

Industrial | For Lease

Blue Oaks Commerce Center

Blue Oaks Blvd. & Washington Blvd. | Roseville, CA 95765



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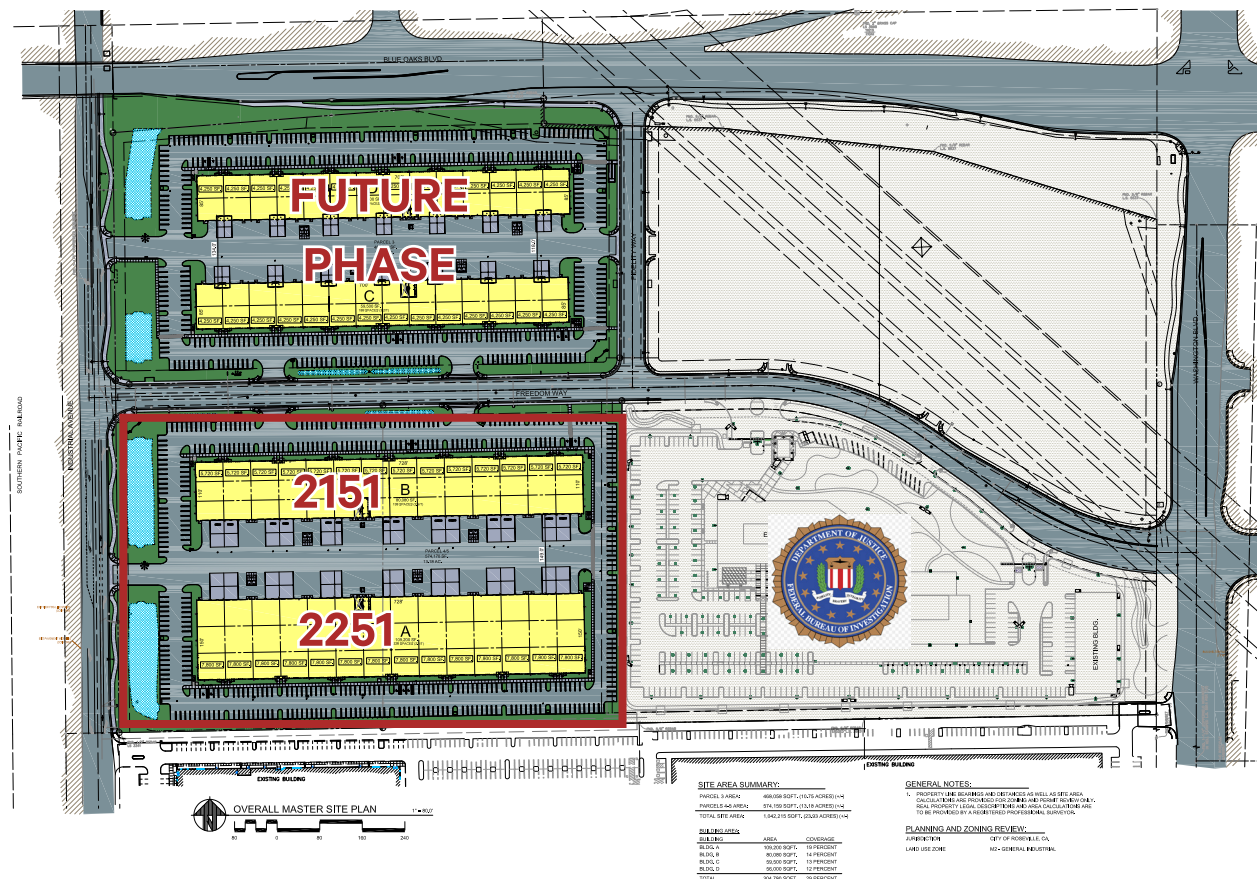
Building Features

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

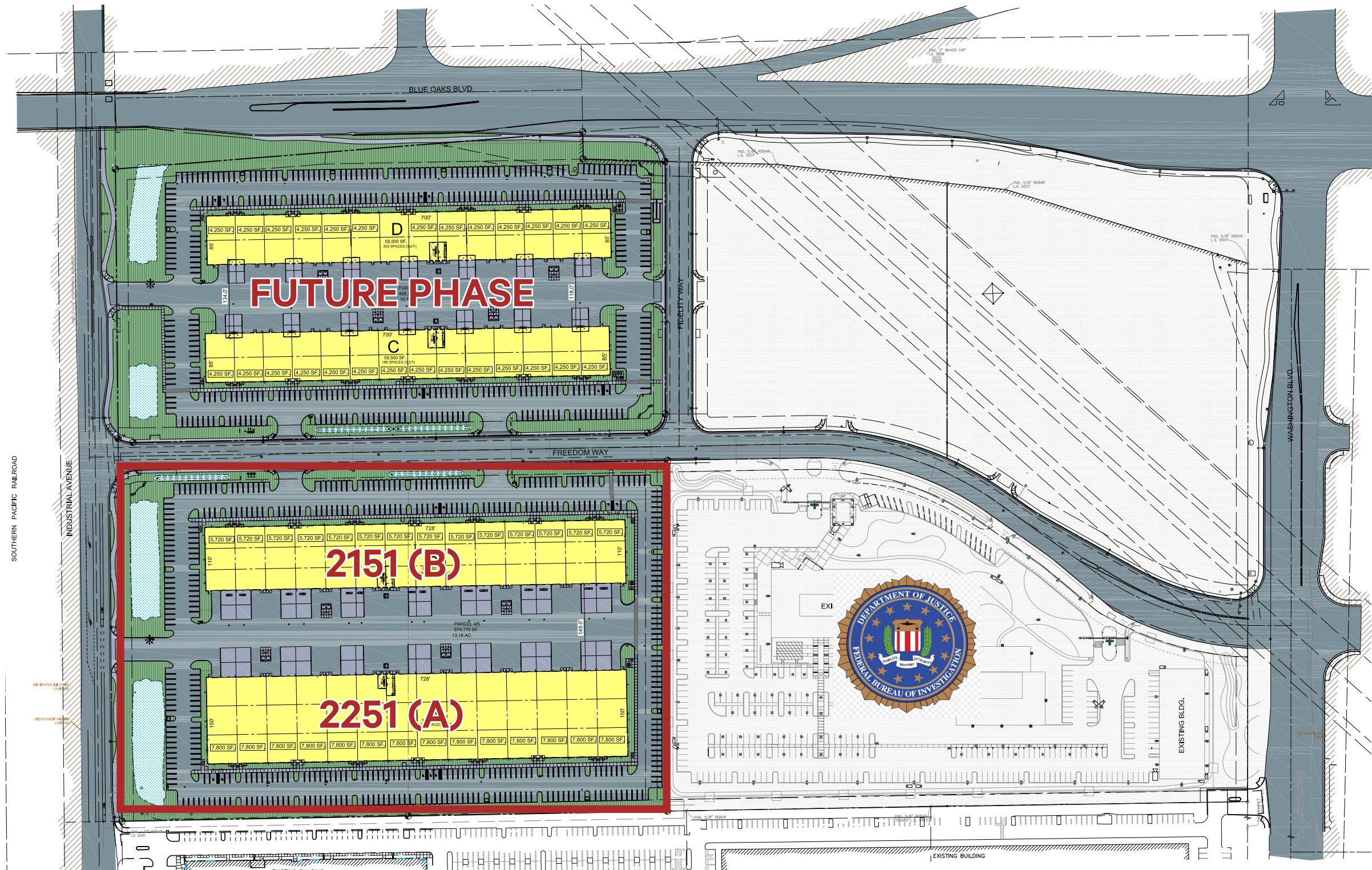
2151 Freedom Way (Building B)

- 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

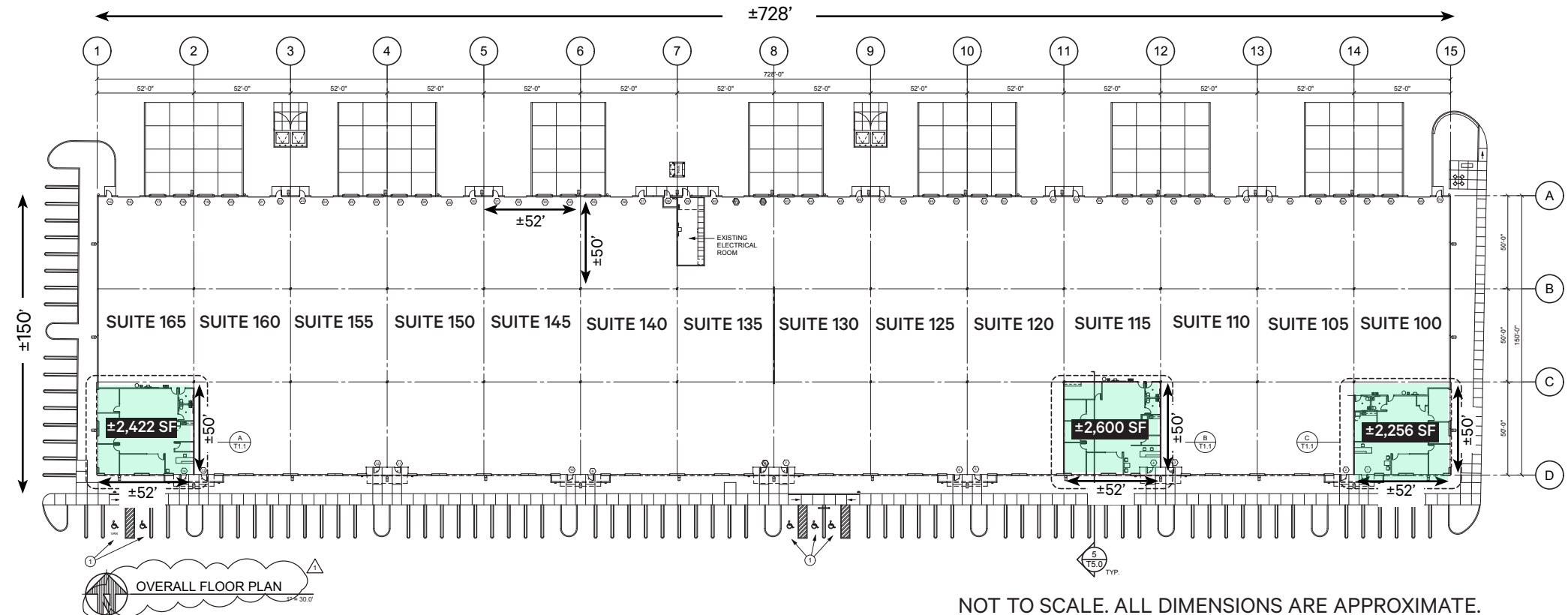
Site Plan



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



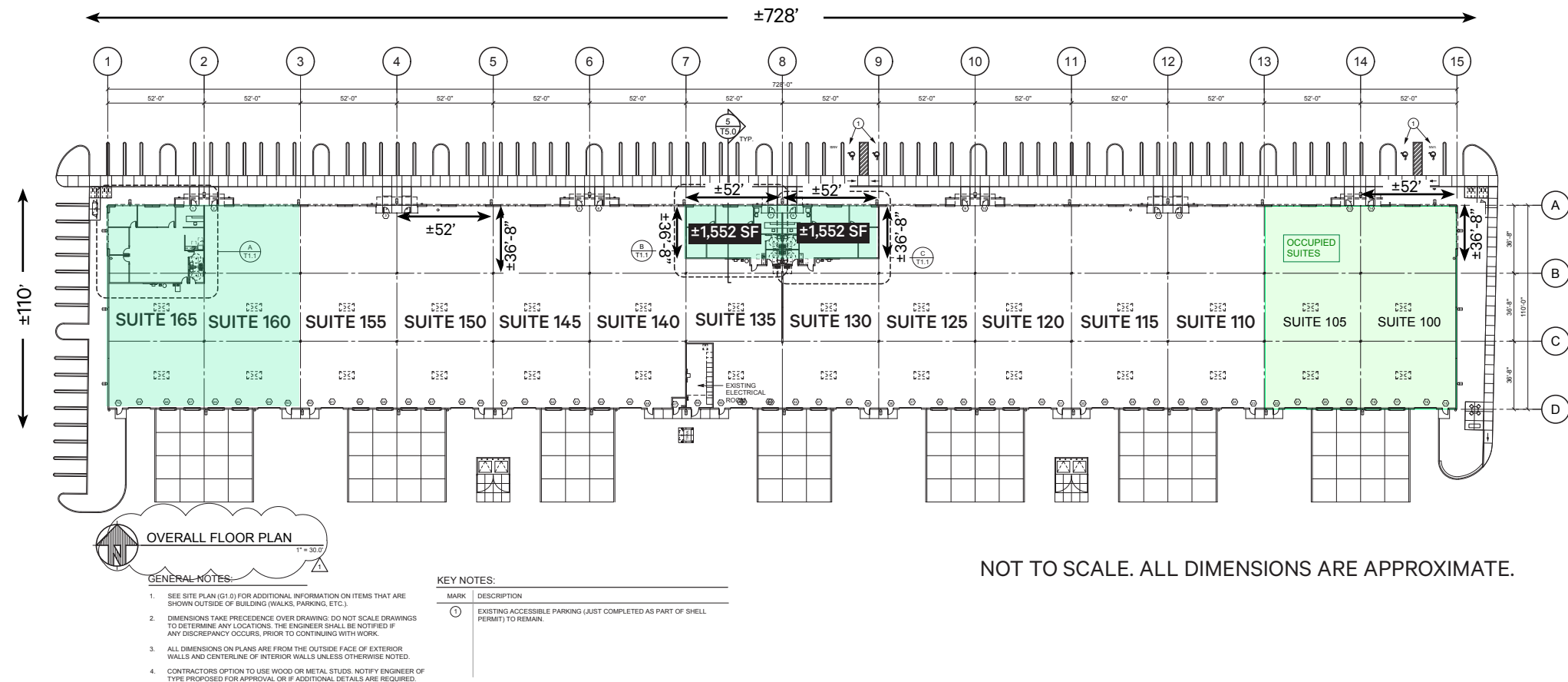
- GENERAL NOTES:**
- SEE SITE PLAN (G1.0) FOR ADDITIONAL INFORMATION ON ITEMS THAT ARE SHOWN OUTSIDE OF BUILDING (WALKS, PARKING, ETC.).
 - DIMENSIONS TAKE PRECEDENCE OVER DRAWING. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS. PRIOR TO CONTINUING WITH WORK.
 - ALL DIMENSIONS ON PLANS ARE FROM THE OUTSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF INTERIOR WALLS UNLESS OTHERWISE NOTED.
 - CONTRACTORS OPTION TO USE WOOD OR METAL STUDS. NOTIFY ENGINEER OF TYPE PROPOSED FOR APPROVAL OR IF ADDITIONAL DETAILS ARE REQUIRED.

- KEY NOTES:**
- | MARK | DESCRIPTION |
|------|---|
| ① | EXISTING ACCESSIBLE PARKING (JUST COMPLETED AS PART OF SHELL PERMIT) TO REMAIN. |

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	±5,805	±1,552
135	±5,258	±1,552
140	±5,779	0
145	±5,826	0
150	±5,805	0
155	±5,805	0
160	LEASED	
165	LEASED	



Building Rendering



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