

AVAILABLE FOR LEASE OR BTS

±237,797 RSF PLANNED CLASS A INDUSTRIAL

ROCKLIN, CALIFORNIA

Industrial Ave

Tinker Rd

S Loop Rd



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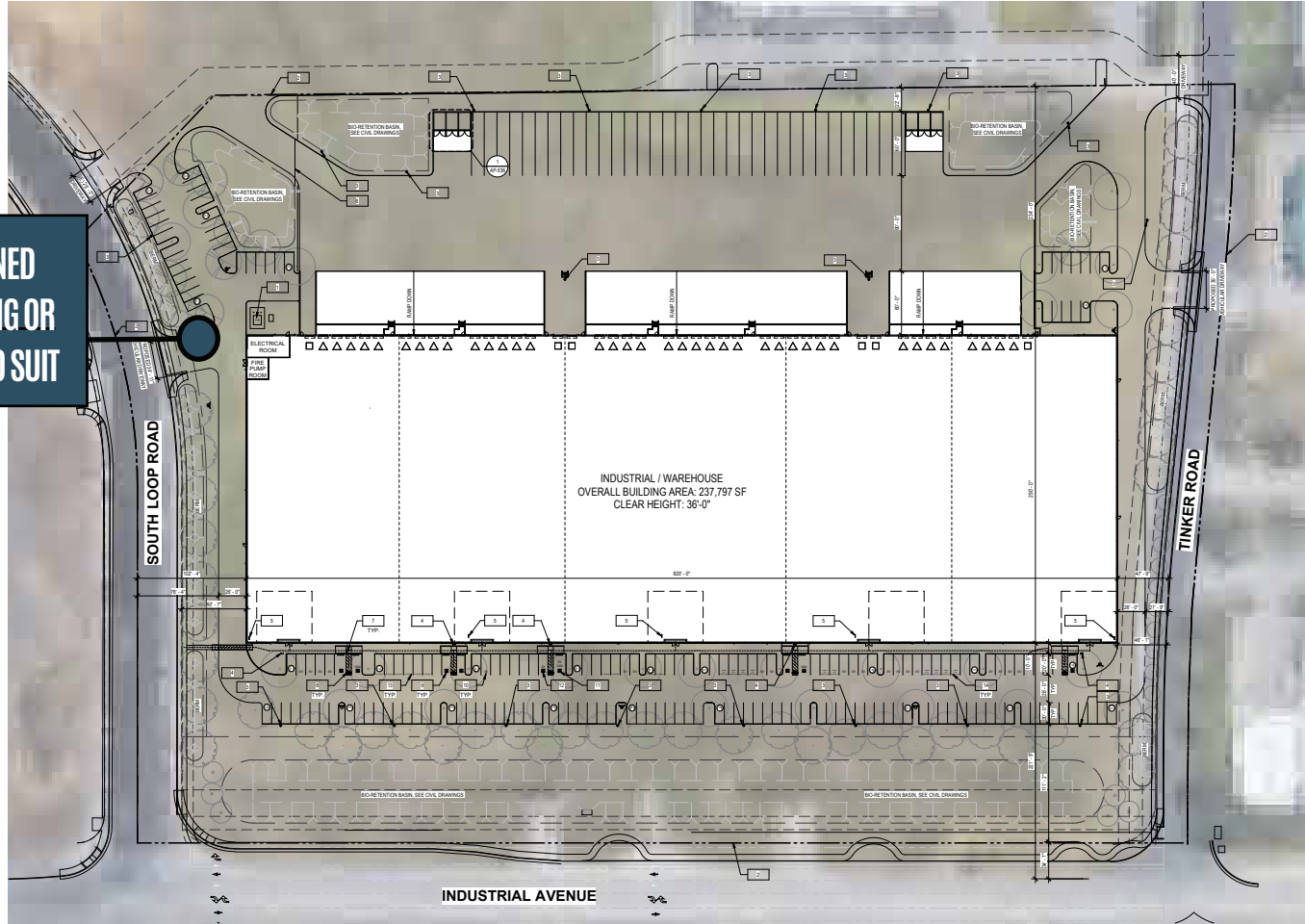
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PRELIMINARY SITE PLAN

PLANNED BUILDING OR BUILD TO SUIT



project number: 220201
 project manager: ESAI SHAHNRAN
 project designer: JOHNNY AGUILA
 project architect: DALE FURBERMAN

Entitlements
 10/24/23

TINKER ROAD ROCKLIN
 PANATTONI
 TINKER ROAD,
 ROCKLIN CA

OVERALL SITE PLAN
 SCALE: 1" = 40'-0"



SITE PLAN NOTES

- THE EXISTING ENCROACHMENT ONTO INDUSTRIAL AVENUE WILL BE REMOVED AS A RESULT OF HEIGHT OUT-TOLN AT ROAD POINT IN THE FUTURE WHEN THE ULTIMATE INDUSTRIAL AVENUE ROAD IMPROVEMENTS AND MEDIAN GET COMPLETED.
- THE PROJECT WILL BE REQUIRED TO RECONSTRUCT ALL EXISTING AND FOR CONSTRUCT ALL NEW ADA RAMP TO GREENHACK ENCROACHMENT ALONG THE PROJECT PERMITS AND ON ANY OTHER IMPROVEMENTS USED BY THE PROJECT/PROJECT.
- ALL LIGHT FIXTURES AND ILLUMINATION FIXTURES SHALL BE SHOWN WITH A MINIMUM ASPHALTIC CONCRETE OR PORTLAND CEMENT SURFACE CAPABLE OF SUPPORTING A MINIMUM LEVELS OF LOADS AND SHALL BE REQUIRED TO MEET THE ZONING ORDINANCE 17.4.03.05.
- THE PROJECT WILL BE REQUIRED TO INSTALL TWO PARKING SIGNS AT A MINIMUM ALONG THE FRONTAGE WITH TINKER ROAD IN CONFORMANCE WITH THE TINKER ROAD CROSS STREET REGULATIONS IN THE ZONING AND OTHER APPLICABLE REGULATIONS TO BE PROVIDED BY THE COUNTY.
- SEE CIVIL DRAWINGS FOR MORE INFORMATION REGARDING NO-RETENTION BASINS METHODS AND LOCATIONS.

PARKING COUNT

VEHICLE PARKING	REQUIREMENTS	REMARKS
WAREHOUSE	237,797 SF	153
STREET	2,000	125
TOTAL		278
REQUIRED PARKING		145
ACCESSIBLE VEH.	1	1
ACCESSIBLE STANDARD	23	23
EV ACCESSIBLE PARK	1	1
EV CAPABLE	13	13
TOTAL PARKING SPACES PROVIDED		48
EV CAPABLE		13
TOTAL EV CAPABLE		13

KEYNOTES

- TRANSFORMER
- EXISTING PROPERTY LINE
- EXISTING SIDEWALK
- SHORT TURN BACK (15' SPACES); SEE DETAIL SWP-03
- 2' CONC. TURN BACK (15' SPACES)
- 6' HIGH WIREMESH ANTICLIMB FENCE WITH MANUAL OPERATED GATE (SEE DETAIL SWP-03 FOR FIRE DEPARTMENT ENTRY); SEE DETAIL SWP-03
- SECTABLE WARNING: TYP
- WARNING: TYP
- WARNING: TYP
- ACCESSIBLE BY VAN/ETAL
- ACCESSIBLE STANDING STALL
- EV CAPABLE PARKING STALL, TYP
- WARNING: TYP

LEGEND

- DOCK HIGH DOOR
- GRADE LEVEL OVERHEAD DOOR
- PROPERTY LINE
- FIRE HYDRANT
- ACCESSIBLE PATH OF TRAVEL
- PARKING STALL COUNT

RENDERING



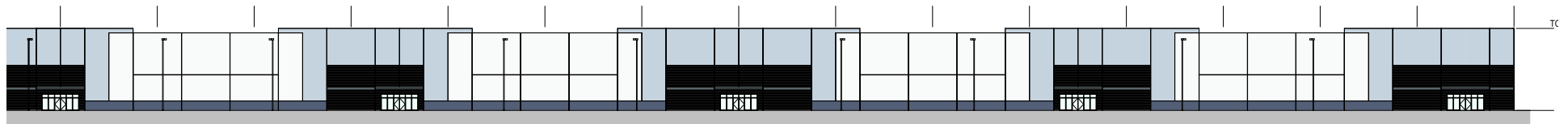
PROJECT HIGHLIGHTS

BUILDING SIZE	±237,797 RSF	ZONING	Industrial - Mixed Use - Dc
LAND SIZE	±16.5 Acres	Placer County Sunset Area Plan	IMU (Industrial Mixed-Use Zone). The IMU zone is designed to be a hybrid of light industrial operations inter-mixed with live-work residential units, breweries, tasting rooms, commercial recreation, and accessory retail uses. The mix of uses create an eclectic enclave where small business owners have the ability to manufacture, distribute, sell, and live in the same space.
PROPERTY ADDRESS	3825 Industrial Avenue Rocklin, CA 95765		
ASSESSOR'S PARCEL NO.	017-303-001-000	POTENTIAL USES	Uses include outdoor commercial recreation, mini storage, offices, fitness center, fast food, restaruants and bars, breweries, manufacturing and light assembly, vehicle repair/maintenance, work live units, The IMU designation also supports limited work-live residential opportunities, breweries, tasting rooms, commercial recreation, and accessory restaurant and supporting uses. Design review zoning requirement.
COUNTY	Placer		
PROPERTY TYPE	Planned light industrial building or build to suit		
LOCATION	NEC of Tinker Road and Industrial Avenue, within the Sunset Area Plan		
SOLAR POWER:	Solar panel ready		

Note: All potential uses, including those listed herein, are subject to appropriate governmental approvals which neither the seller nor the broker can guarantee. Some of the above uses may be subject to use permits, entitlement and approvals.

BUILDING SPECIFICATIONS

Building:	±237,797 RSF	Concrete Slab:	7" at grade with #4 rebar 24' o.c. (4,500 PSI)
Divisible to:	±46,800 SF	Power:	±3,000 A @ 480 V (PG&E)
Spec Office:	±10,000 SF (4%)	Solar:	Solar panel ready
Speed Bay:	±60'	Natural Gas:	None
Column Spacing:	±60' x 52'	Sewer Line:	6" entering building (Placer County)
Truck Court:	±150'	Water Line:	2" entering building with 2" meter (PCWA)
Dock Apron:	±60'	Fire Sprinkler:	ESFR
Dock High Doors:	±38	Parking:	196 Auto Stalls Handicap: 7 Stalls Trailer: 34 stalls
Grade Level Doors:	±6		
Clear Height:	±36'		
Skylights:	±148		



WEST ELEVATION-COLORED

SCALE: 1" = 30'-0"



CALIFORNIA
65

CALIFORNIA
65

Sunset Boulevard

S Loop Rd

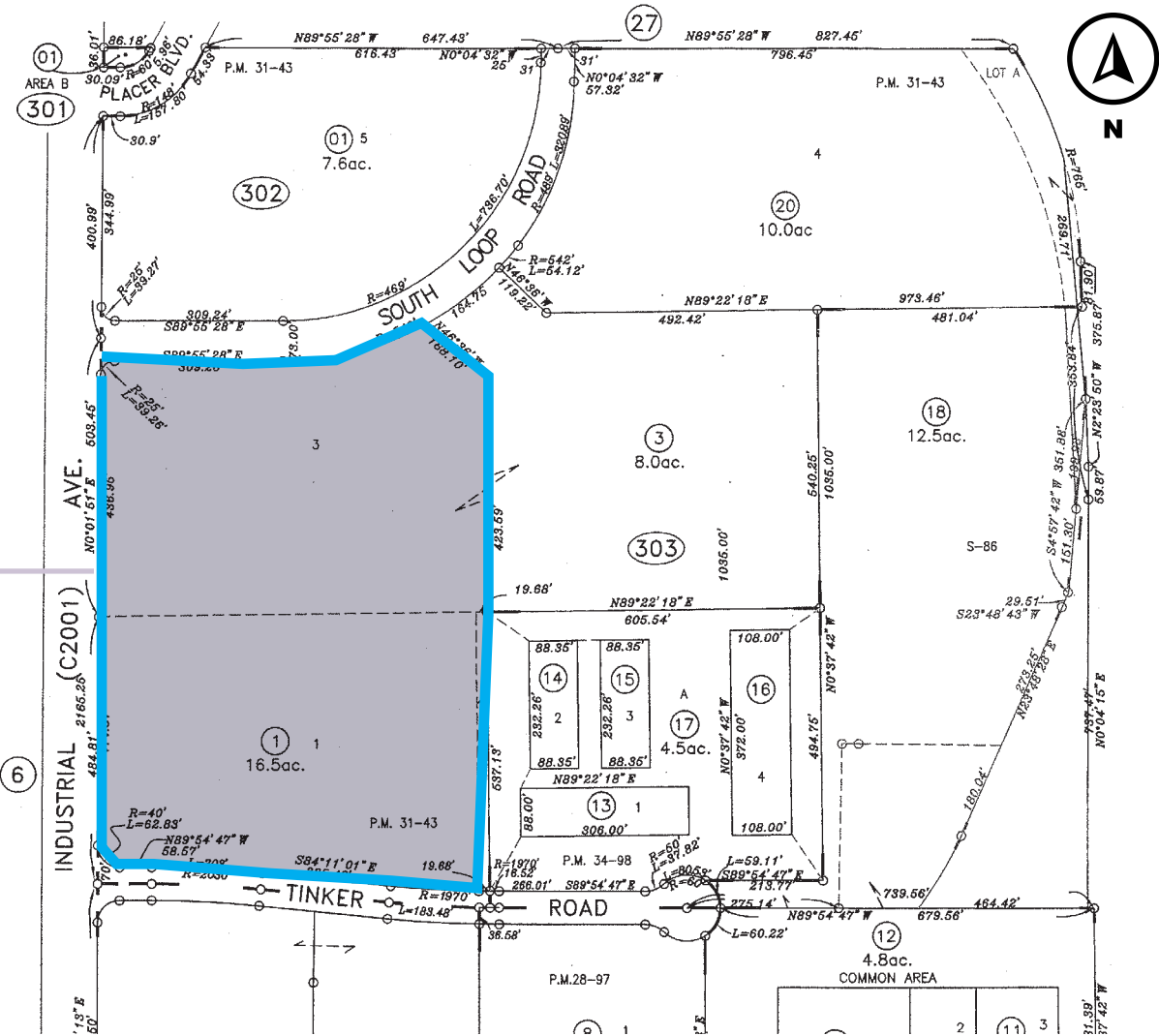
Tinker Rd
Industrial Ave

PLANNED
BUILDING OR
BUILD TO SUIT



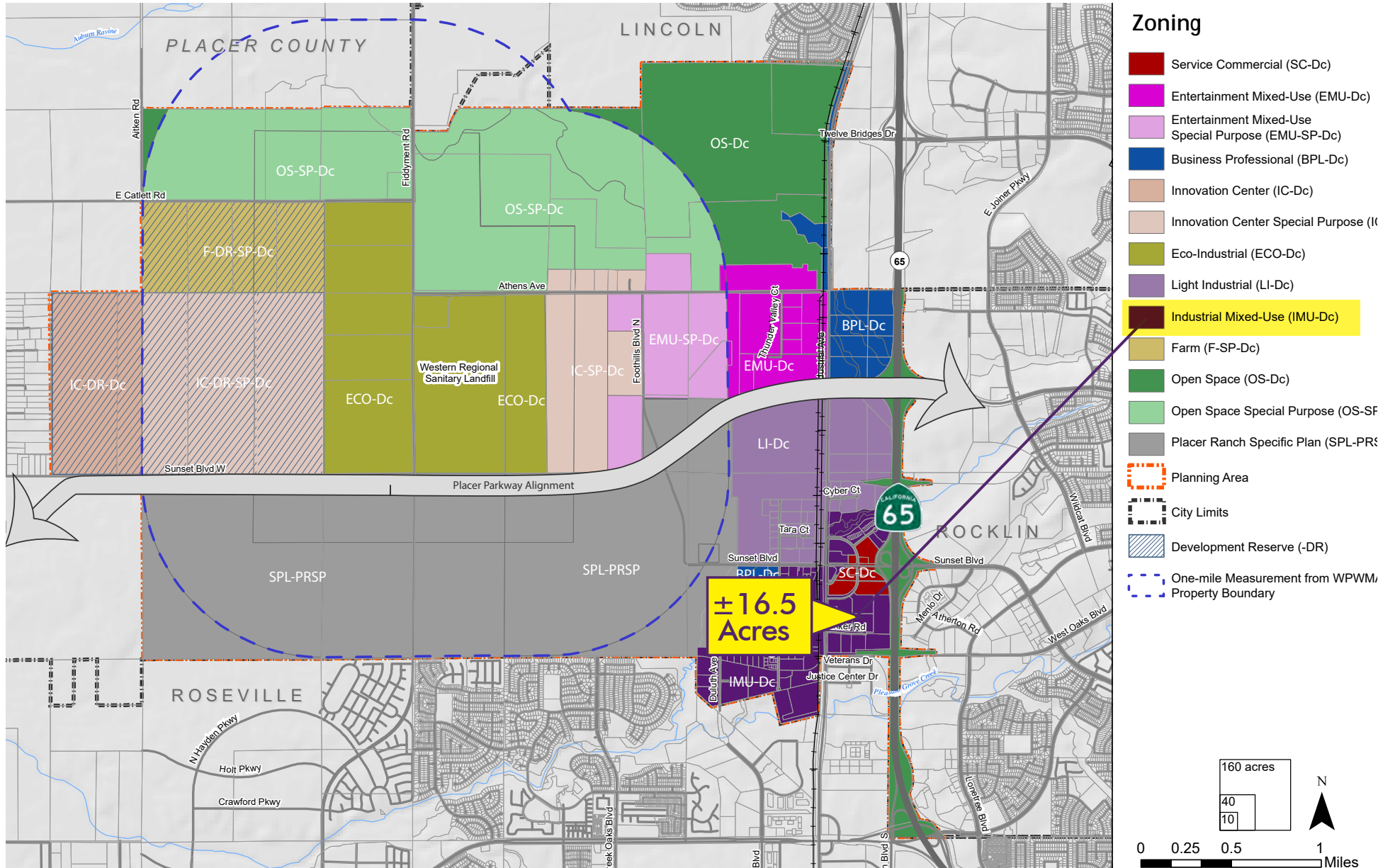
PARCEL MAP

±16.5 Acres



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ZONING MAP



Source: Placer County Sunset Area Plan

DRIVE TIME MAP



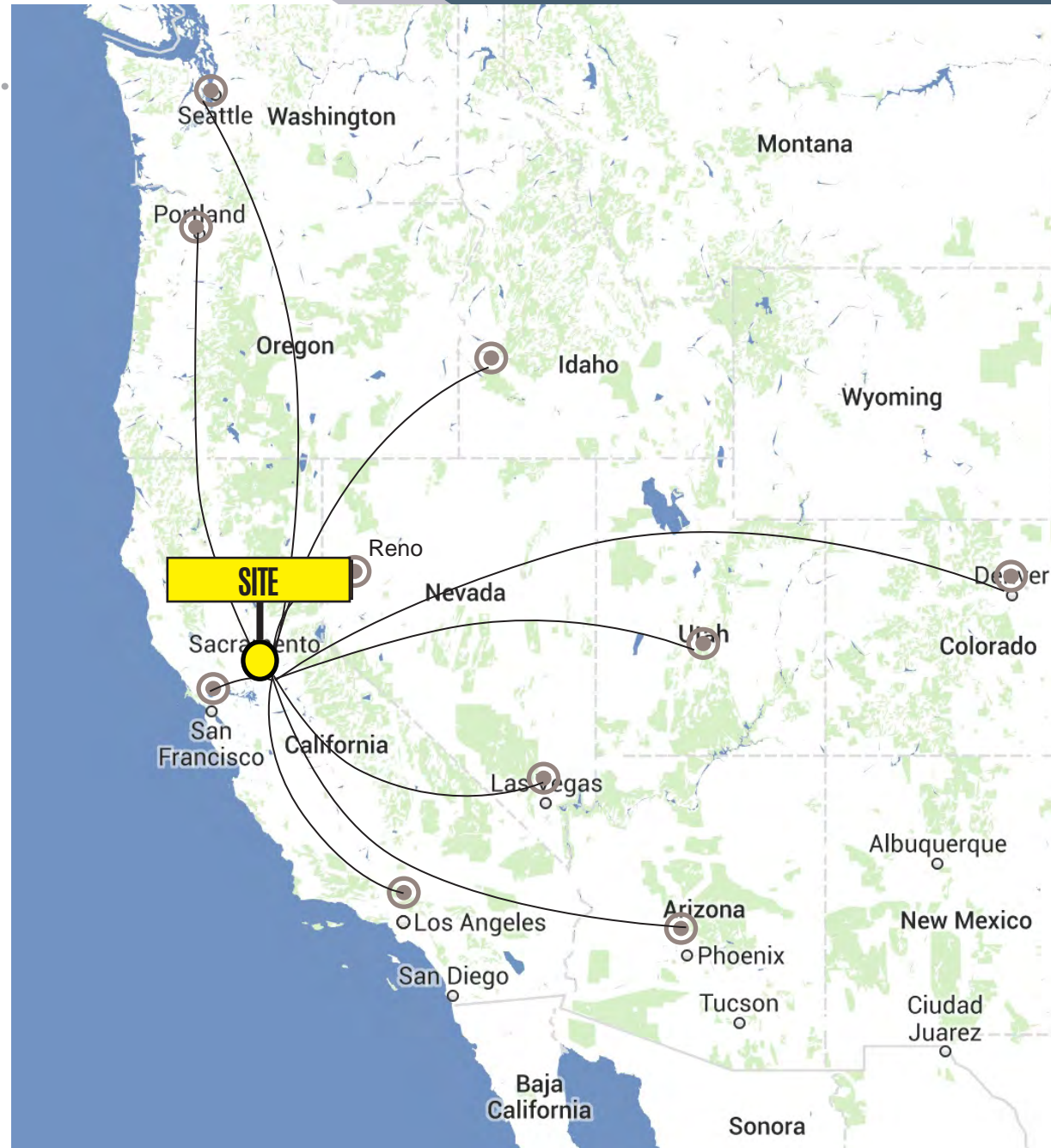
Local & Regional

Western U.S.

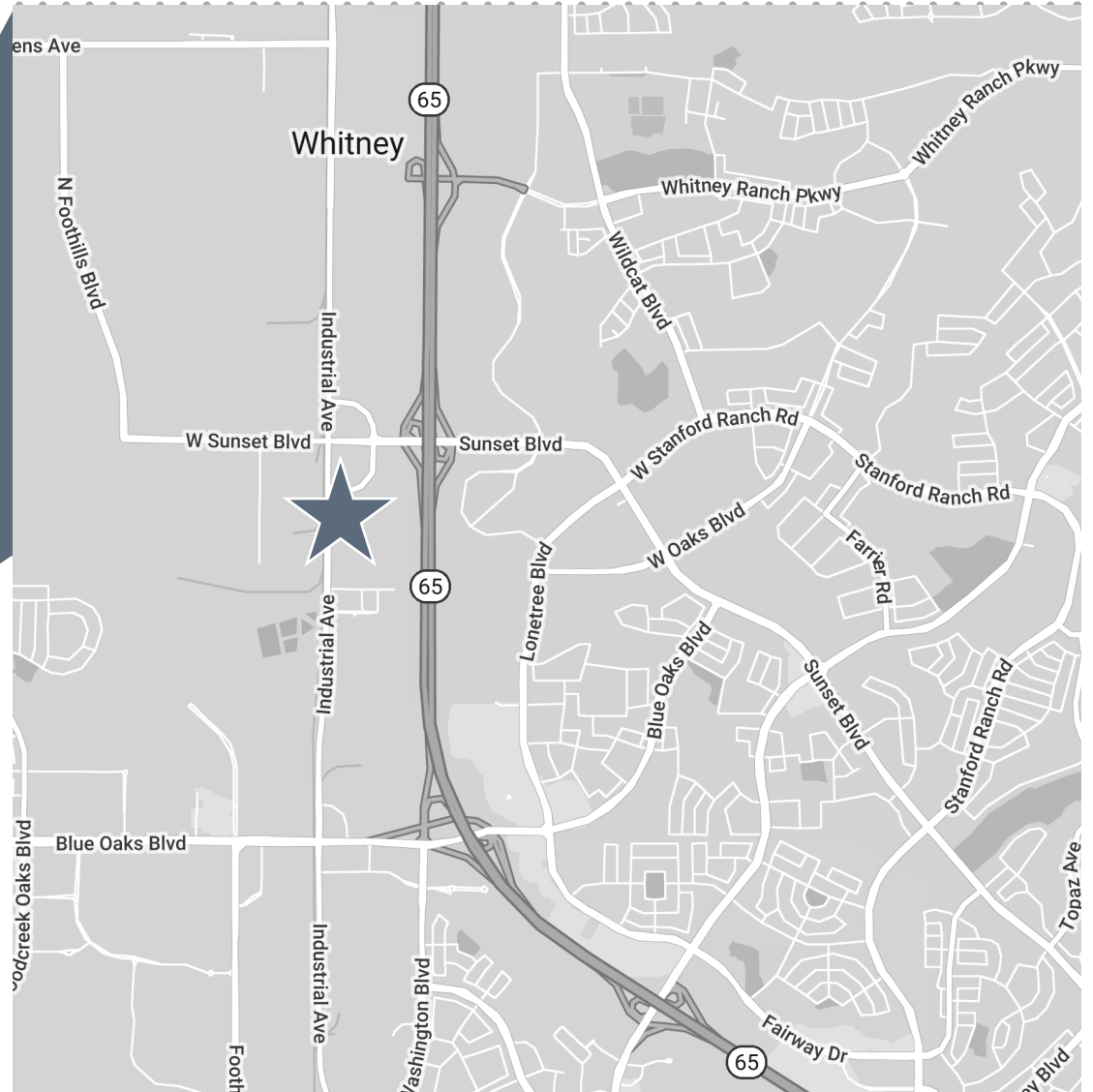
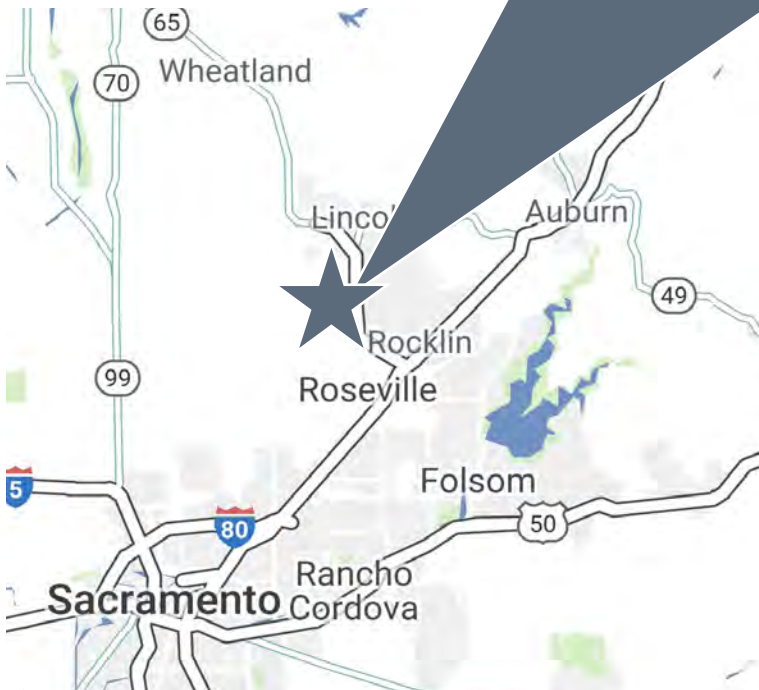
LOCAL DISTRIBUTION	±DRIVE TIME
FED EX OVERNIGHT HUB	25-MINS
UPS HUB	26-MINS
SACRAMENTO	27-MINS
FED EX GROUND HUB	37-MINS

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. 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



LOCATION



NEIGHBORHOOD



±237,797 RSF FOR LEASE

ZONED INDUSTRIAL MIXED USE

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