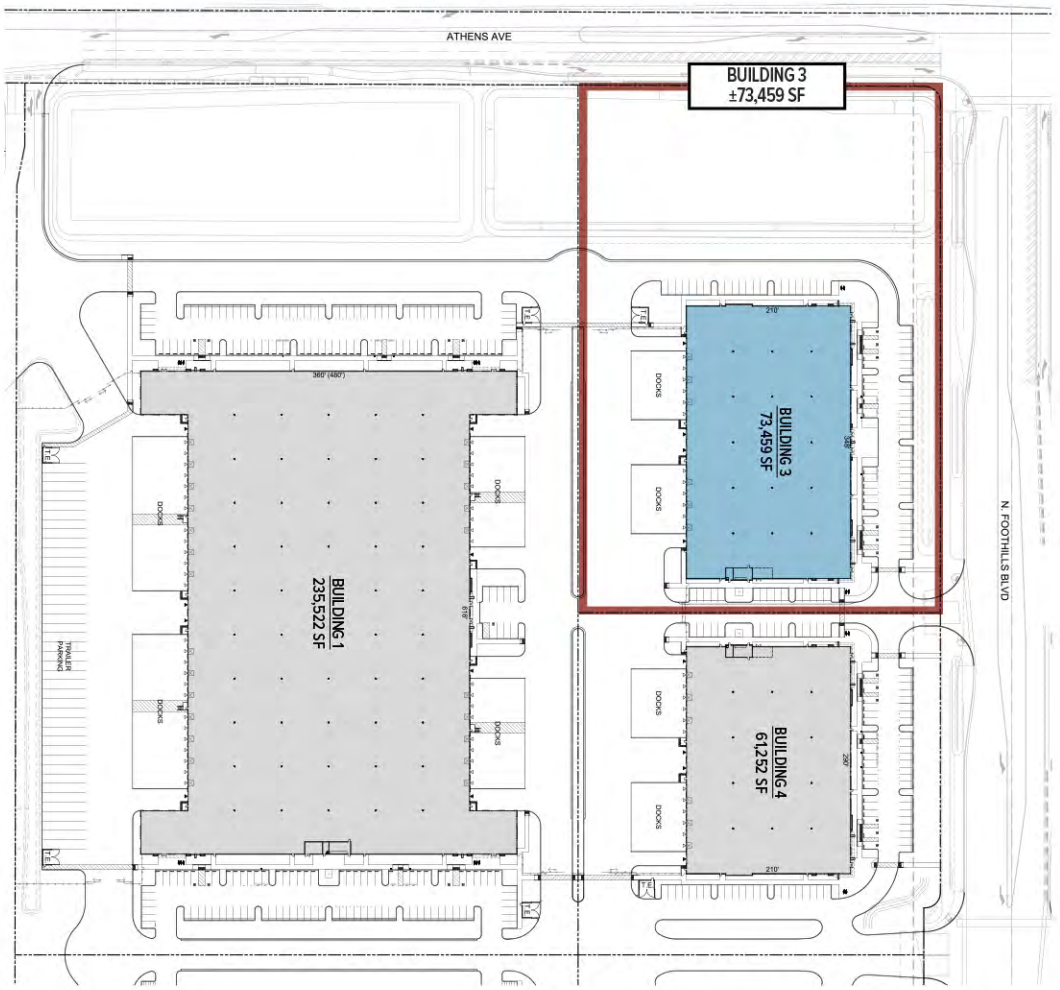
PRELIMINARY PHASE 1 | SITE PLAN



PHASE 1 - BUILDING 3 FEATURES

- AVAILABLE: ±73,459 SF
- OFFICE: ±7,344 SF (POTENTIAL)
- CLEAR HEIGHT: ±28'
- SPEED BAY: ±60'
- COLUMN SPACING: ±58' X 50'
- DOCK DOORS: 12 (±9' X 10')
- GRADE LEVEL DOORS: 4 (±12' X 14') W/VIEW PANEL
- TRUCK COURTS: ±140' (±6" CONCRETE APRON)
- CONCRETE SLAB: ±6" ON GRADE (±4,000 PSI)
- ROOF: HYBRID, 60 MIL TPO, 1/4" SECUROCK BOARD
- POWER: ±2,500 AMPS, 277/480V, 3-PHASE, 4 WIRE
- SPRINKLER: ESFR
- NATURAL GAS: 3"
- SEWER LINE: 6"
- WATER LINE: 8"
- LIGHTING: LED
- SKYLIGHTS: 22 TOTAL (±4' X 8')
- PASSENGER VEHICLE STALLS: 86
- TRAILER PARKING STALLS: 0

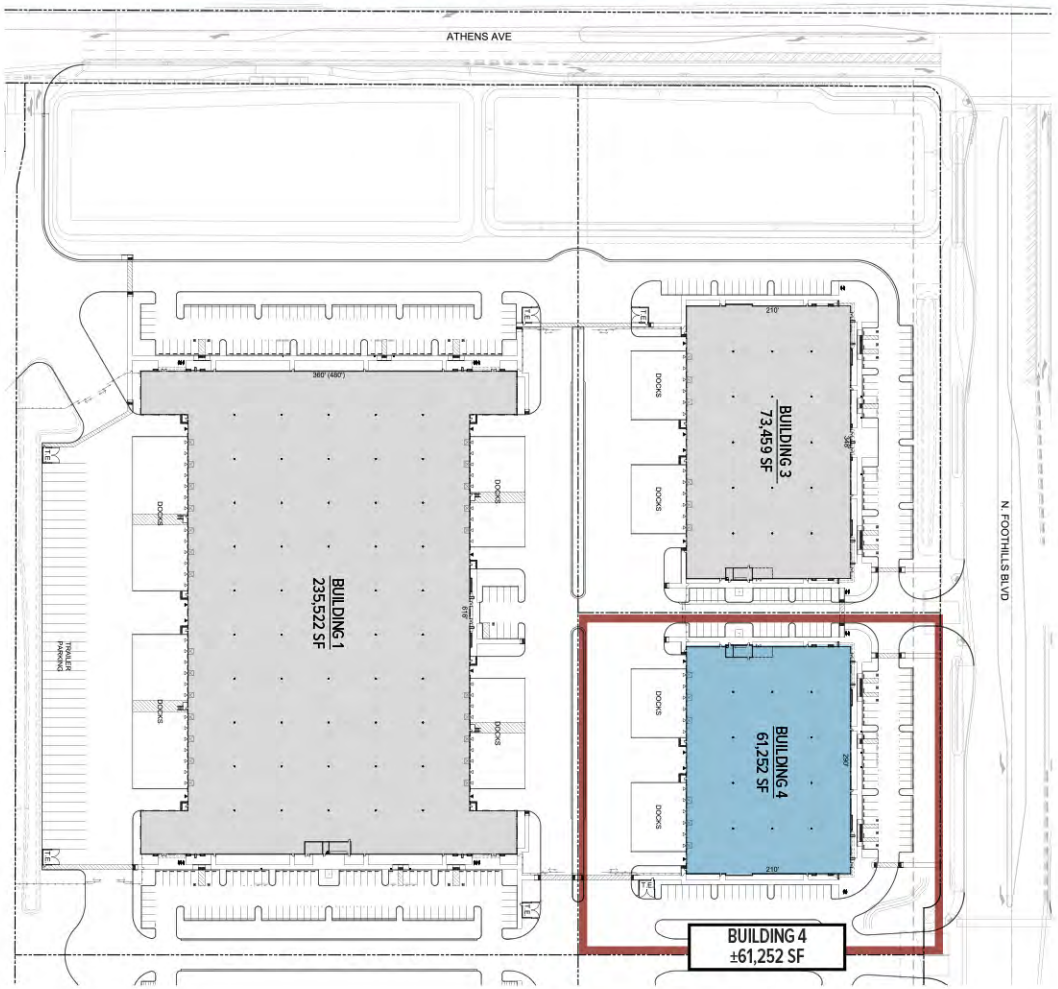
PRELIMINARY PHASE 1 | SITE PLAN



PHASE 1 - BUILDING 4 FEATURES

- AVAILABLE: ±61,252 SF
- OFFICE: ±6,123 SF (POTENTIAL)
- CLEAR HEIGHT: ±28'
- SPEED BAY: ±60'
- COLUMN SPACING: ±60' X 60'
- DOCK DOORS: 8 (±9' X 10')
- GRADE LEVEL DOORS: 4 (±12' X 14') W/VIEW PANEL
- TRUCK COURTS: ±140' (±6" CONCRETE APRON)
- CONCRETE SLAB: ±6" ON GRADE (±4,000 PSI)
- ROOF: HYBRID, 60 MIL TPO, 1/4" SECUROCK BOARD
- POWER: ±2,500 AMPS, 277/480V, 3-PHASE, 4 WIRE
- SPRINKLER: ESFR
- NATURAL GAS: 3"
- SEWER LINE: 6"
- WATER LINE: 8"
- LIGHTING: LED
- SKYLIGHTS: 18 TOTAL (±4' X 8')
- PASSENGER VEHICLE STALLS: 80
- TRAILER PARKING STALLS: 0

PRELIMINARY PHASE 1 | SITE PLAN



DRIVE TIMES TO MAJOR DISTRIBUTION DESTINATIONS

Local & Regional

LOCAL DISTRIBUTION	±DRIVE TIME
FED EX OVERNIGHT HUB	25-MINS
UPS HUB	26-MINS
SACRAMENTO	27-MINS
FED EX GROUND HUB	37-MINS

REGIONAL DISTRIBUTION	±DRIVE TIME
STOCKTON	1 HR, 8-MINS
PORT OF OAKLAND	1 HR, 33-MINS
SAN FRANCISCO	1 HR, 51-MINS
SFO	1 HR, 56-MINS
SAN JOSE	2 HR, 16-MINS
FRESNO	3 HR, 3-MINS
LOS ANGELES	6 HR, 16-MINS
RENO	2 HR, 22-MINS

Western U.S.

WESTERN U.S. DISTRIBUTION	±DRIVE TIME
DENVER, CO	17 HR, 11-MINS
PHOENIX, AZ	12 HR, 7-MINS
SEATTLE, WA	11 HR, 20-MINS
SALT LAKE CITY, UT	9 HR, 27-MINS
LAS VEGAS, NV	8 HR, 42-MINS
PORTLAND, OR	8 HR, 39-MINS
BOISE, ID	8 HR, 31-MINS



AERIAL SITE OVERVIEW



LINCOLN AREA AMENITIES

LOCATED ON FOOTHILLS BLVD.
in the industrial submarket

EASY ACCESS TO HIGHWAY 65 that also leads to I-80

CLOSE PROXIMITY
to restaurants, retail, office and industrial parks along with residential neighborhoods



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PAC WEST EQUITIES

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