

Warehouse/Manufacturing Spaces | For Sublease

Sierra View Business Park

8860 Industrial Ave. & 8875 Washington Blvd. | Roseville, CA 95678

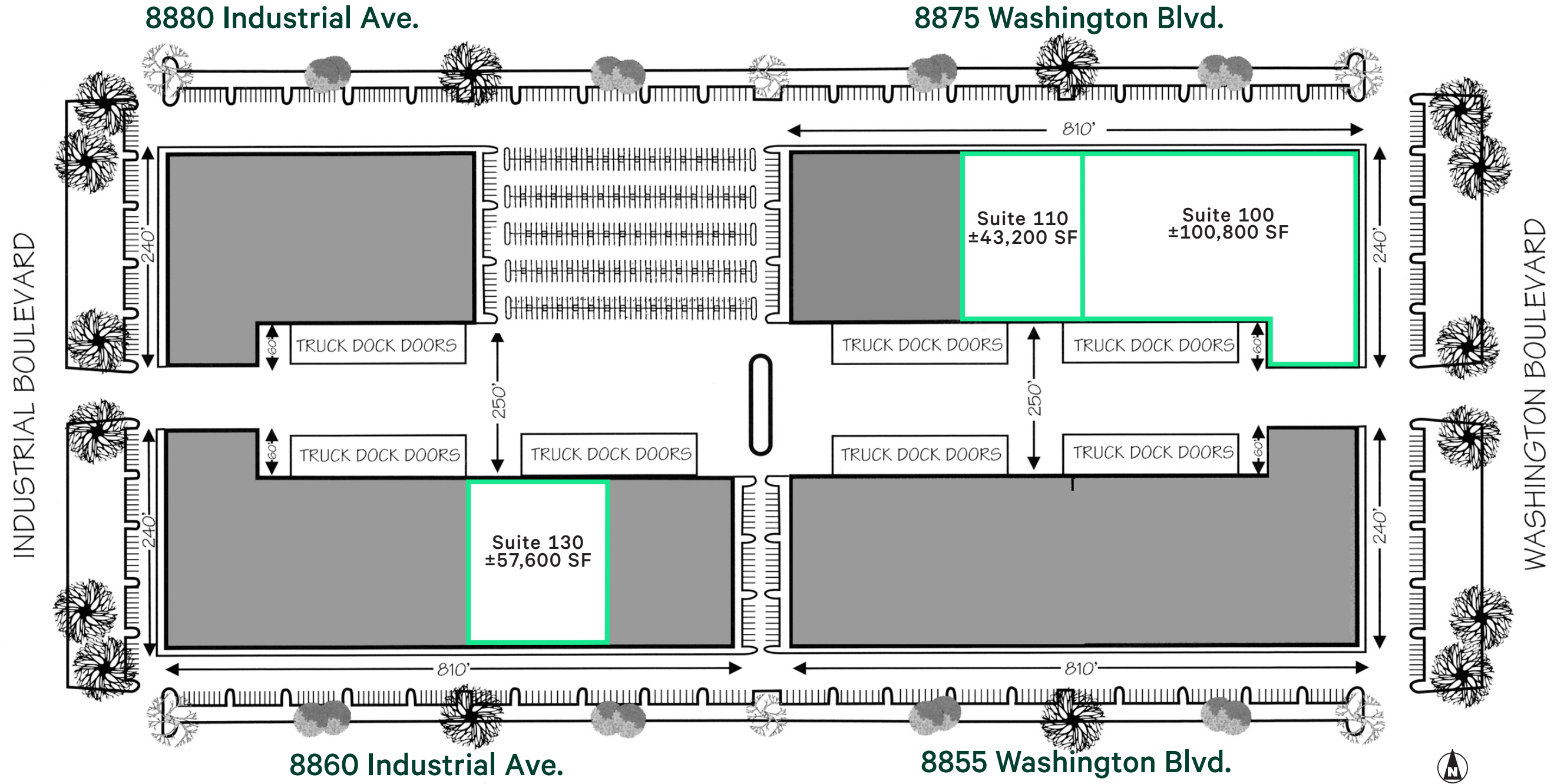


Property Features

- Distribution/Manufacturing space
- Temperature controlled to $\pm 74^{\circ}$
- Heavy 480 volt electrical service
- $\pm 30'$ - $32'$ clear height
- Skylights throughout
- Roof deck insulation
- ESFR fire sprinkler system
- $\pm 48'$ \times $60'$ column spacing
- Immediate Hwy 65 access via the Blue Oaks Blvd. interchange
- ± 3.7 miles to Interstate 80



Site Plan

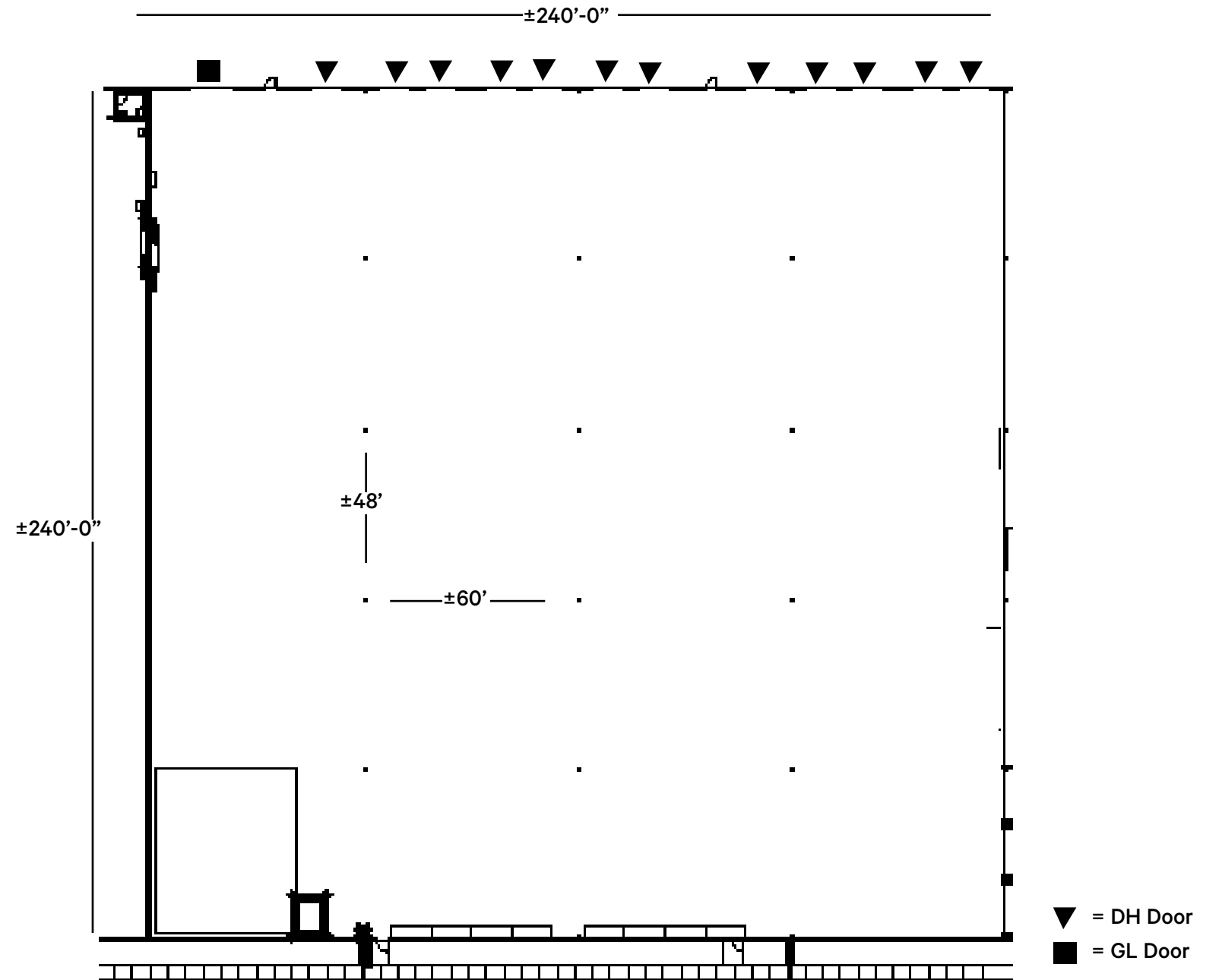


Floor Plan

8860 Industrial Ave., Suite 130

- Lease Expiration: June 30, 2022
- Total: ±57,600 SF
- Office: ±1,300 SF
- Warehouse: ±56,300 SF
- GL Door: One (1) ±12'x14'
- Dock Doors: Twelve (12)
- Clear Height: ±30'-32'
- Column Spacing: ±48'x60'
- Electrical: ±200 amps @ 480 volt
- HVAC: 100± tons

±57,600 SF
Availability



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

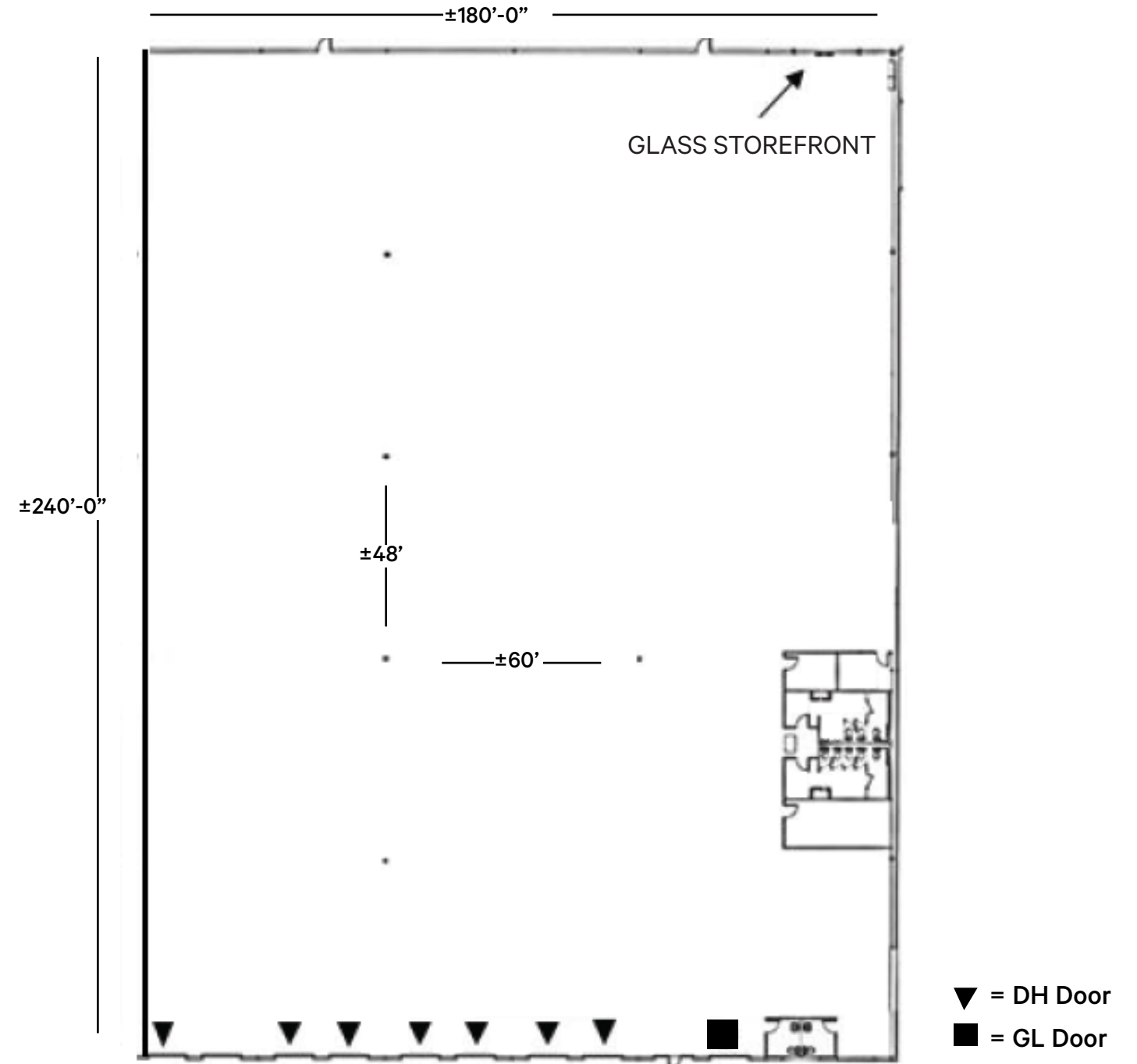
Floor Plan

8875 Washington Blvd., Suite 110

- Lease Expiration: July 31, 2022
- Total: ±43,200 SF
- Office/Restroom: ±1,000 SF
- Warehouse: ±42,200 SF
- GL Door: One (1) ±12'x14'
- Dock Doors: Seven (7)
- Clear Height: ±30'-32'
- Column Spacing: ±48'x60'
- Electrical: ±1,200 amps @ ±480 volt
- HVAC: 125± tons

±43,200 SF

Availability



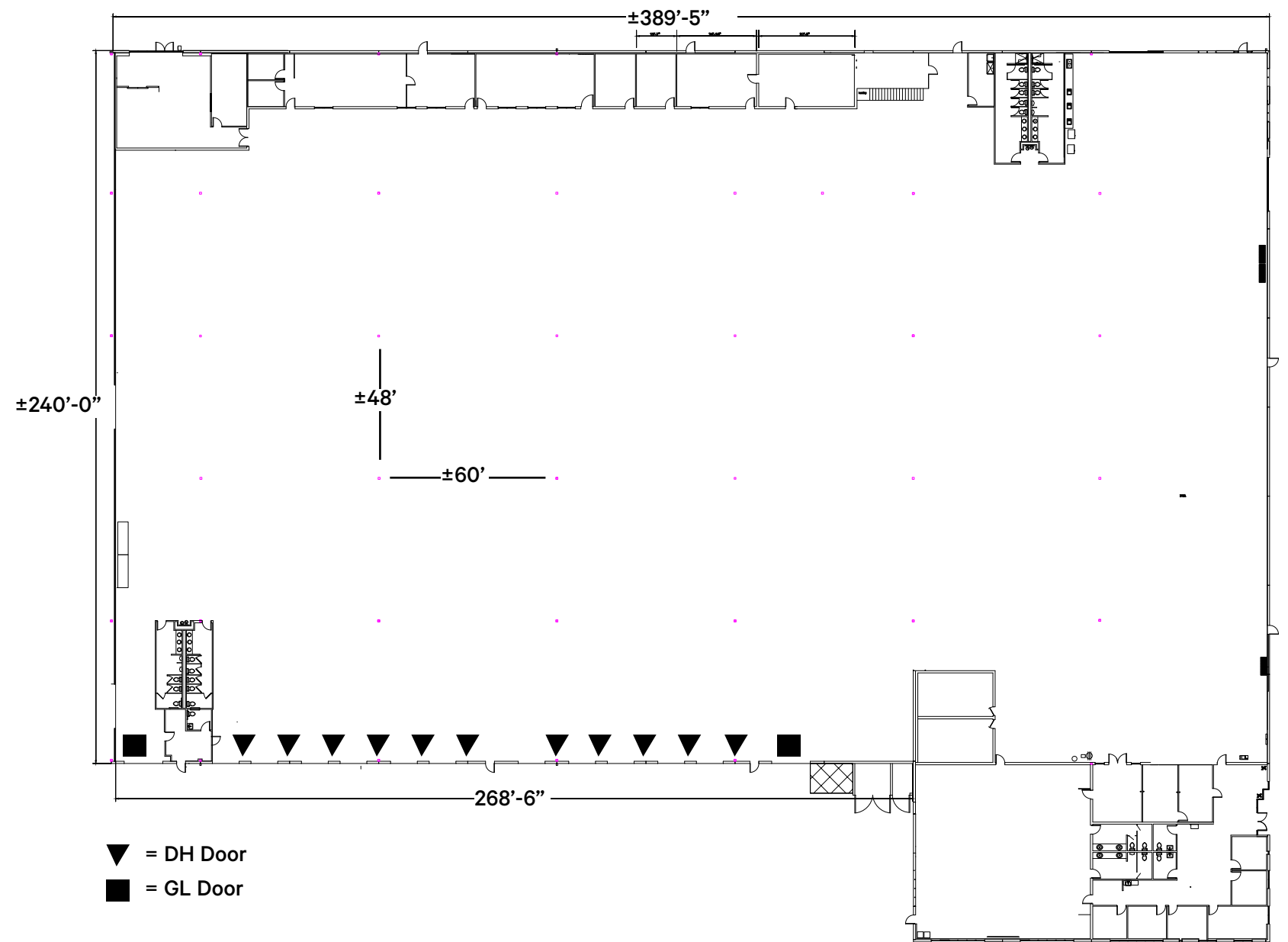
NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

Floor Plan

8875 Washington Blvd., Suite 100

- Lease Expiration: September 30, 2023
- Total: ±100,800 SF
- Office/Restroom: ±5,000 SF
- Warehouse: ±95,800 SF
- GL Door: Two (2) ±12'x14'
- Dock Doors: Eleven (11)
- Clear Height: ±30'-32'
- Column Spacing: ±48'x60'
- Electrical: ±1,600 amps @ ±480 volt
- HVAC: 300± tons
- Restrooms: 26 stalls

±100,800 SF
Availability



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

Aerial Map

