

Industrial | For Lease

Blue Oaks Commerce Center

2151 and 2251 Freedom Way | Roseville, CA 95765



Contact Us

Todd Sanfilippo

Executive Vice President
+1 916 847 3206
todd.sanfilippo@cbre.com
Lic. 01045162

Walter Smyth

Senior Vice President
+1 916 781 4843
walter.smyth@cbre.com
Lic. 00956946

Matt Susac

Senior Vice President
+1 916 781 4832
matt.susac@cbre.com
Lic. 01979110



Building Features

2251 Freedom Way (Building A)

- Total: ±109,970 SF
- Spec Offices from ±2,256 SF-±2,600 SF
- Clear Height: ±30'
- Power: ±2,500 Amps, 277/480v
- Column Spacing: ±52'x±50'
- Parking: ±228
- Divisible to ±7,339 SF with 1 Dock and 1 GL



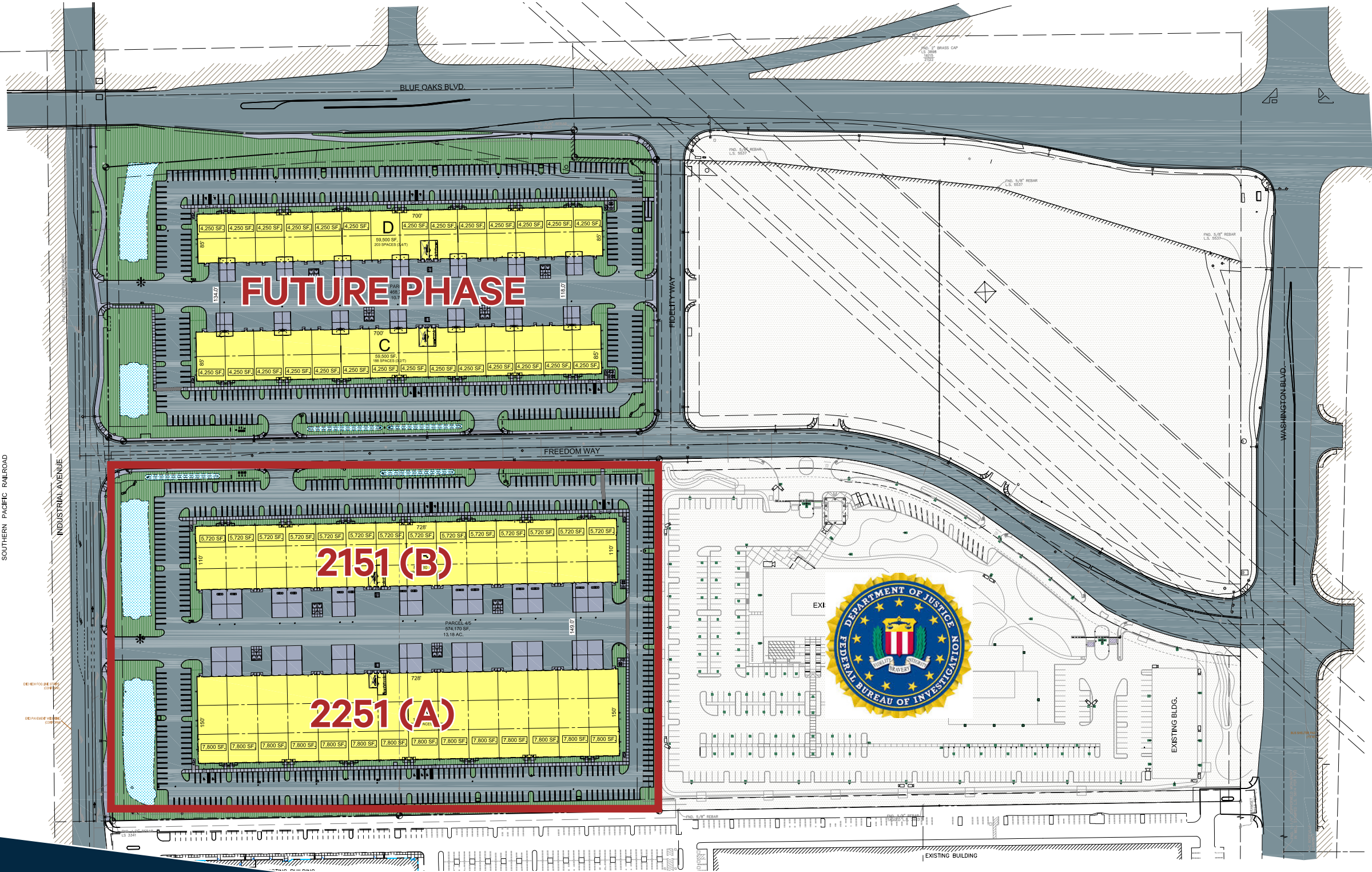
2151 Freedom Way (Building B)

- Total: ±80,850 SF
- Spec Offices from ±1,487 SF-±2,181 SF
- Clear Height: ±28'
- Power: ±2,000 Amps, 277/480v
- Column Spacing: ±52'x36'-8"
- Parking: ±198
- Divisible to ±5,258 SF with 1 Dock and 1 GL



- Dock Doors: ±9'x10' with EOD levelers and bumpers
- Grade Doors: ±12'x14'
- Sprinkler: ESFR
- Lighting:
 - Warehouse: LED highbay ~30 foot candles
 - Office: Parabolic LED ~60 foot candles
- Skylights (4'x8' dome)
- Roof: 60 mil. TPO membrane roof over plywood deck on 2x6 sub-purlins. R-19 insulation.
- Roof Insulation: R-19
- Floor Slab: 7" with #5 rebar @ 30" o.c.
- Dock Apron: 50' deep and 7" unreinforced concrete
- Concrete Tilt-up

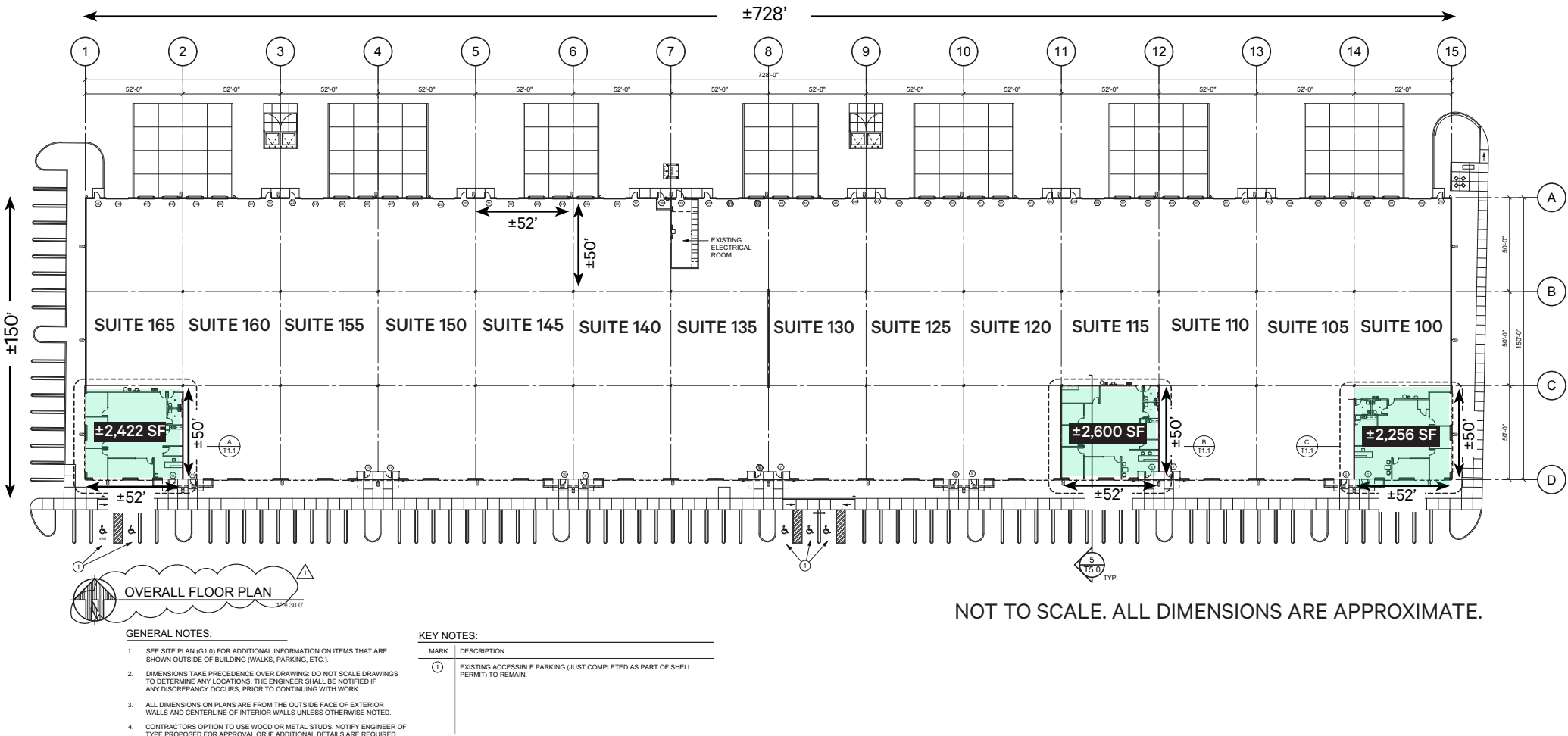
Site Plan



Spec Office - Bldg. A

2251 Freedom Way

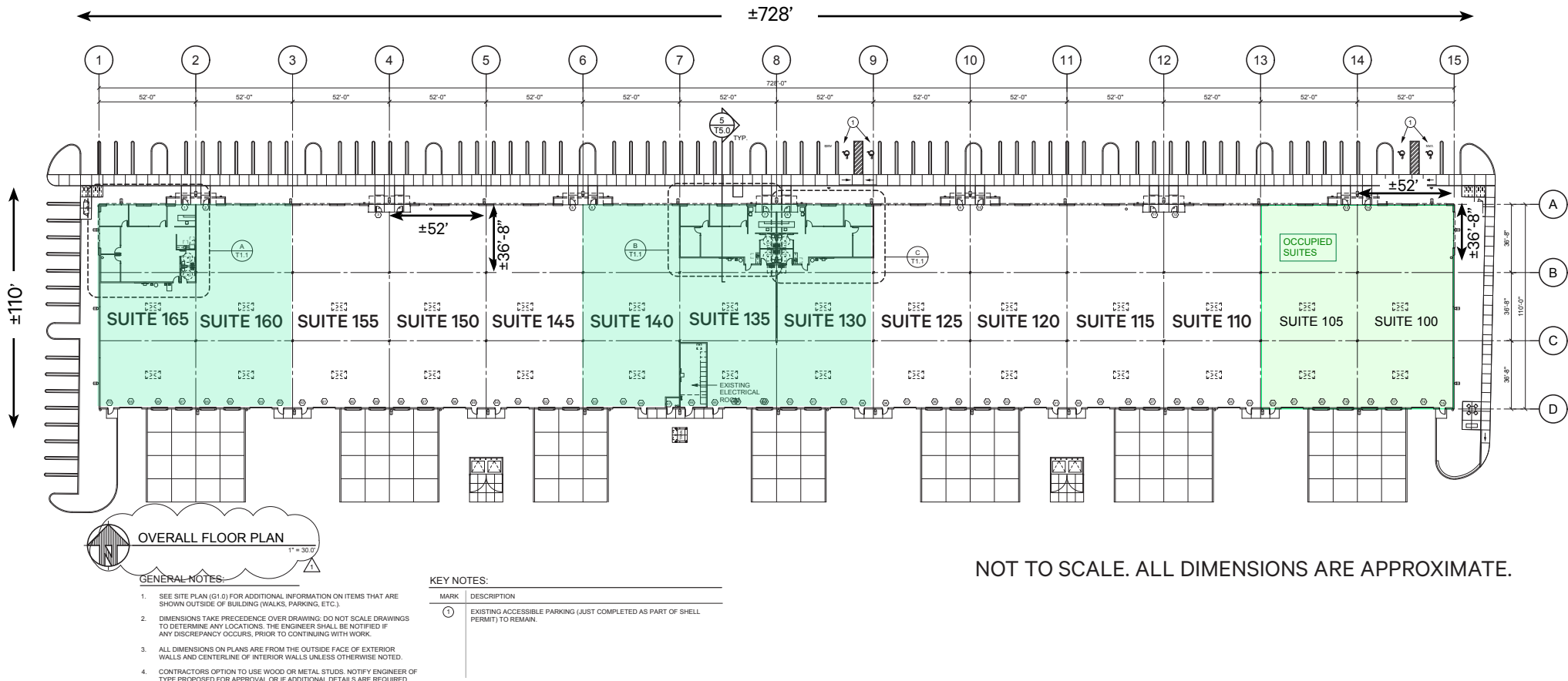
Suite #	Total SF	Spec Office SF
100	±7,906	±2,265
105	±7,906	0
110	±7,885	0
115	±7,885	±2,600
120	±7,906	0
125	±7,906	0
130	±7,889	0
135	±7,339	0
140	±7,859	0
145	±7,906	0
150	±7,885	0
155	±7,885	0
160	±7,906	0
165	±7,906	±2,422



Spec Office - Bldg. B

2151 Freedom Way

Suite #	Total SF	Spec Office SF
100	LEASED	
105	LEASED	
110	±5,805	0
115	±5,805	0
120	±5,826	0
125	±5,826	0
130	LEASED	
135	LEASED	
140	LEASED	
145	±5,826	0
150	±5,805	0
155	±5,805	0
160	LEASED	
165	LEASED	



Building Rendering



For Lease

Blue Oaks Commerce Center

2151 and 2251 Freedom Way | Roseville, CA 95765

Contact Us:

Todd Sanfilippo, SIOR

Executive Vice President

+1 916 781 4859

todd.sanfilippo@cbre.com

Walter Smyth

Senior Vice President

+1 916 781 4843

walter.smyth@cbre.com

Matt Susac

Senior Vice President

+1 916 781 4832

matt.susac@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com



CBRE