

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

9999 Niblick Drive | Roseville, CA 95678

FOR SUBLEASE



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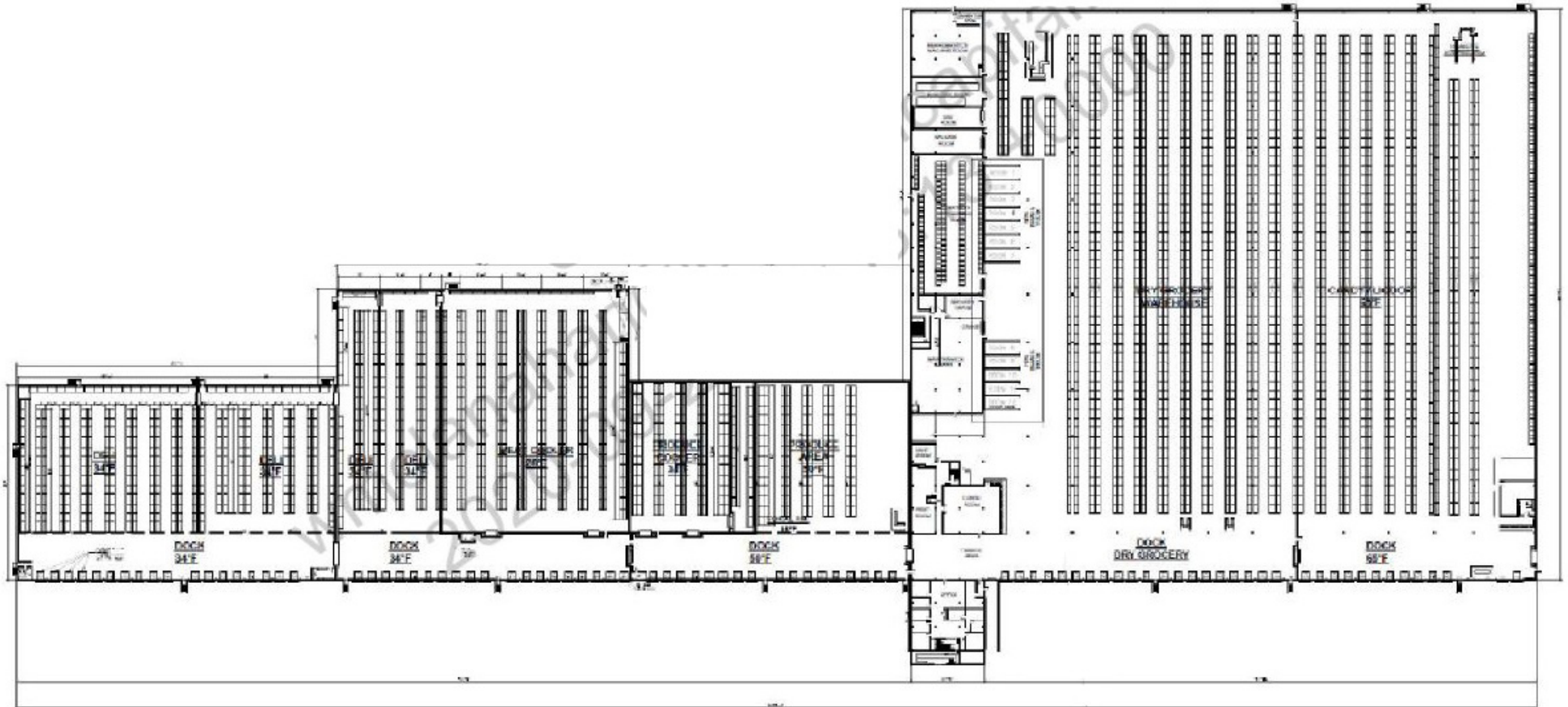
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**CBRE**

# 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
- Trailer Parking: 45/39 Pad / 84 Outside Carrier

## **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

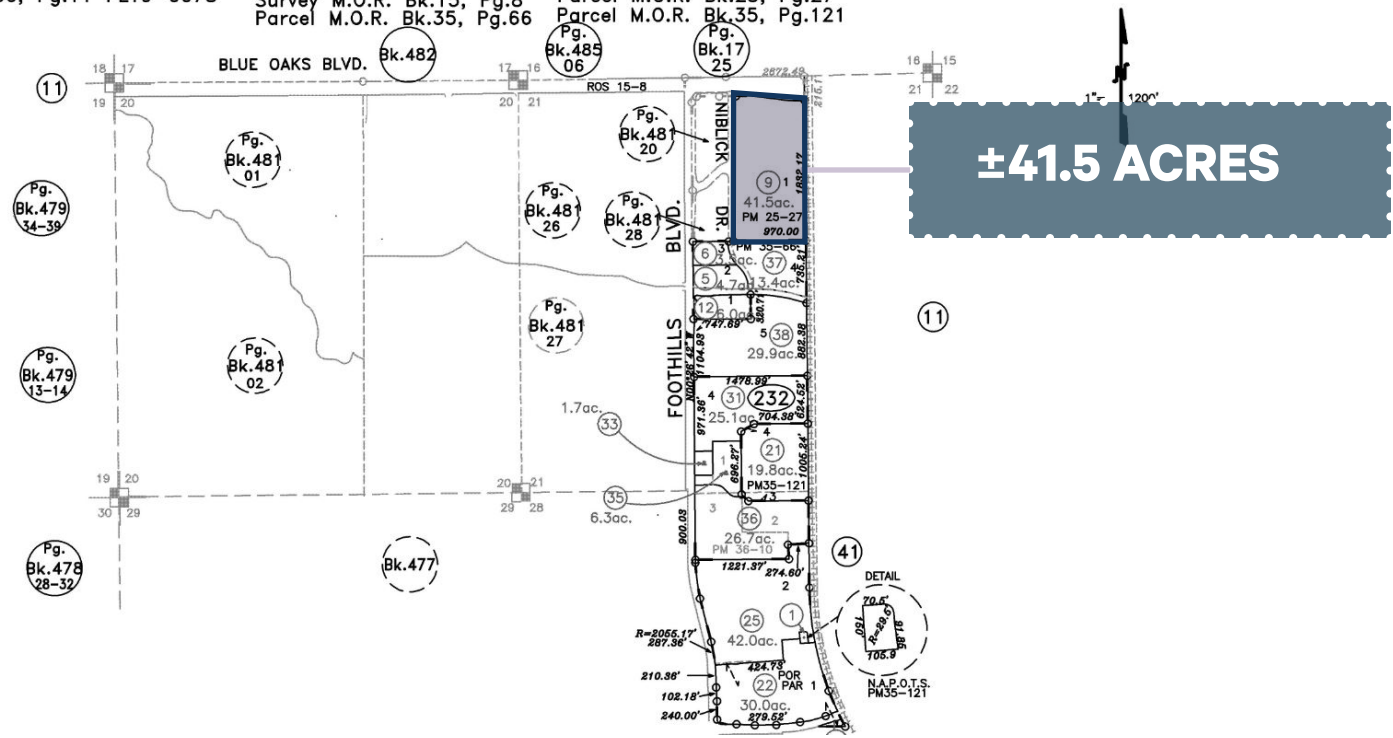
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# PARCEL MAP



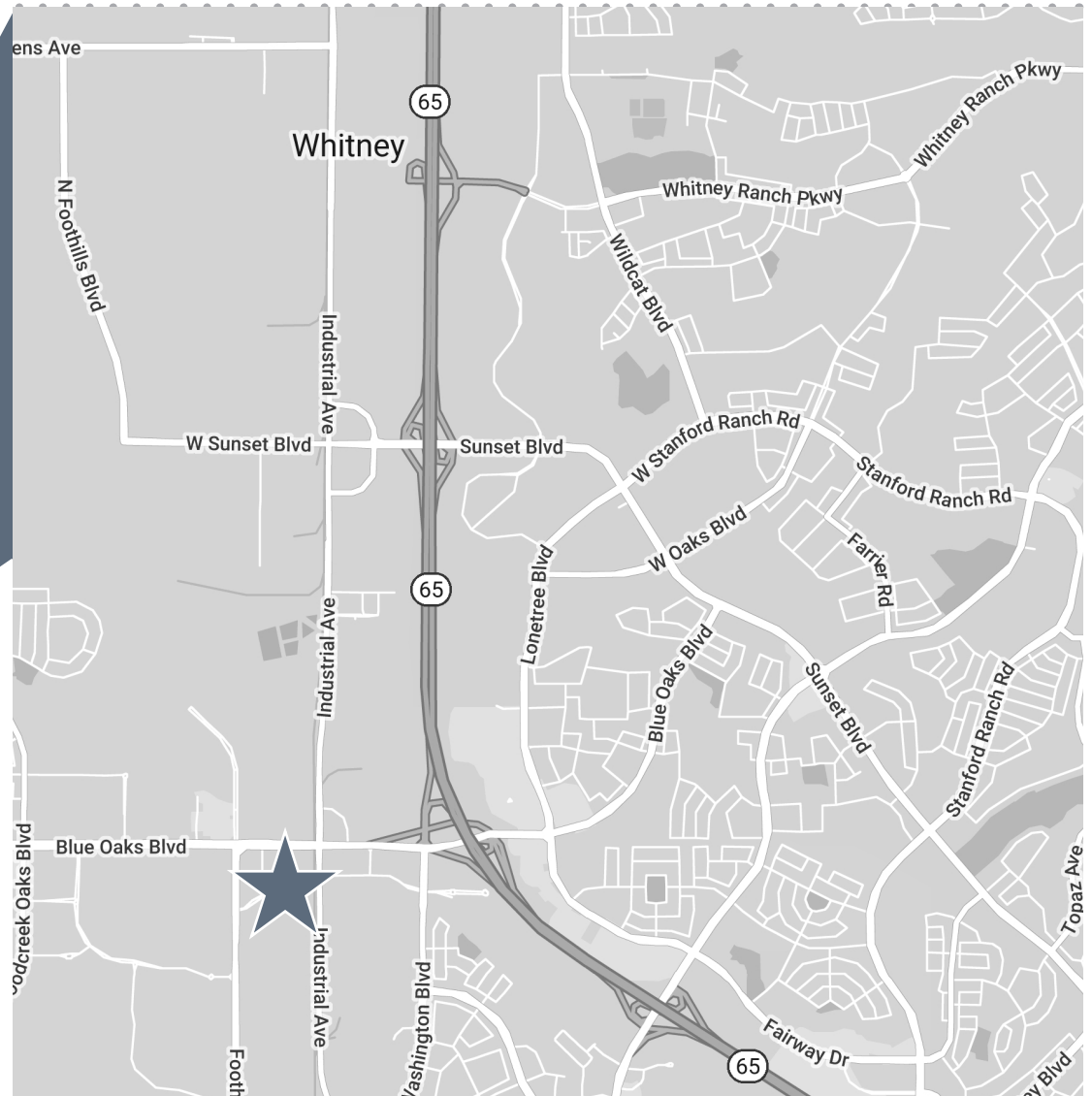
SEC.20, 21, 28, 29, T.11N., R.6E., M.D.B.&M.  
 Parcel M.O.R. Bk.36, Pg.11 PL19-0078 Survey M.O.R. Bk.15, Pg.8 Parcel M.O.R. Bk.25, Pg.27  
 Parcel M.O.R. Bk.35, Pg.66 Parcel M.O.R. Bk.35, Pg.121

17-23



- 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
- 03-18-2018
- 08-18-2017
- 02-15-2017
- 01-11-2017

# LOCATION



# DRIVE TIME MAP



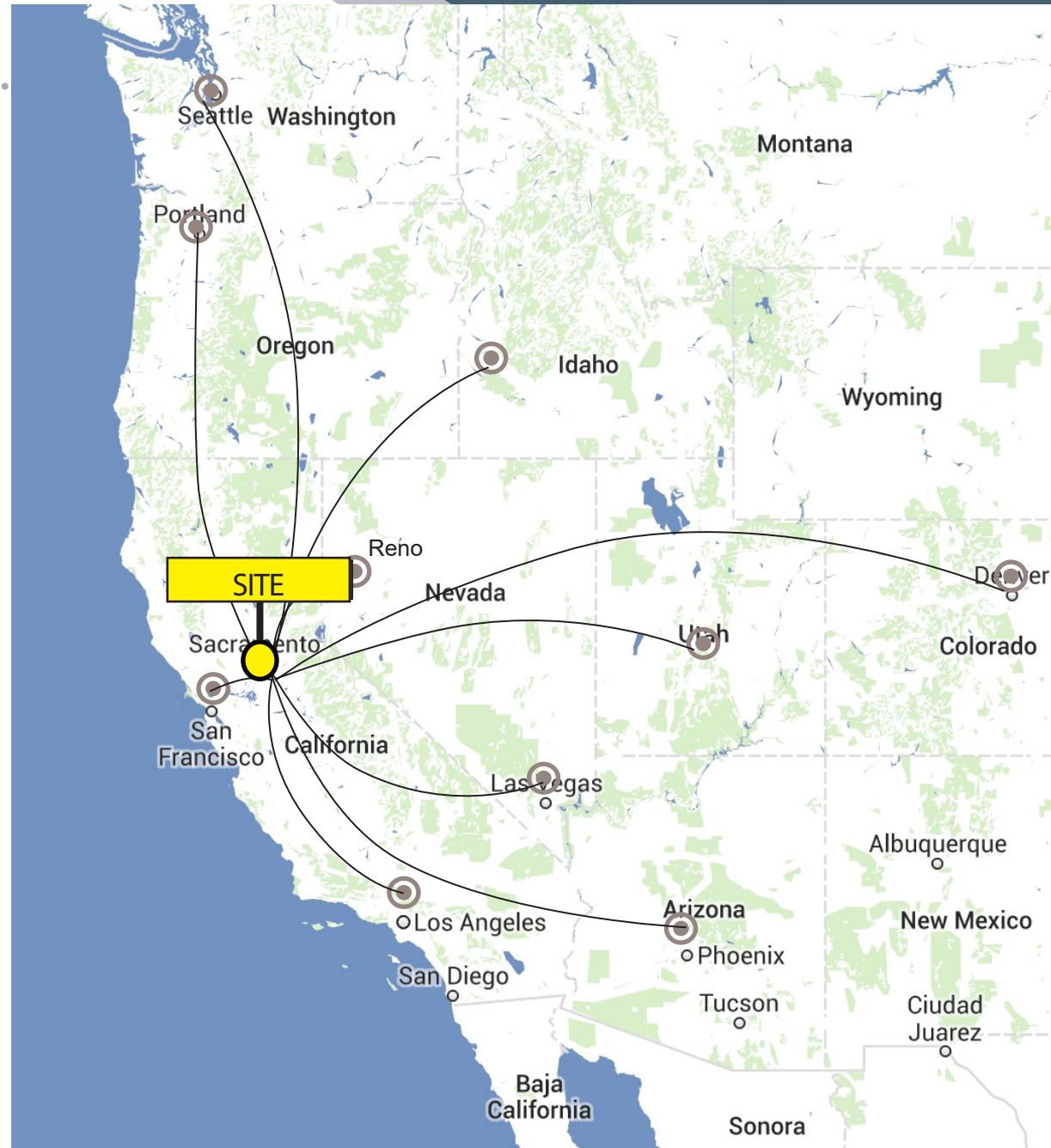
Local & Regional

Western U.S.

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. 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







Blue Oaks Blvd

Foothills Blvd

Niblick Dr

Industrial Ave



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