

Warehouse/Manufacturing Space | For Sublease

Sierra View Business Park

8860 Industrial Avenue, Suite 140 | Roseville, CA 95678

MASTER LEASE EXPIRES MAY 31, 2027



Contact Us:

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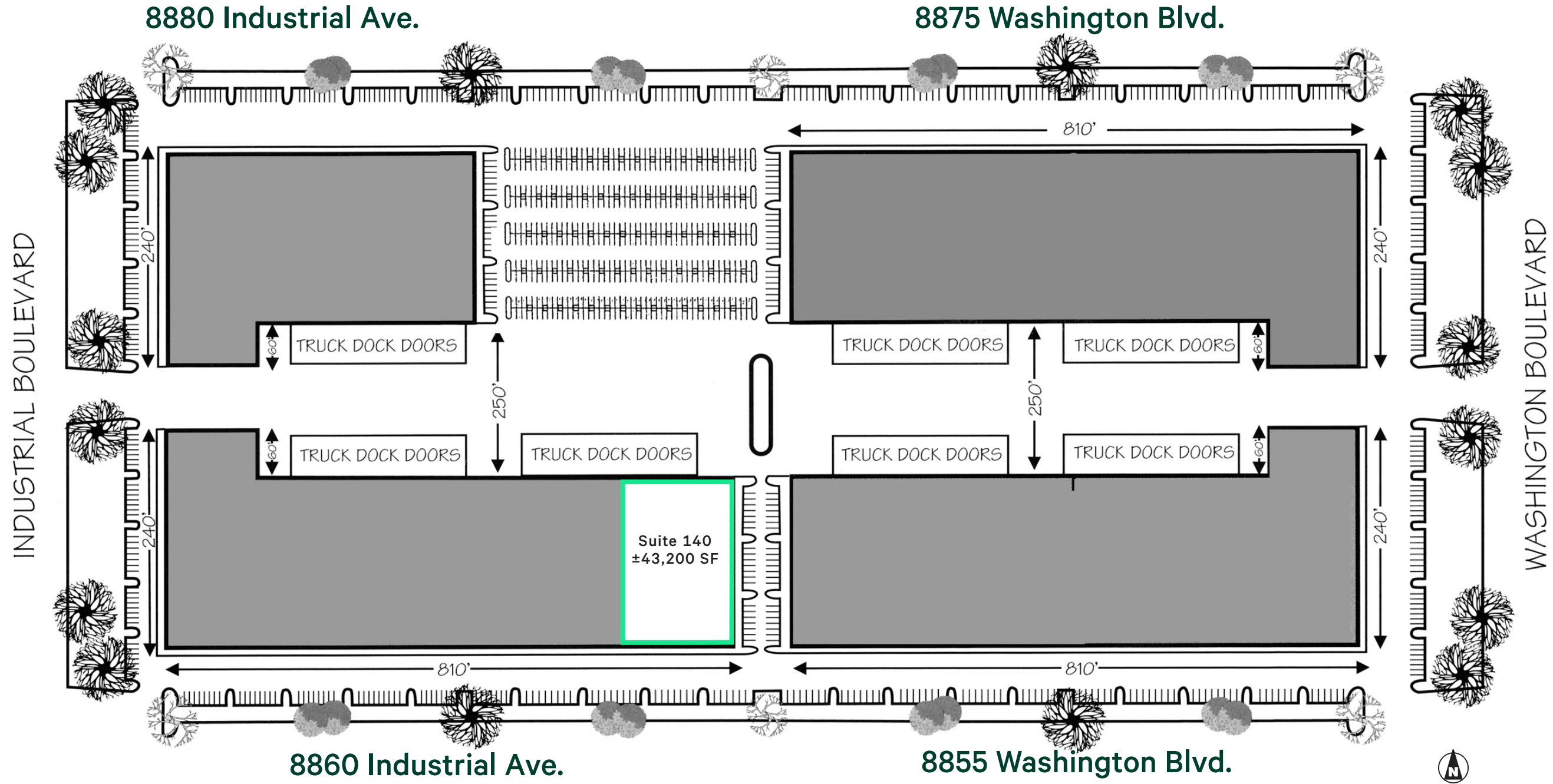
CBRE

Property Features

- Distribution/Manufacturing space
- $\pm 1,200$ amps @ 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

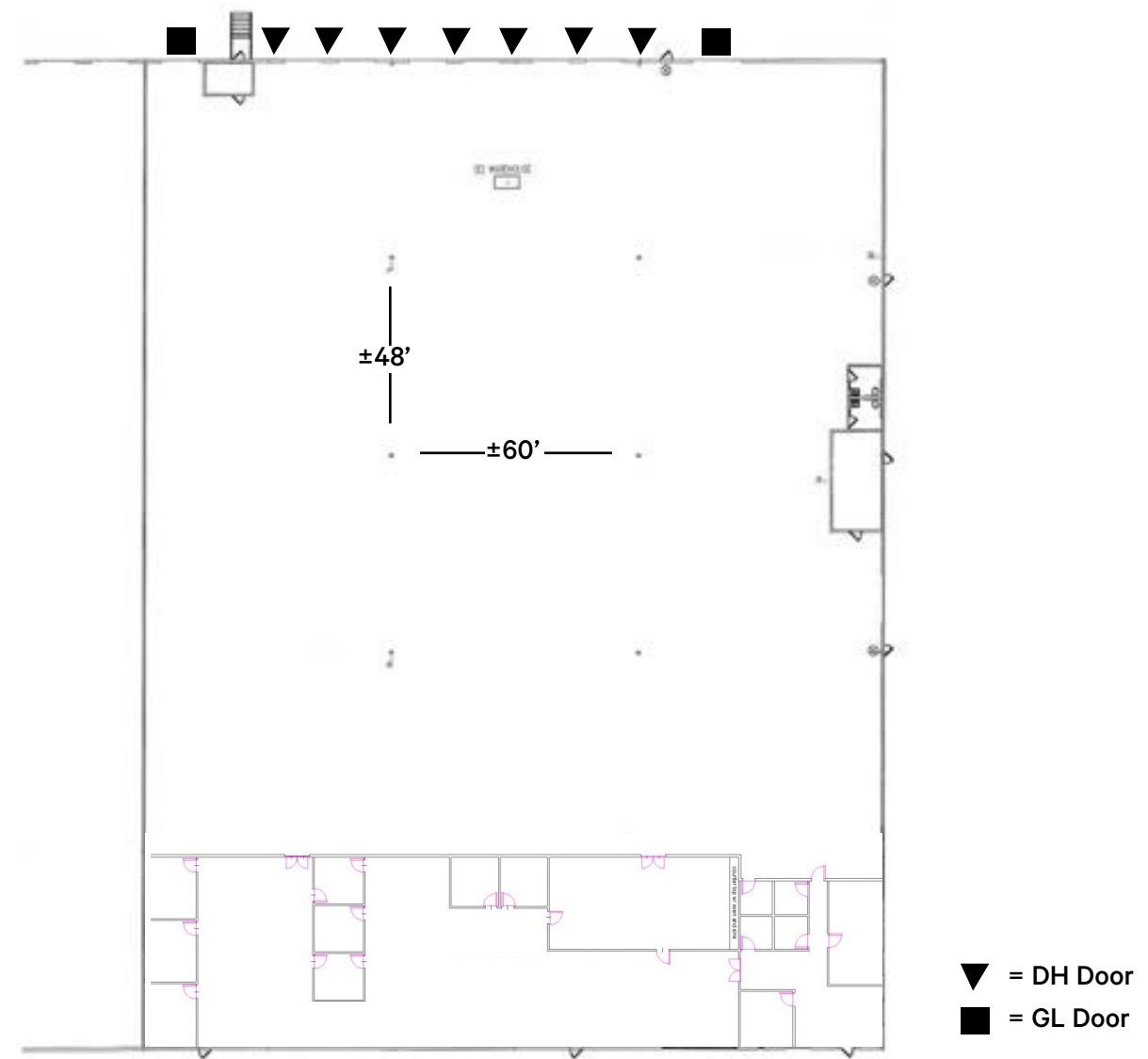


Floor Plan

8860 Industrial Ave., Suite 140

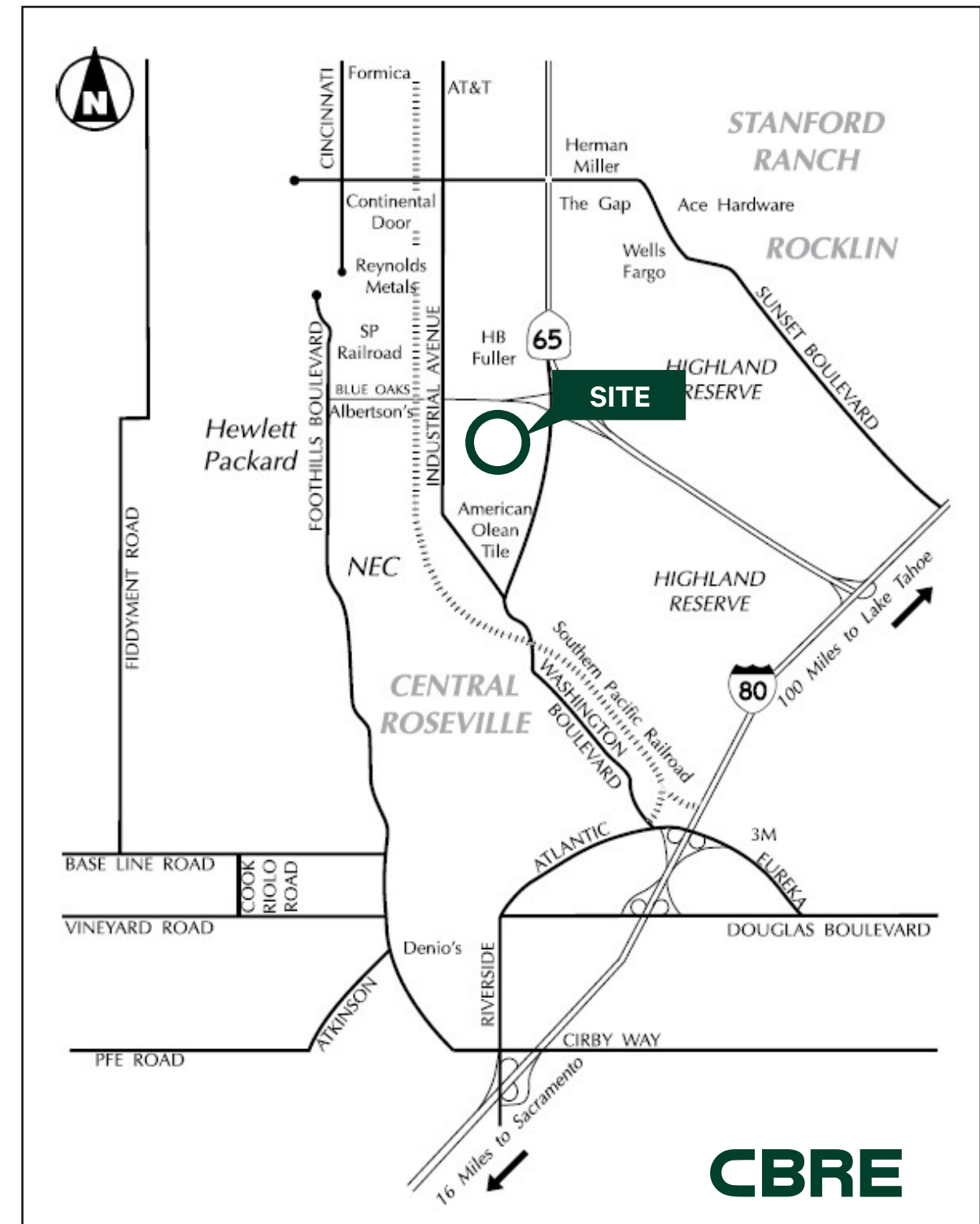
Master Lease Expires 05/31/27

- Total: ±43,200 SF
- Office: ±8,312 SF
- Warehouse: ±34,888 SF
- GL Door: (2) ±12'x14'
- Dock Doors: (7) ±9'x10'
- Clear Height: ±30'
- Column Spacing: ±48'x60'
- Electrical: ±1,200 amps @ 480 volt
- Sprinklers: ESFR



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

Aerial Map



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