

±422,576 SF DISTRIBUTION BUILDING COLD AND DRY STORAGE FACILITY

9999 Niblick Drive | Roseville, CA 95678

MASTER LEASE EXPIRES 11/18/36



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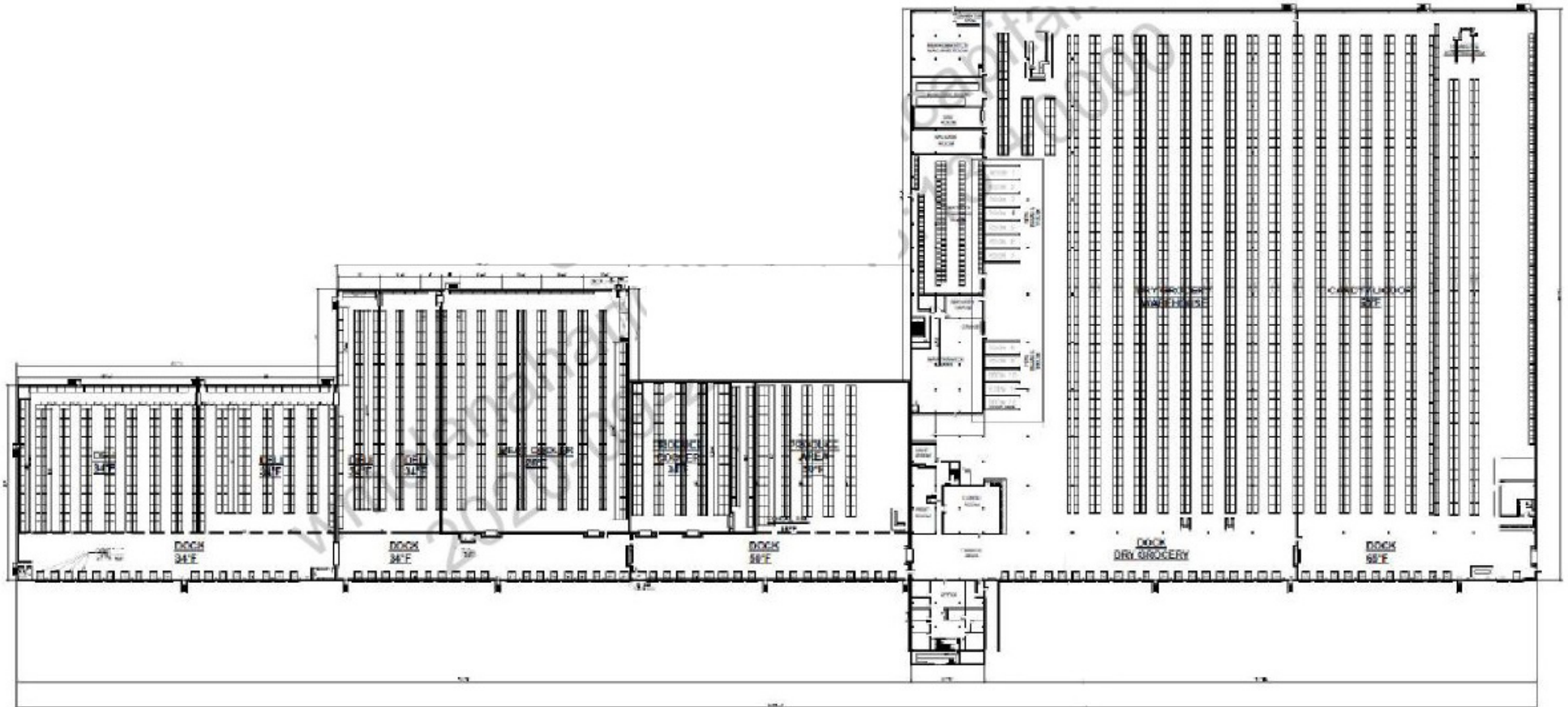
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FLOOR PLAN



Not to scale. All dimensions are approximate.

BUILDING PHOTOS



BUILDING SPECIFICATIONS

- Building: ±422,576 SF
- Office: ±19,920 SF
- Land Size: ±41.5 Acres
- Clear Height: ±32'
- Speed Bay: ±5' PM
- Column Spacing: ±40'x40'
- Dock Doors: 77 (±8'x8')
- Grade Level Doors: 1 (±10'x14') and 1 (±8'x12')
- Truck Court: ±130'-±140'
- Concrete Slab: ±3,500 PSI MIN
- Roof: Berkeley Roof / Timber Construction (Not Steel/Open Web)
- Power: ±3,000 Amps 277/480v, 3 Phase
- Natural Gas: 3"
- Sewer Line: 6"
- Water Line: DW = 4", SS = 6"
- Fire Sprinkler Density: 45 GPM (42' psf) Cycling - 30 (28' psf) at Racking
- Lighting: 496 LED / 137 Fluorescents
- Skylights: 2% of roof area
- ±220 Passenger Vehicle Parking Stalls

Temperature Controlled Space: ±93,711 SF

28° Meat Conversion Area -32,949 SF (previously -10° freezer space)

34° Produce Area -10,760 SF (previously -10° freezer space)

55° Floral Conversion Area -2,723 SF

50° Produce Conversion Area -16,350 SF

34° Loading Dock -21,290 SF

50° Loading Dock -9,639 SF

Office Space: ±19,920 SF

First Floor Office -3,700 SF

Mezzanine Office -16,220 SF

Employee Support Area: ±3,300 SF

Locker/Shower Room -1,950 SF

Lunch Room -1,350 SF

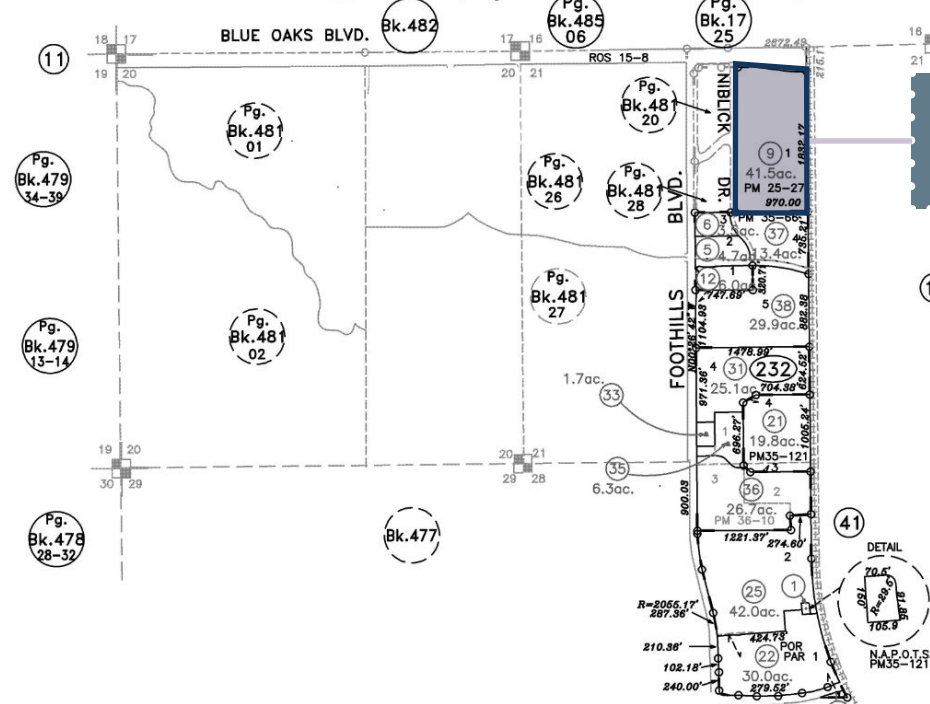
Utility and Service Areas: ±18,221 SF

Battery Room -7,350 SF

Salvage Goods Area -2,353 SF

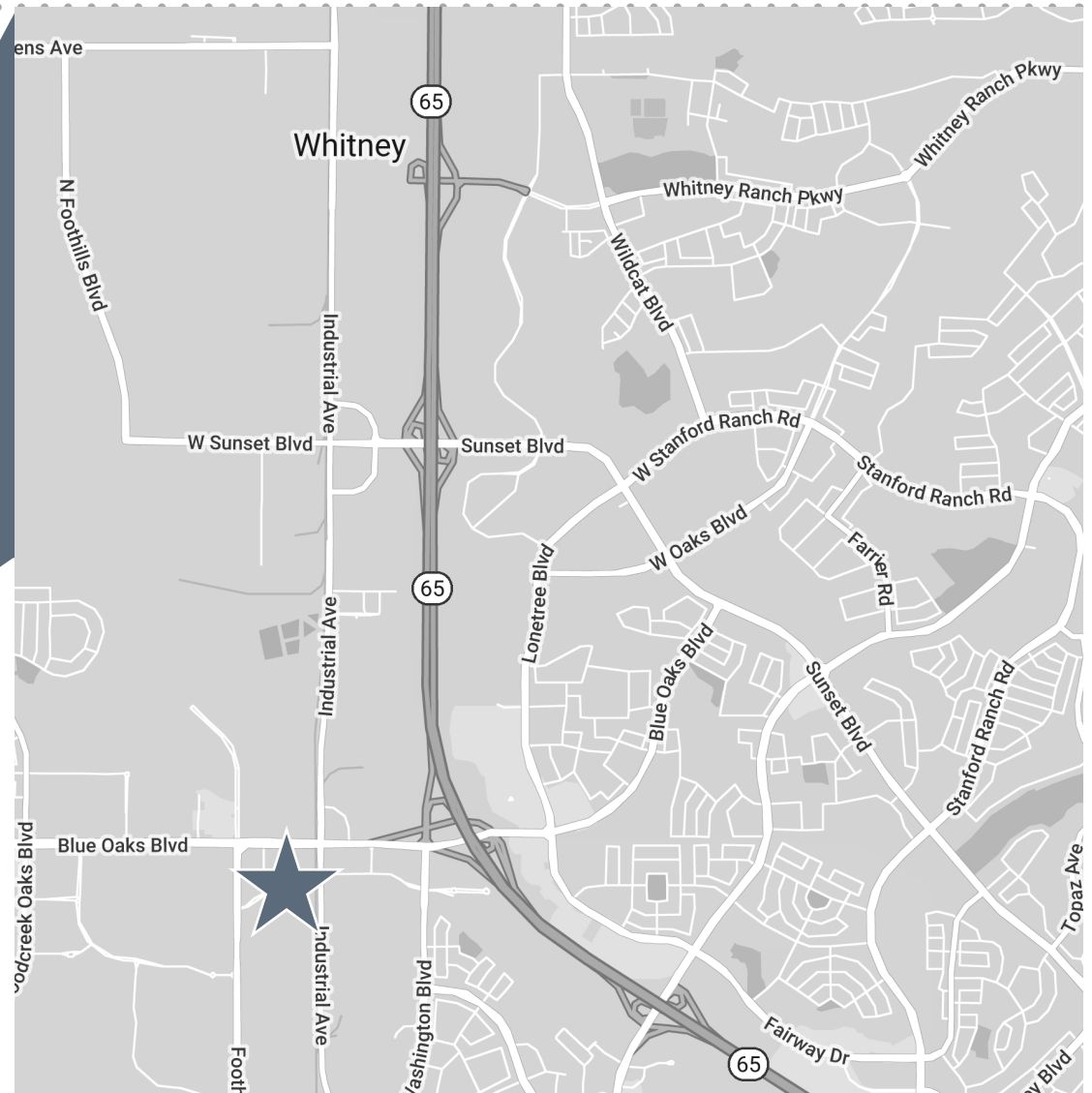
Electrical Room -1,584 SF

Maintenance Building -6,934 SF



05-28-2021
05-24-2021
05-14-2021
03-31-2020
03-30-2020
08-08-2019
12-17-2018
12-13-2018
03-20-2018
03-16-2018
08-18-2017
02-15-2017
02-14-2017
01-20-2017

LOCATION



DRIVE TIME MAP



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

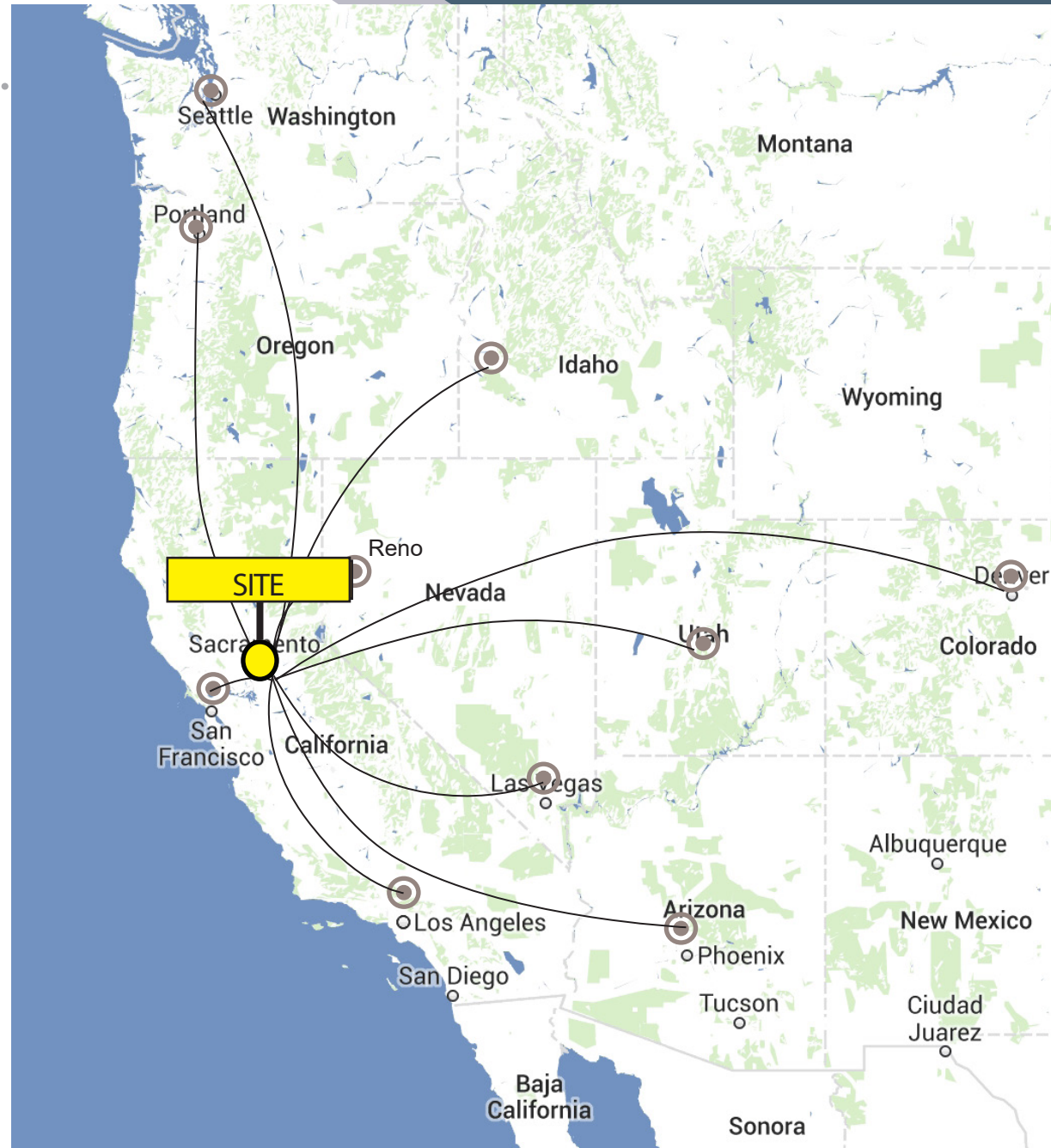
REGIONAL DISTRIBUTION ±DRIVE TIME

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







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