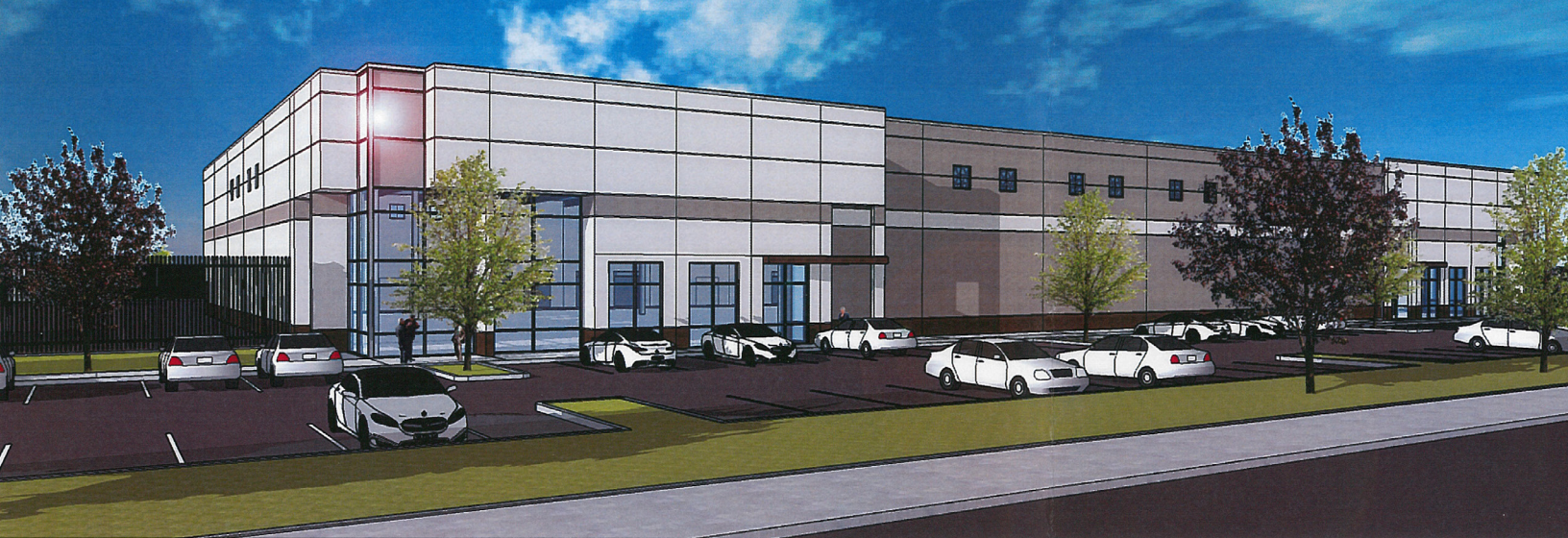


**3500 Cincinnati Ave, Rocklin, CA**



### 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: Project is currently supplied by three providers (Consolidated, AT&T and Wave)**
- **Utilities:**
  - **Electricity:** PG&E
  - **Gas:** PG&E
  - **Water:** PCWAL
  - **Sewer:** City of Roseville
  - **Storm Drain:** Placer County

Another Project By:



Exclusive Agent:

**CBRE**

**TODD SANFILIPPO**

Lic. 01045162  
T +1 916 781 4859  
todd.sanfilippo@cbre.com

**WALTER SMYTH**

Lic. 00956946  
T +1 916 781 4843  
walter.smyth@cbre.com

## 3500 Cincinnati Ave, Rocklin, CA

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



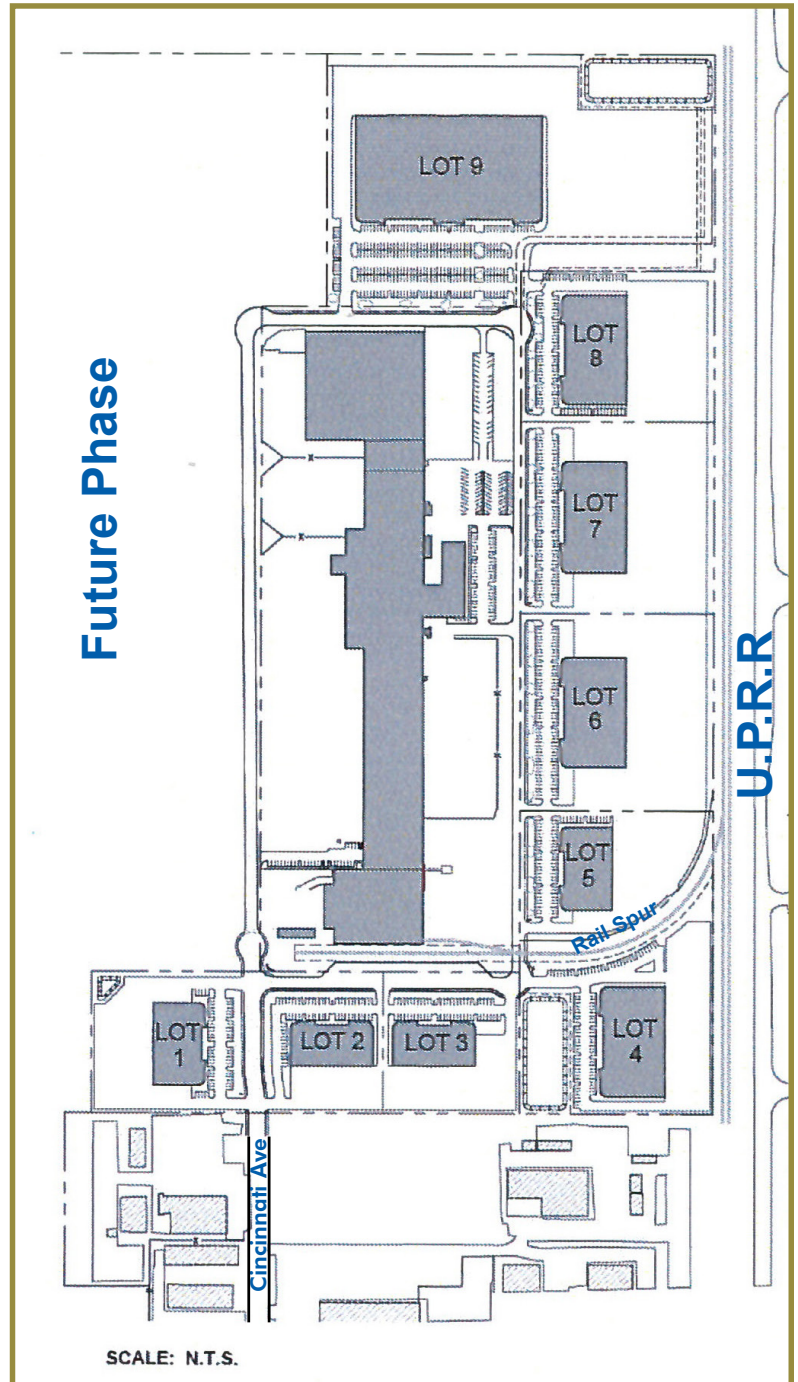
### Location Map



**3500 Cincinnati Ave, Rocklin, CA**

**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

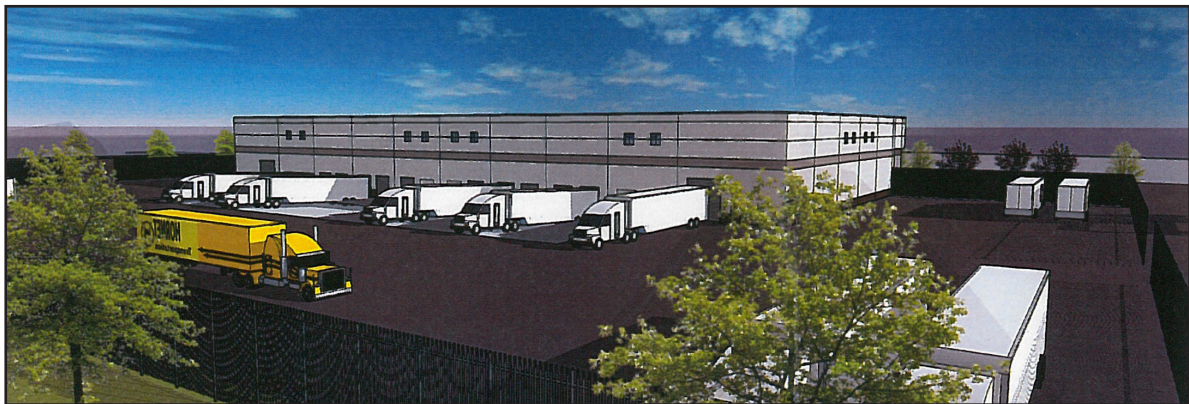


Another Project By:

**3500 Cincinnati Ave, Rocklin, CA**



**PLANNED PROJECT ENTRY**



**DOCK LOADING COURT**



**FRONT ELEVATION WITH SECURE TRUCK PARKING**

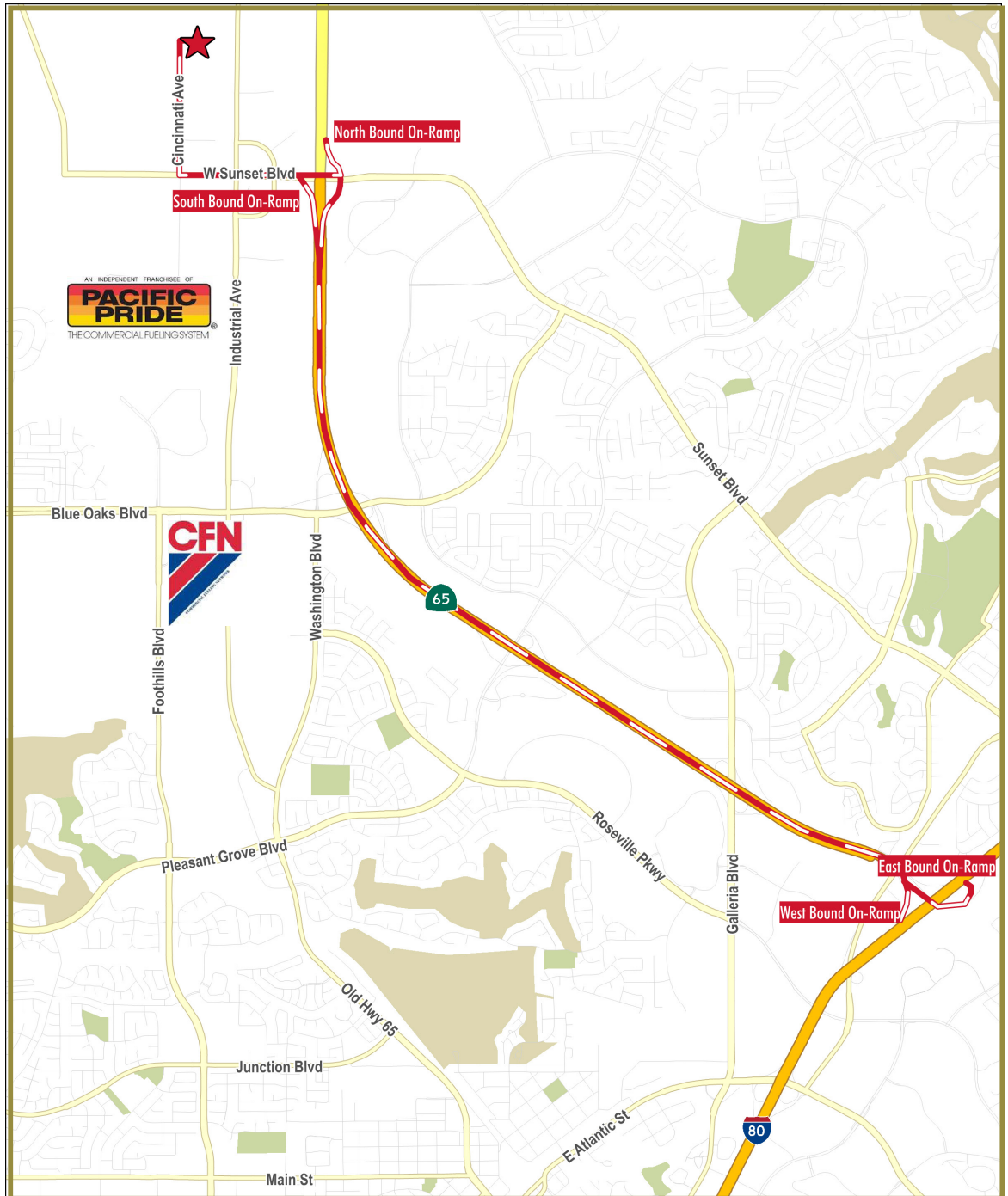
Another Project By:

**3500 Cincinnati Ave, Rocklin, CA**

**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**



Another Project By:

3500 Cincinnati Ave, Rocklin, CA

Retail Amenities Aerial



Another Project By:

**3500 Cincinnati Ave, Rocklin, CA**

**Corporate Neighbors Aerial**



© 2017 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. 80825157-63342

Another Project By:

