

Industrial | For Lease

# ±188,727 SF Distribution Warehouse - Divisible

10000 Alantown Drive | Roseville, CA 95678



## Contact Us:

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**CBRE**

# Property Features

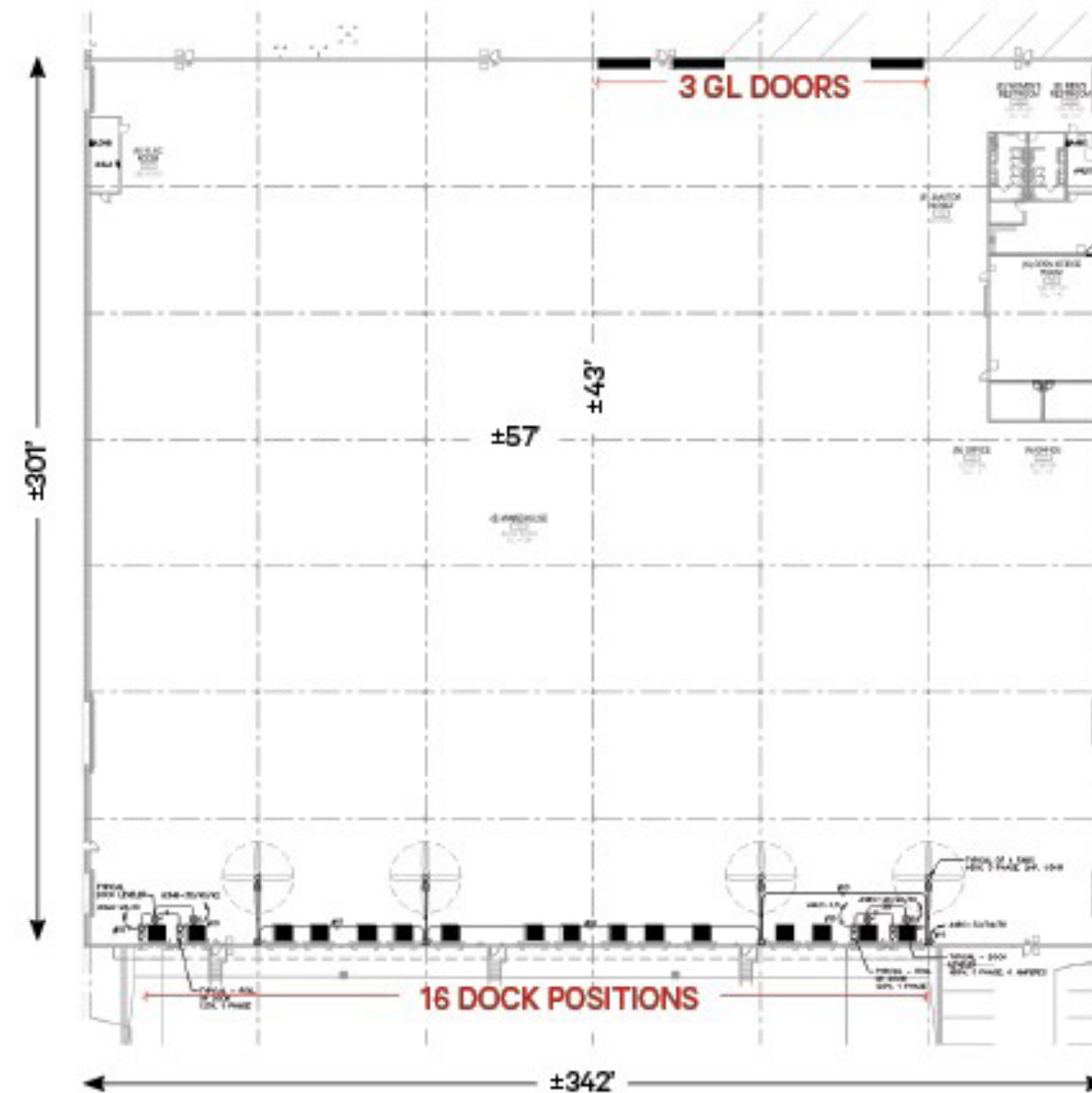
- Total: ±188,727 SF
- Office: ±4,425 SF
- ±3,000A 480v power w/standby diesel emergency generator for lighting
- Clear Height: ±32'
- GL Doors: 5
- DH Doors: 21
- ±43'x57' Column Spacing
- ESFR Fire Sprinkler System
- Fully Fenced Site
- 4 HVLS fans at speed bay
- Warehouse ventilation - 7 rooftop exhaust fans with wall louvers
- Competitive Roseville Electric Utility Rates



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

# Suite 160 - $\pm 102,942$ SF

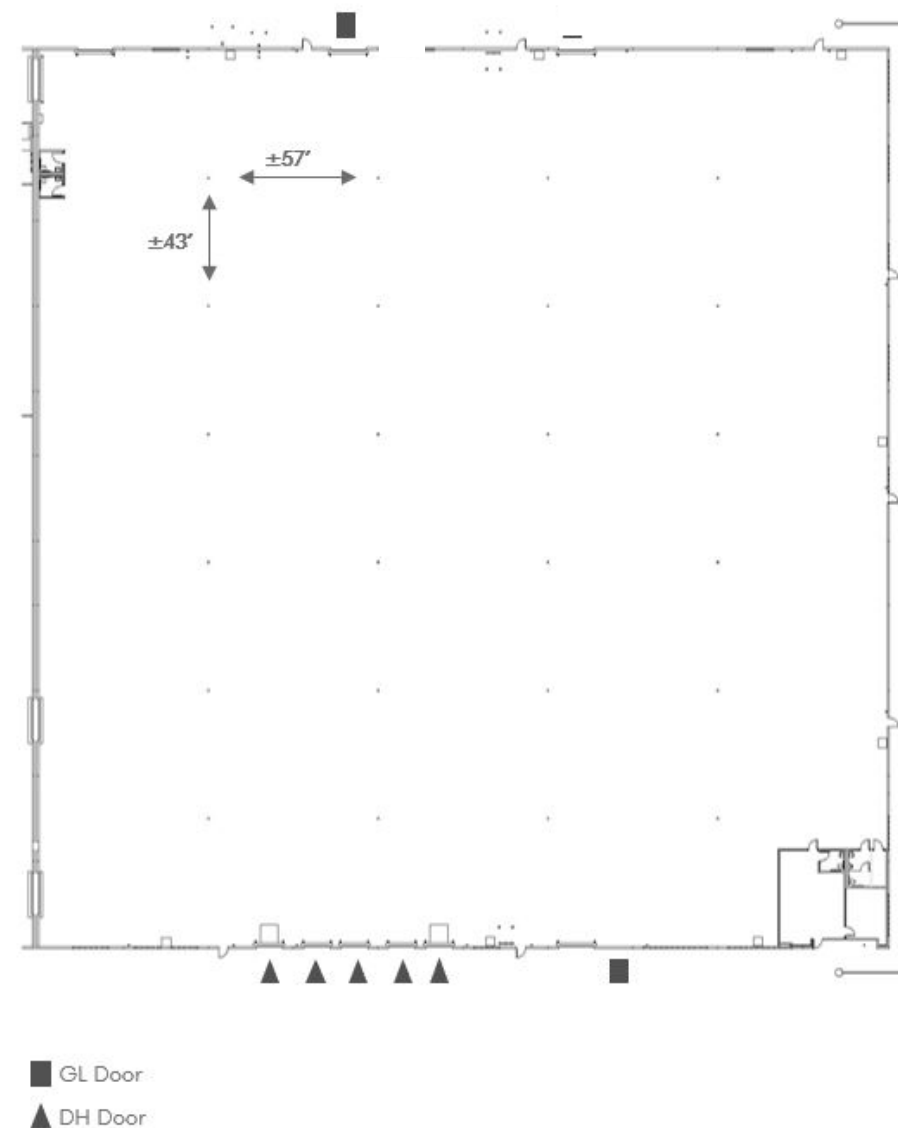
- Total:  $\pm 102,942$  SF
- Office:  $\pm 3,225$  SF
  - 2 private offices
  - Large, open work area
  - Breakroom with sink and cabinetry
  - Multiple stall restrooms
  - Electrical room
  - Janitorial closet
- $\pm 2,200$ A 480v power w/standby diesel emergency generator for lighting
- Skylights (1 per 3,119 SF)
- LED warehouse lighting. High-bay motion activated.
- Clear Height:  $\pm 32'$
- GL Doors: 3
- DH Doors: 16
- $\pm 43' \times 57'$  Column Spacing
- ESFR Fire Sprinkler System
- Fully Fenced Site
- 4 HVLS fans at speed bay
- Warehouse ventilation - 4 rooftop exhaust fans with wall louvers
- Competitive Roseville Electric Utility Rates



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# Suite 170/175 - $\pm 85,785$ SF (Available 5/1/26)

- Total:  $\pm 85,785$  SF
- Office:  $\pm 1,200$  SF
- $\pm 800A$   $\pm 480v$  Power to the space
- Clear Height:  $\pm 32'$
- GL Doors: 2
- DH Doors: 5
- Four (4) restrooms
- Automatic door openers, hydraulic levelers, interior dock lights, dock seals and dock shelters.
- Skylights (1 per 3,177 SF)
- $\pm 43' \times 57'$  Column Spacing
- ESFR Fire Sprinkler System
- Fully Fenced Site
- Air circulation units throughout. Three rooftop exhaust with wall louvers.
- Competitive Roseville Electric Utility Rates
- Potential excess land for trailer parking

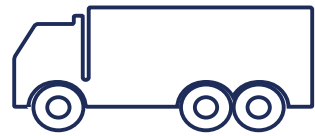


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# Aerial Photo



# Access Overview



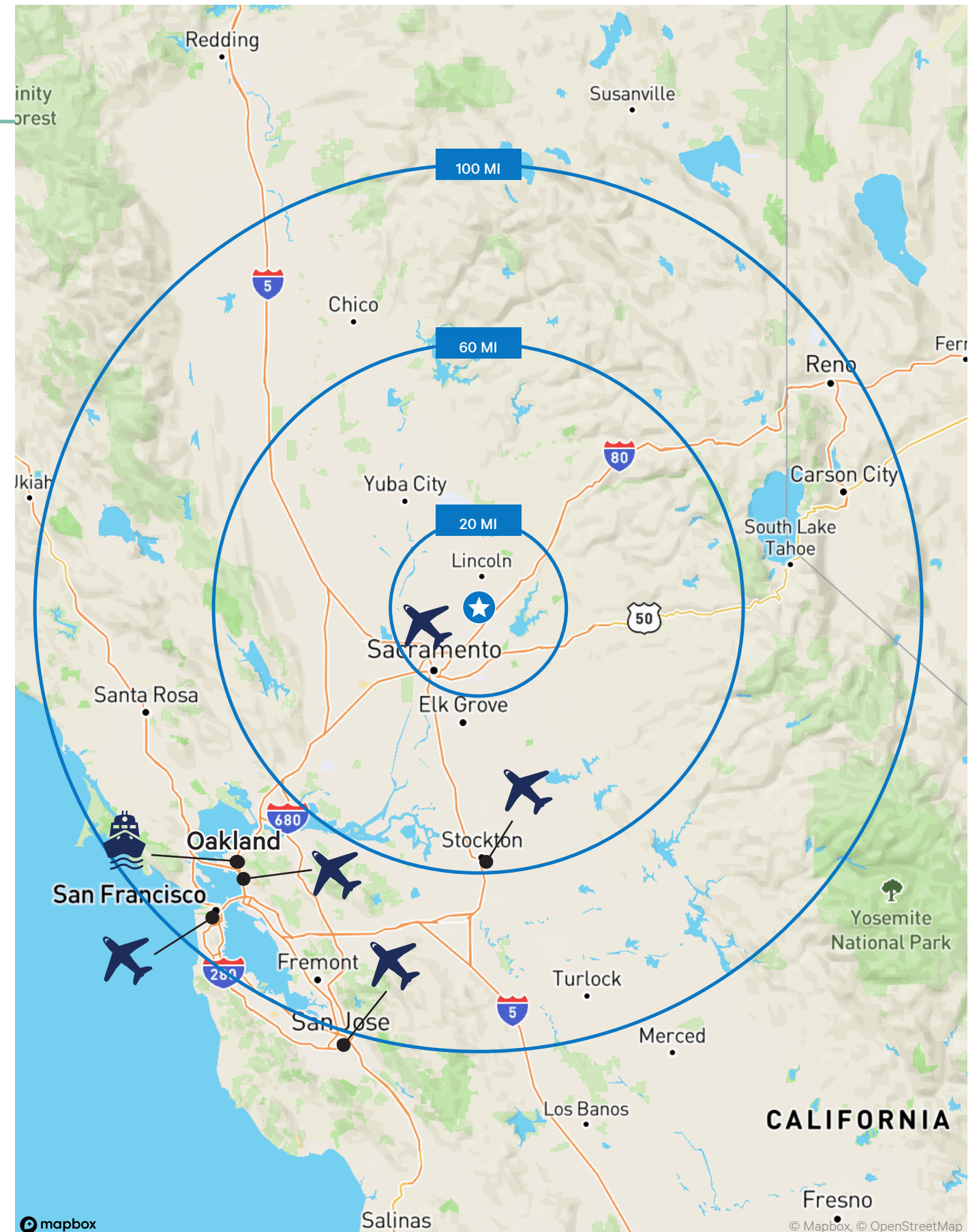
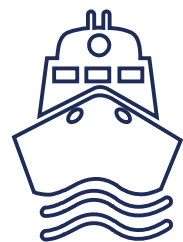
CITY	MILES
DAVIS	38
SACRAMENTO	27
OAKLAND	109
SAN FRANCISCO	110
SAN JOSE	142
RENO	116
FRESNO	199
LOS ANGELES	417
PORTLAND	569
SALT LAKE	634
SEATTLE	742
PHOENIX	780



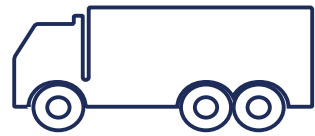
AIRPORT	MILES
SACRAMENTO	24
STOCKTON	79
OAKLAND	114
SAN FRANCISCO	121
SAN JOSE	140



PORT	MILES
PORT OF STOCKTON	77
PORT OF OAKLAND	105
PORT OF LA/ LONG BEACH	438
PORT OF PORTLAND	581
PORT OF SEATTLE	744

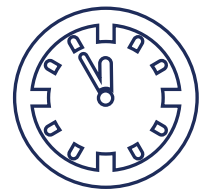


# Drive Time to Major Distribution Destinations



Local & Regional

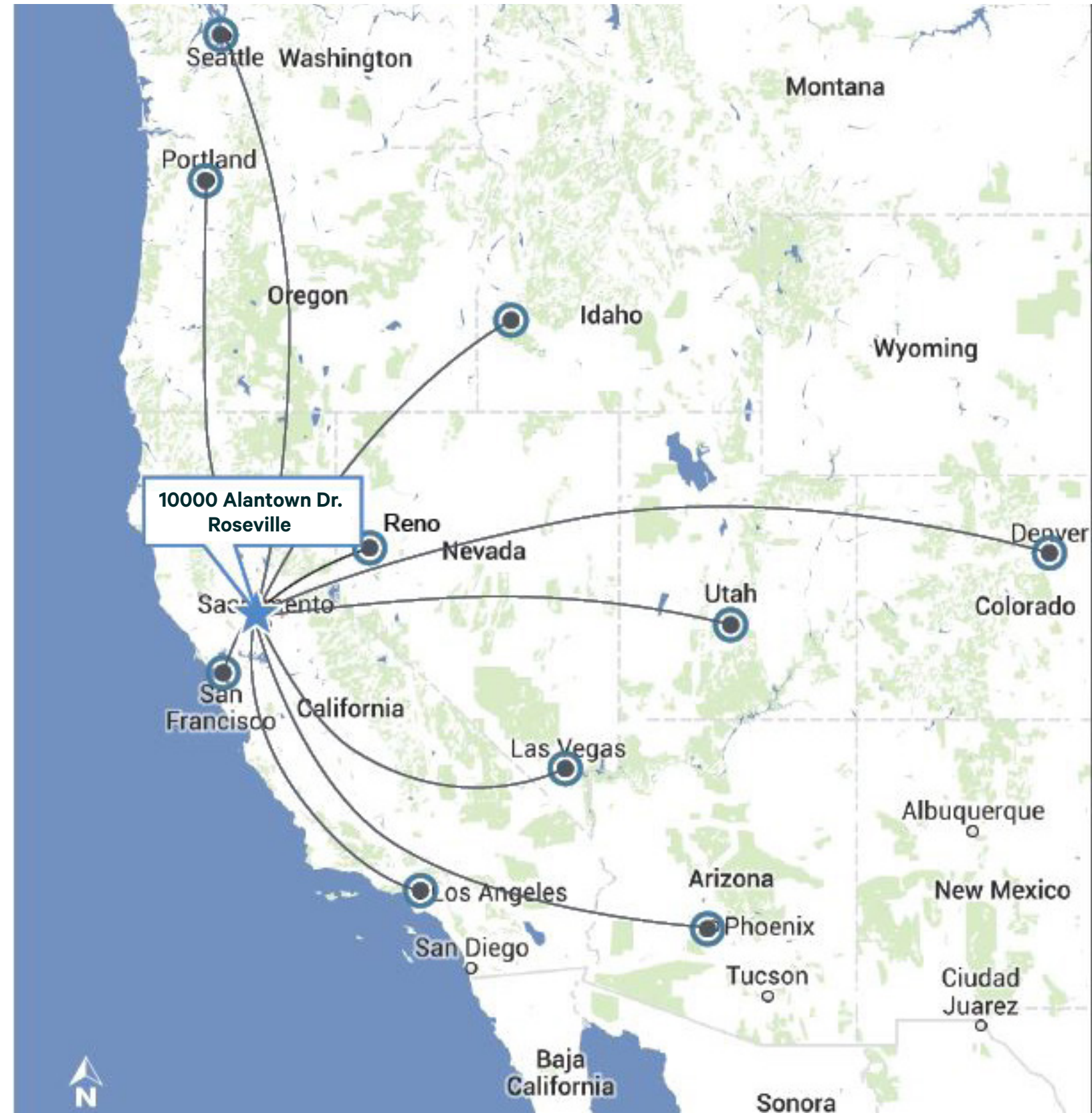
CITY	MILES
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Western U.S.

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