



MARK IV CAPITAL

ANOTHER PROFESSIONALLY OWNED AND MANAGED
PROJECT BY: MARK IV CAPITAL

FOOTHILLS COMMERCE CENTER

ROSEVILLE, CA • ±554,400 SF WAREHOUSE BLDG.



FOR INFORMATION, CONTACT:

TODD SANFILIPPO, SIOR
Lic. 01045162
T 916.781.4859
todd.sanfilippo@cbre.com

WALTER SMYTH
Lic. 00956946
T 916.781.4843
walter.smyth@cbre.com

MATT SUSAC
Lic. 01979110
T 916.781.4832
matt.susac@cbre.com

CBRE, Inc.
1512 Eureka Road, Suite 100
Roseville, CA 95661
916.781.2400
www.cbre.com/roseville

ROSEVILLE'S PREMIER BUSINESS PARK

BUILD TO SUIT • ±554,400 TOTAL SF

Mark IV Capital is a privately held real estate firm founded in 1974. The company acquires, invests in, develops, and manages commercial projects utilizing a long-term approach to deploy capital in markets where existing drivers will propel future value. Headquartered in Newport Beach, CA, Mark IV Capital operates in markets throughout the Western United States including California, Arizona, Nevada, Colorado and Texas. The company maintains a local office presence in all of the markets in which it operates, including a Northern California management office located in Roseville, CA.

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ROSEVILLE, CA • $\pm 554,400$ SF WAREHOUSE BLDG.

BUILDING SPECIFICATIONS

BUILDING SF: $\pm 554,400$

OFFICE SF: $\pm 10,000$

DIVISIBILITY: $\pm 150,000$ SF

CLEAR HEIGHT: $\pm 40'$ minimum

GRADE LEVEL DOORS: (5) $\pm 12' \times 14'$

DOCK DOORS: (128) $\pm 9' \times 9'$

COLUMN SPACING: $\pm 50' \times 56'$

BLDG DIMENSIONS: $\pm 550' \times 1,008'$

POWER: $\pm 4,000$ amps @ 480 volt

SPRINKLER DENSITY: ESFR

VEHICLE PARKING: 791 spaces (1.43/1000 SF)

SLAB: 6" reinforced

DOCK EQUIPMENT: To Suit

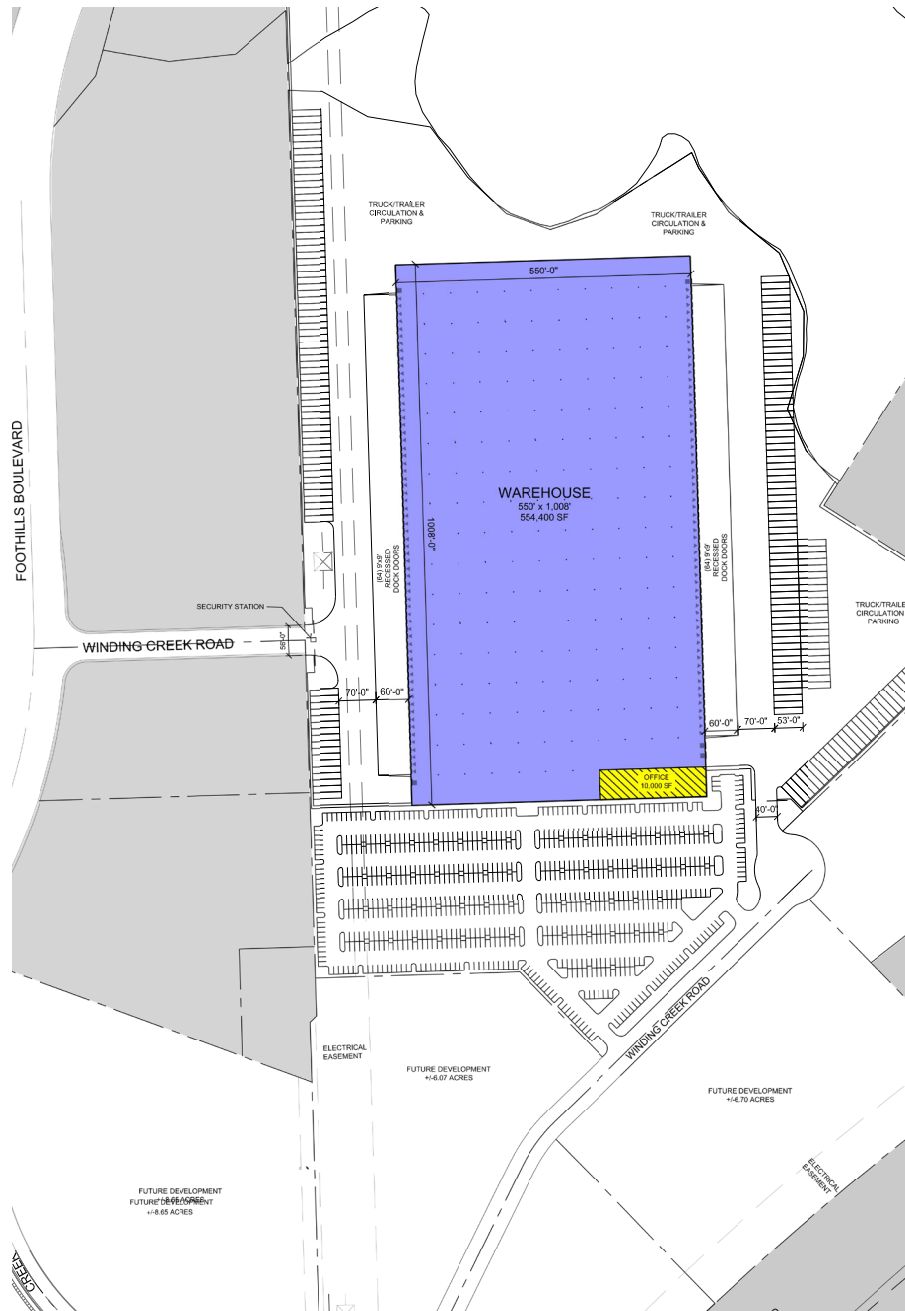
LIGHTING: LED

CONSTRUCTION: CONCRETE TILT

SKYLIGHTS: TBD

ROOF TYPE: Class "A" TPO (60 ML)

ZONING: MI (LIGHT INDUSTRIAL)



All drawings not to scale. Measurements are approximate.

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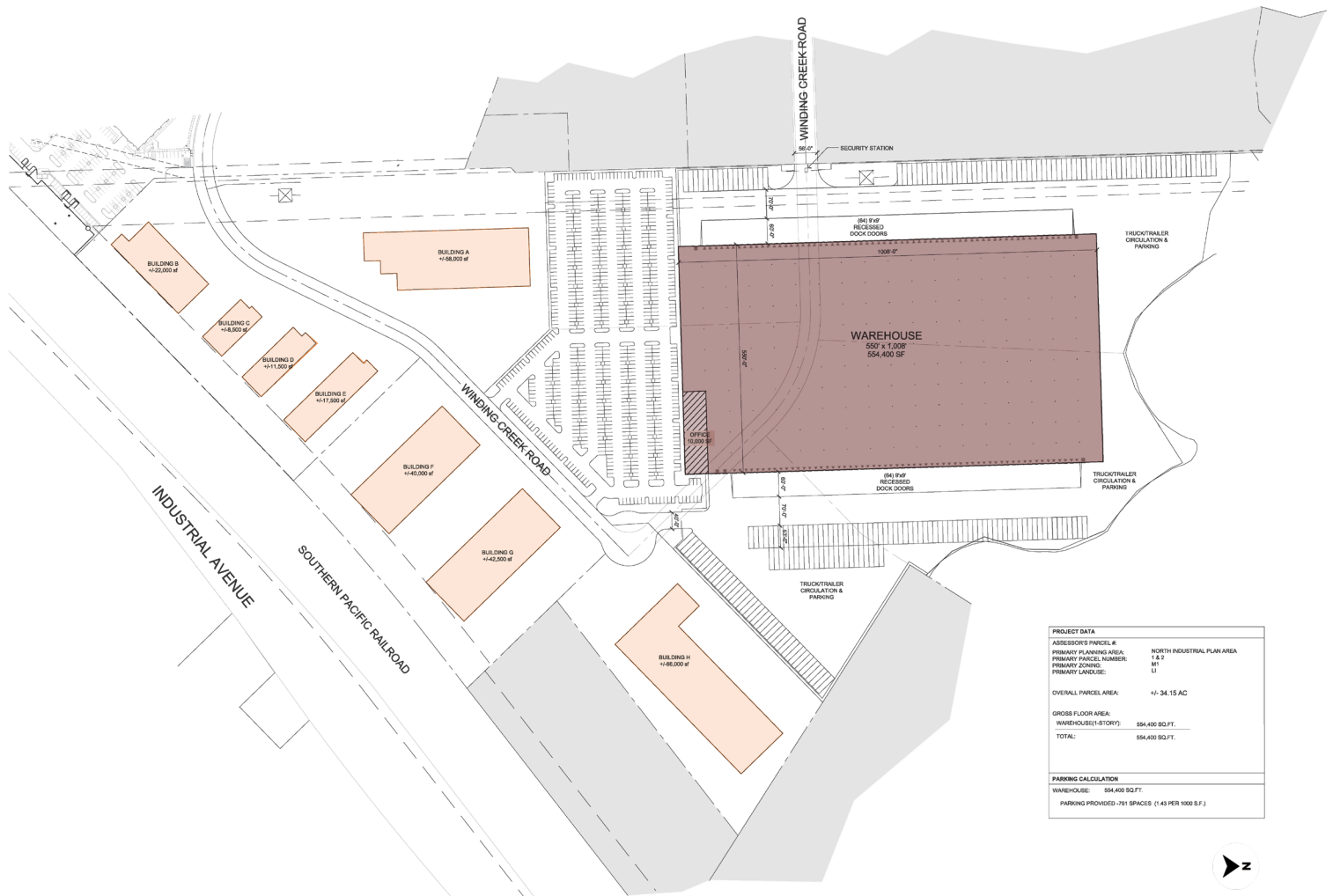


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SITE PLAN



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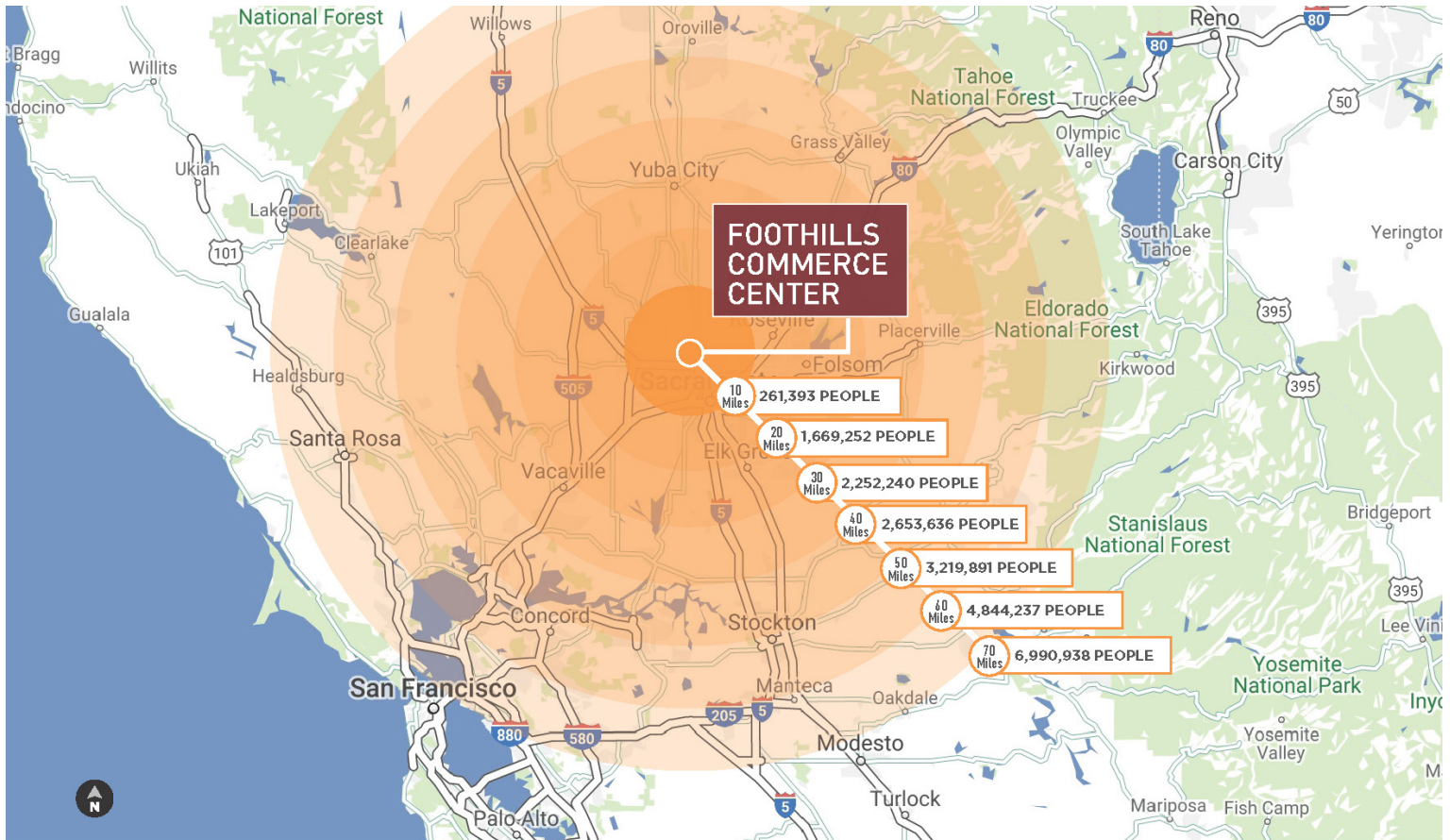
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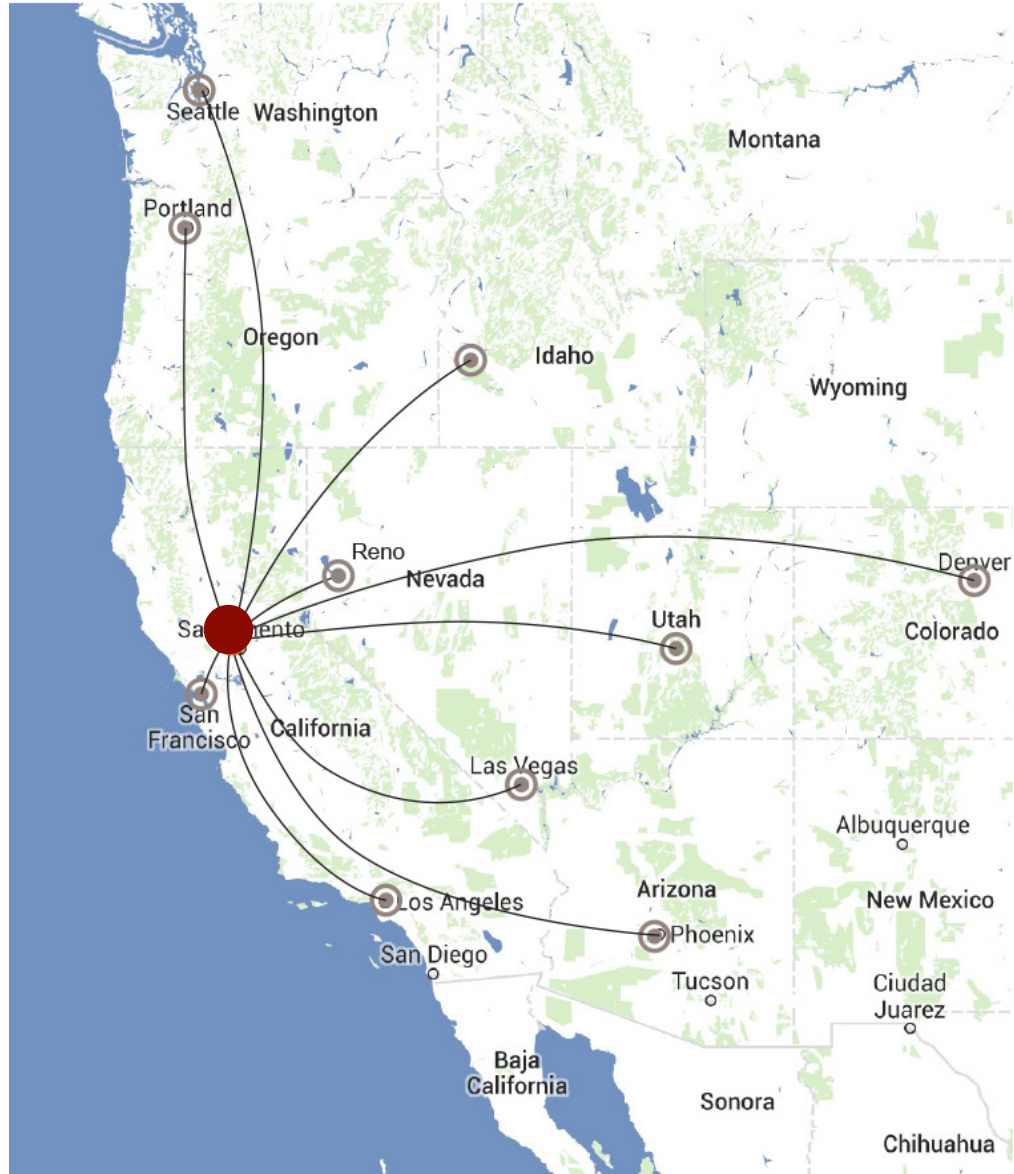
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LOCAL & REGIONAL APPROXIMATE DRIVE TIMES

Stockton	55-MINS
Oakland	1 HR. 24-MINS
San Francisco	1 HR. 36-MINS
San Jose	1 HR. 56-MINS
Fresno	2 HR. 50-MINS
Los Angeles	5 HR. 52-MINS
Reno	2 HR. 21-MINS

WESTERN U.S. APPROXIMATE DRIVE TIMES

Denver, CO	17 HR. 2-MINS
Phoenix, AZ	11 HR. 41-MINS
Seattle, WA	11 HR. 9-MINS
Salt Lake City, UT	9 HR. 18-MINS
Las Vegas, NV	8 HR. 33-MINS
Portland, OR	8 HR. 38-MINS
Boise, ID	8 HR. 30-MINS



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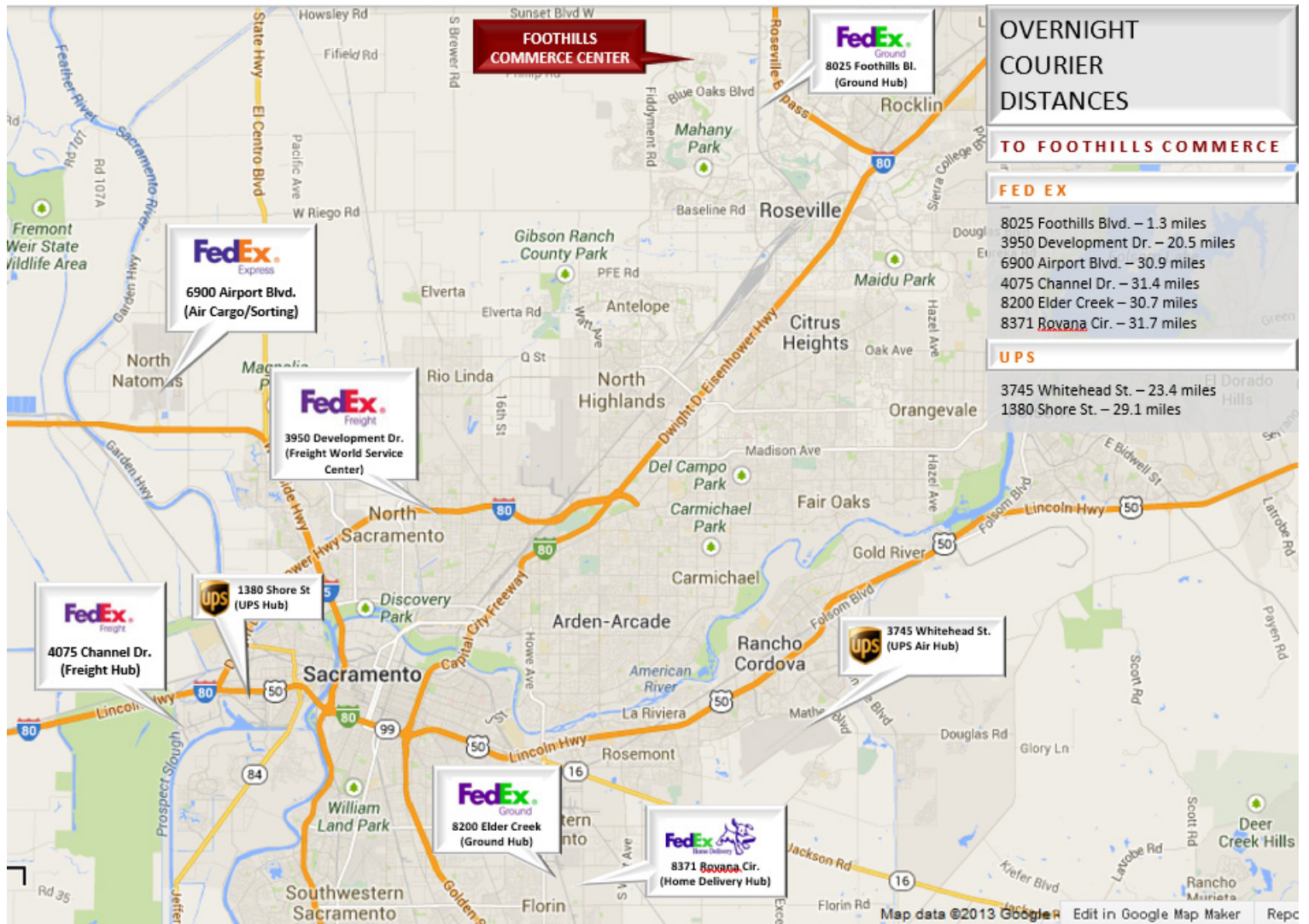
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