



MARK IV CAPITAL

ANOTHER PROFESSIONALLY OWNED AND MANAGED  
PROJECT BY: MARK IV CAPITAL

# FOOTHILLS COMMERCE CENTER

1040 WINDING CREEK RD., SUITE 150 | ROSEVILLE, CA

AVAILABLE WITH 30 DAYS' NOTICE



# FOR LEASE

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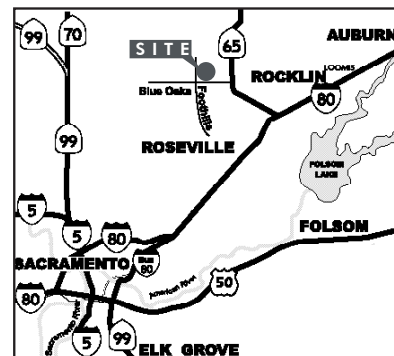
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# CBRE

## ROSEVILLE'S PREMIER INDUSTRIAL PARK

- ±20,028 SF Flex Building
- ±5,461 SF Office
- ±14,567 SF Warehouse
- Eight (8) Private Offices
- Spacious Reception Area
- ±340 SF Break Room
- ±260 SF Conference Room
- Copy room, server room, janitorial closet, cubicle area
- Parking: ±4/1000
- GL Door: 1 (±12'x14')
- Clear Height: ±13'10"
- Column Spacing: ±35'x50'
- Power: ±1,600A @ 480 Volt Power
- Fire Sprinkler Density: ±0.45/2070
- On-site Property Management
- Extensive Perimeter Window Line
- Concrete Tilt Construction
- Zoning: M1 (Light Industrial) per city of Roseville
- Close Proximity to Restaurants and Business Services
- Excellent Hwy 65 Access Via Blue Oaks Boulevard



Map Not To Scale

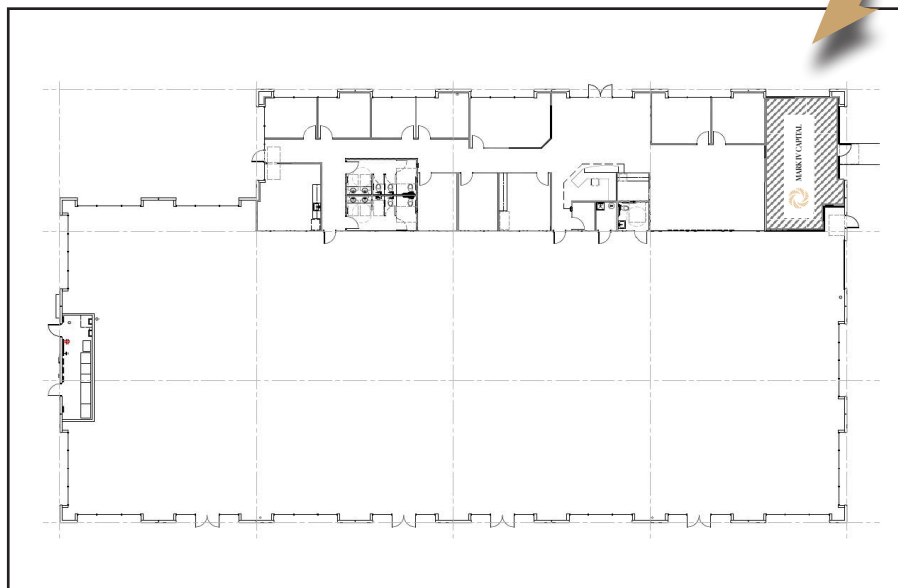
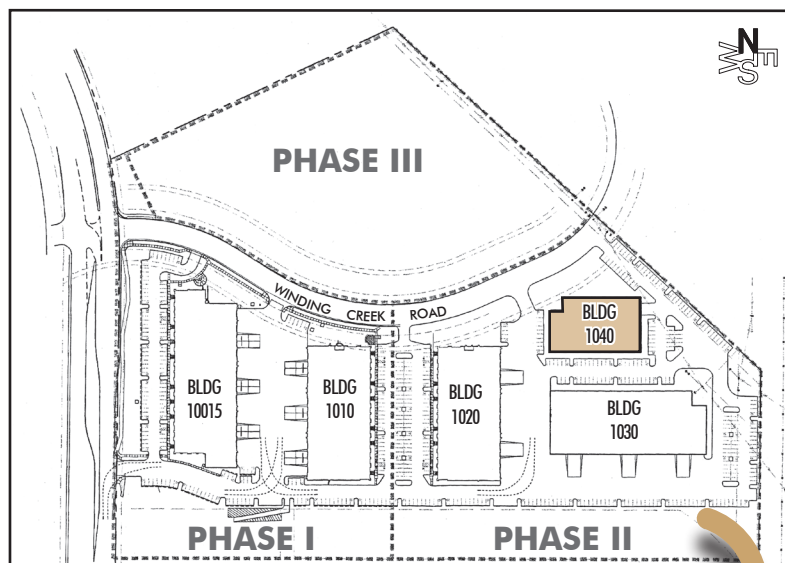
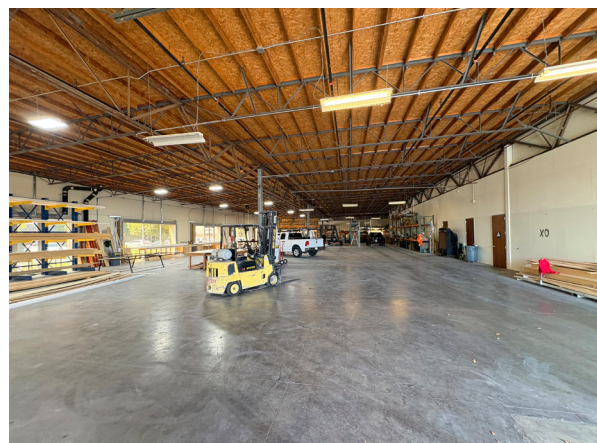
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All drawings not to scale. Measurements are approximate.

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