±90,000 SF Distribution/Warehouse
For Lease or Sale

±90,000 SF Freestanding Distribution/Warehouse Building

1251 Tinker Rd

ROCKLIN, CA 95765

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CBRE

Property Overview

- **Total Building**: ±90,000 SF
- **Lot Size**: ±5.5 Acres
- **Office**: ±10,150 SF
- **Dock Doors**: 7
  (1 Recessed & 6 EOD Levelers)
- **Grade Level**: 4 (±12x14')
- **Power**: ±1,600A @ 480V
- **Clear Height**: ±24'-26'
- **Truck Court Depth**: ±185'
- **Column Spacing**: ±60'x30'
- **Passenger Vehicle Parking:** ±81
- **Sprinkler Density**: 0.33 / 2,000
- **Insulated Roof Deck**
- **Natural Gas**
- **Natural Gas Heaters in Warehouse**
- **Skylights replaced in 2022**
- **Roof Overlay in 2015**
- **HVAC units replaced in 2021**
- **Year Built**: 1990
- **Zoning**: IMU-Dc (Industrial Mixed Use)
- **APN**: 017-303-006 (Placer County)

Area Overview

Located in the heart of Placer County, Rocklin is a vibrant, fast-growing community known for its strong economy, exceptional quality of life, and strategic connectivity. With a population now exceeding 163,000, it continues to experience steady growth supported by a diversified business base and robust household incomes. Residents and businesses alike benefit from convenient access to Interstate 80 and Highway 65, a highly educated workforce, and a thriving retail and services sector that generates some of the region's highest sales activity. Rocklin also offers an attractive balance of modern amenities, well-planned neighborhoods, and ongoing investment in infrastructure—the city's commitment to sustainable, forward-looking development makes it an ideal location for companies seeking stability and long-term opportunity.

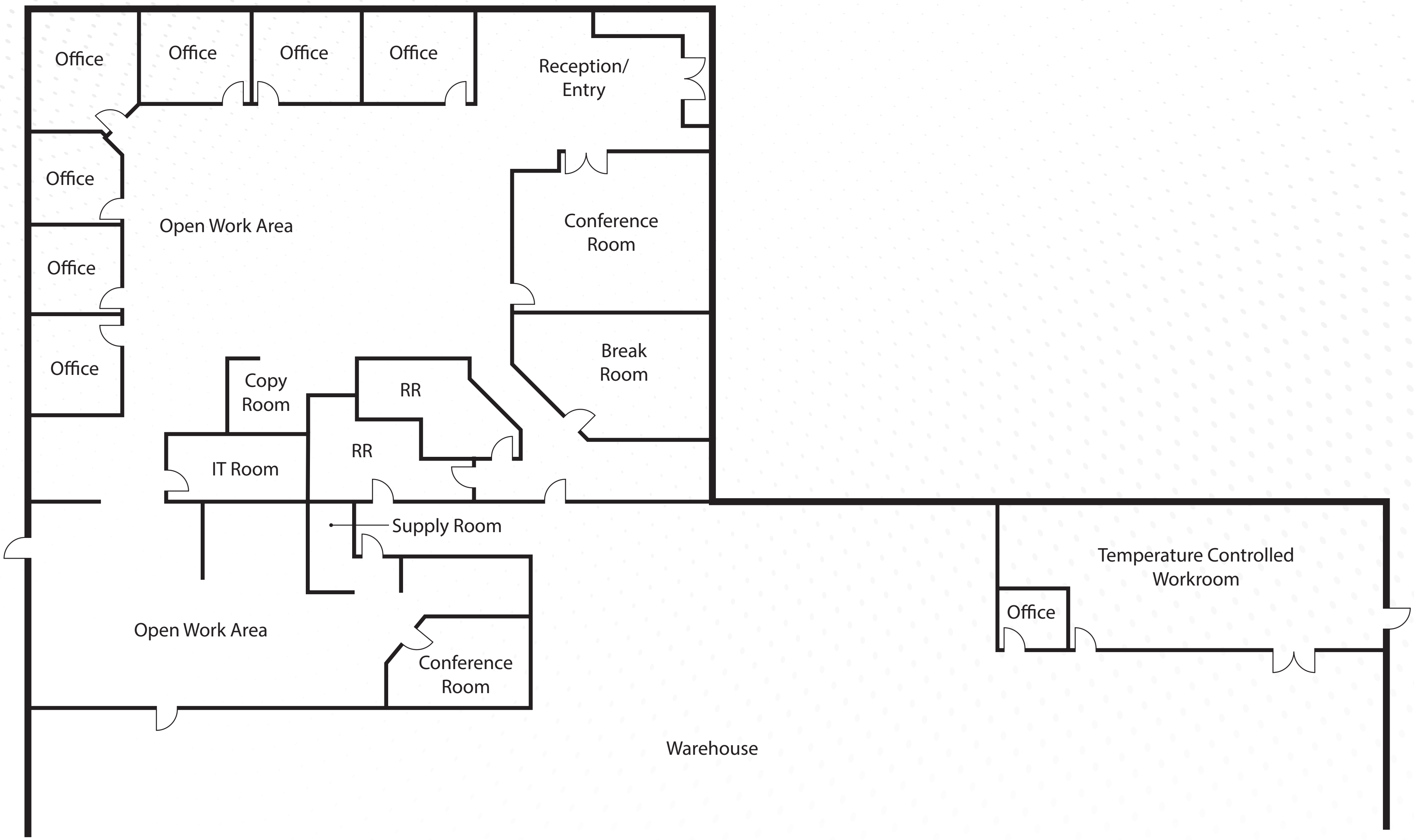
GALLERY



FLOOR PLAN

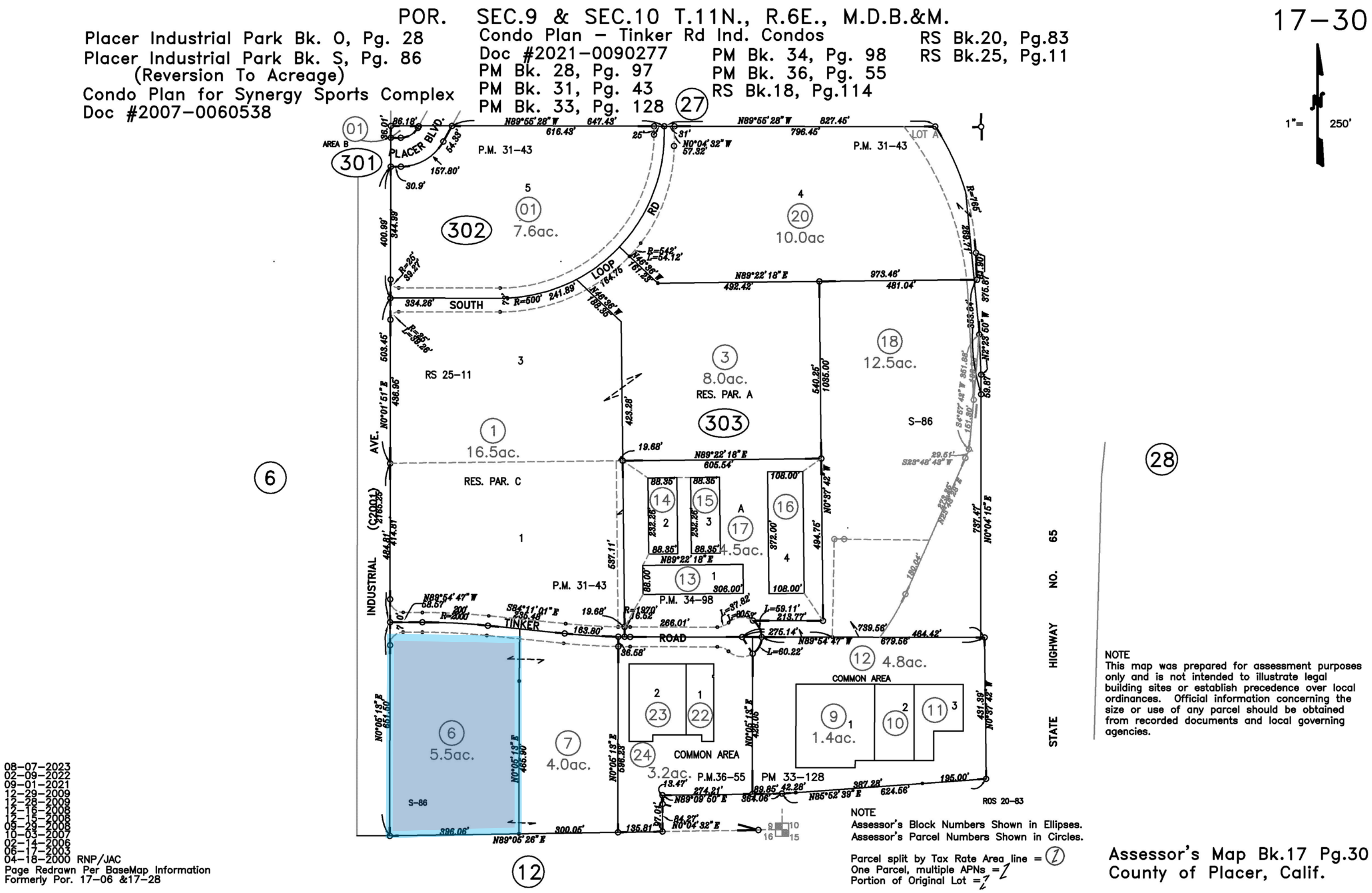
FLOOR PLANS ARE NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

OFFICE FLOOR PLAN



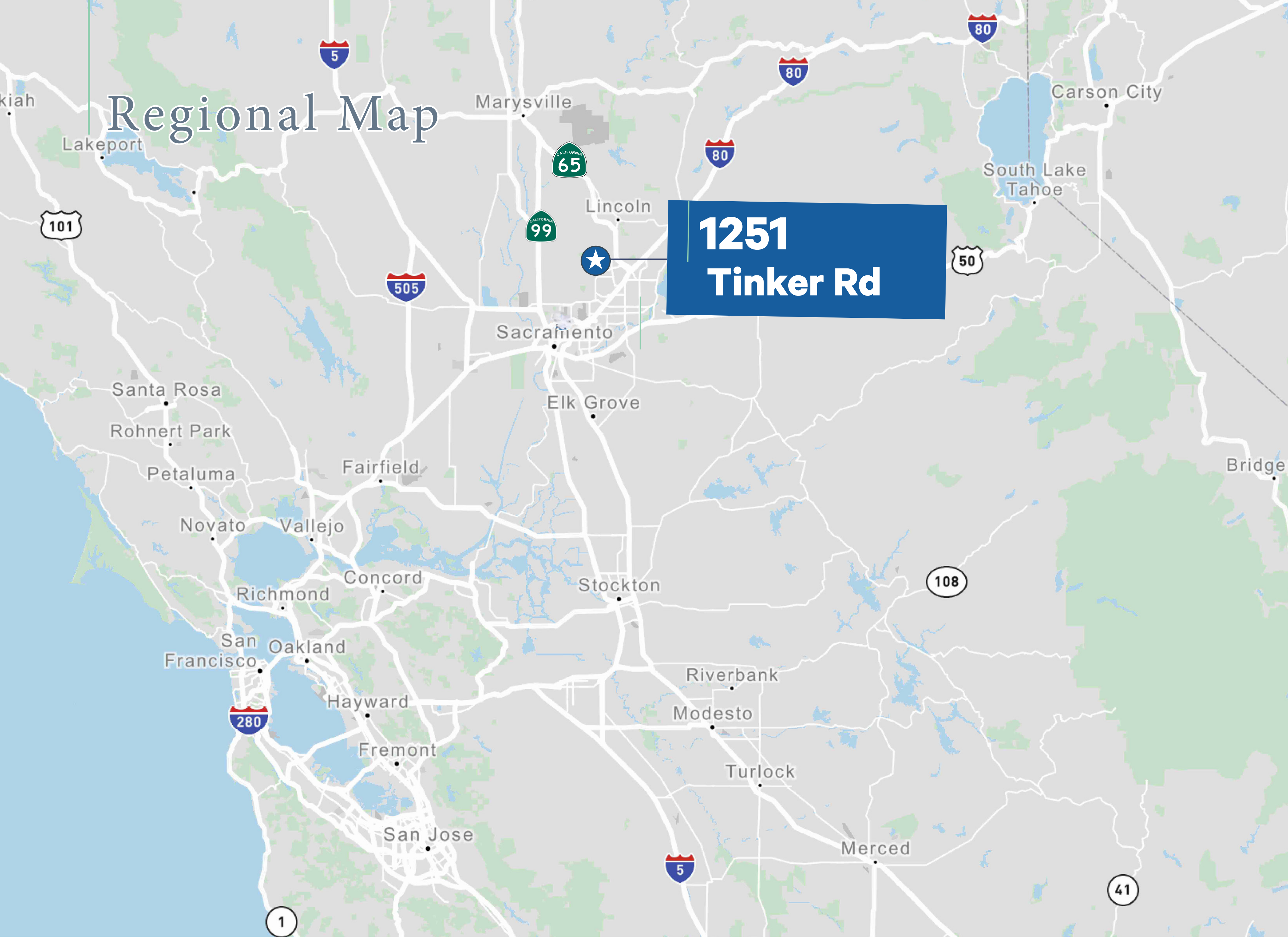
FLOOR PLANS ARE NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

PARCEL MAP


POR. SEC.9 & SEC.10 T.11N., R.6E., M.D.B.&M.
17–30
Placer Industrial Park Bk. O, Pg. 28
Placer Industrial Park Bk. S, Pg. 86
(Reversion To Acreage)
Condo Plan for Synergy Sports Complex
Doc #2007–0060538
Condo Plan – Tinker Rd Ind. Condos
Doc #2021–0090277
PM Bk. 28, Pg. 97
PM Bk. 31, Pg. 43
PM Bk. 33, Pg. 128
PM Bk. 34, Pg. 98
PM Bk. 36, Pg. 55
RS Bk.18, Pg.114
RS Bk.20, Pg.83
RS Bk.25, Pg.11
1"= 250'
PLACER BLVD.
SOUTH
LOOP RD
INDUSTRIAL AVE.
TINKER ROAD
STATE HIGHWAY NO. 65
301
302
303
7.6ac.
10.0ac
8.0ac.
RES. PAR. A
12.5ac.
16.5ac.
RES. PAR. C
4.5ac.
4.8ac.
COMMON AREA
1.4ac.
5.5ac.
4.0ac.
3.2ac.
P.M. 31–43
P.M. 34–98
P.M.36–55
PM 33–128
RS 25–11
S–86
08-07-2023
02-09-2022
09-01-2021
12-29-2009
12-28-2009
12-16-2008
11-25-2008
09-29-2008
10-03-2007
02-14-2006
06-17-2003
04-18-2000 RNP/JAC
Page Redrawn Per BaseMap Information
Formerly Por. 17-06 &17-28
NOTE
This map was prepared for assessment purposes only and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning the size or use of any parcel should be obtained from recorded documents and local governing agencies.
NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Parcel split by Tax Rate Area line =
One Parcel, multiple APNs =
Portion of Original Lot =
Assessor's Map Bk.17 Pg.30
County of Placer, Calif.

Neighborhood

Regional Map



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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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CONTACT EXCLUSIVE AGENTS

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