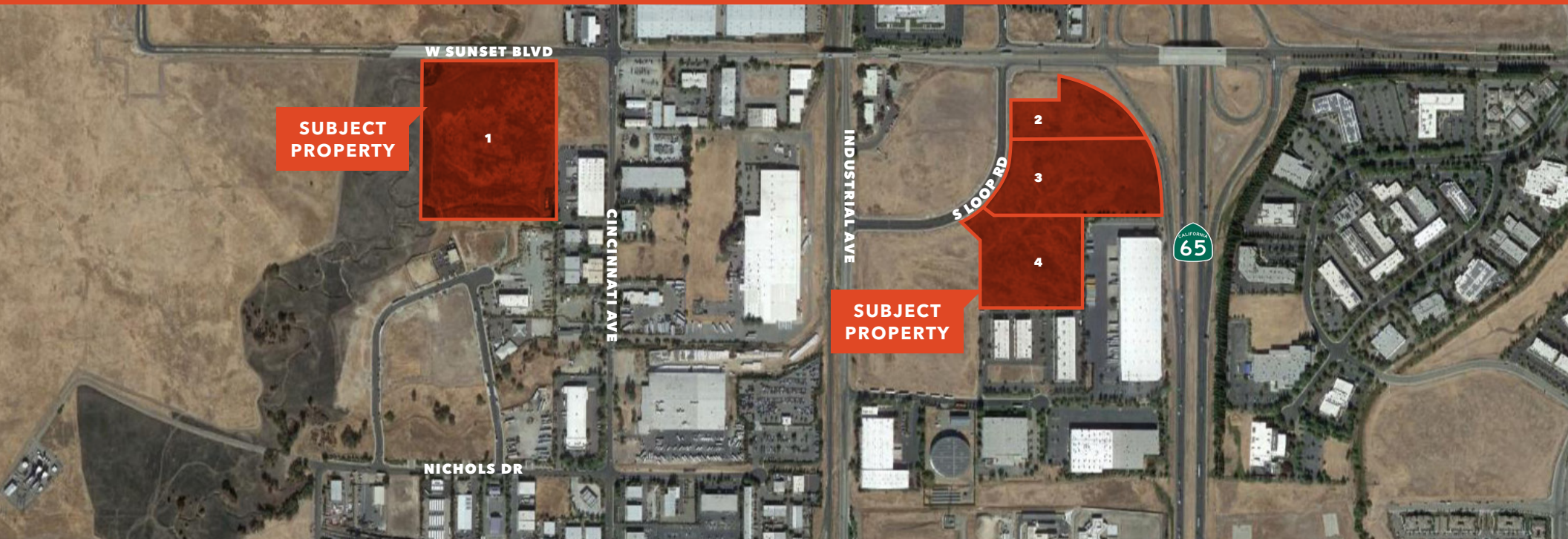




FOR SALE

Rocklin Industrial/Commercial Land



Placer County's Finest Industrial/Commercial Land

KEVIN SHEEHAN
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kevin.sheehan@kidder.com
LIC N° 00936093

STEVE TYRRELL
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LIC N° 00461000

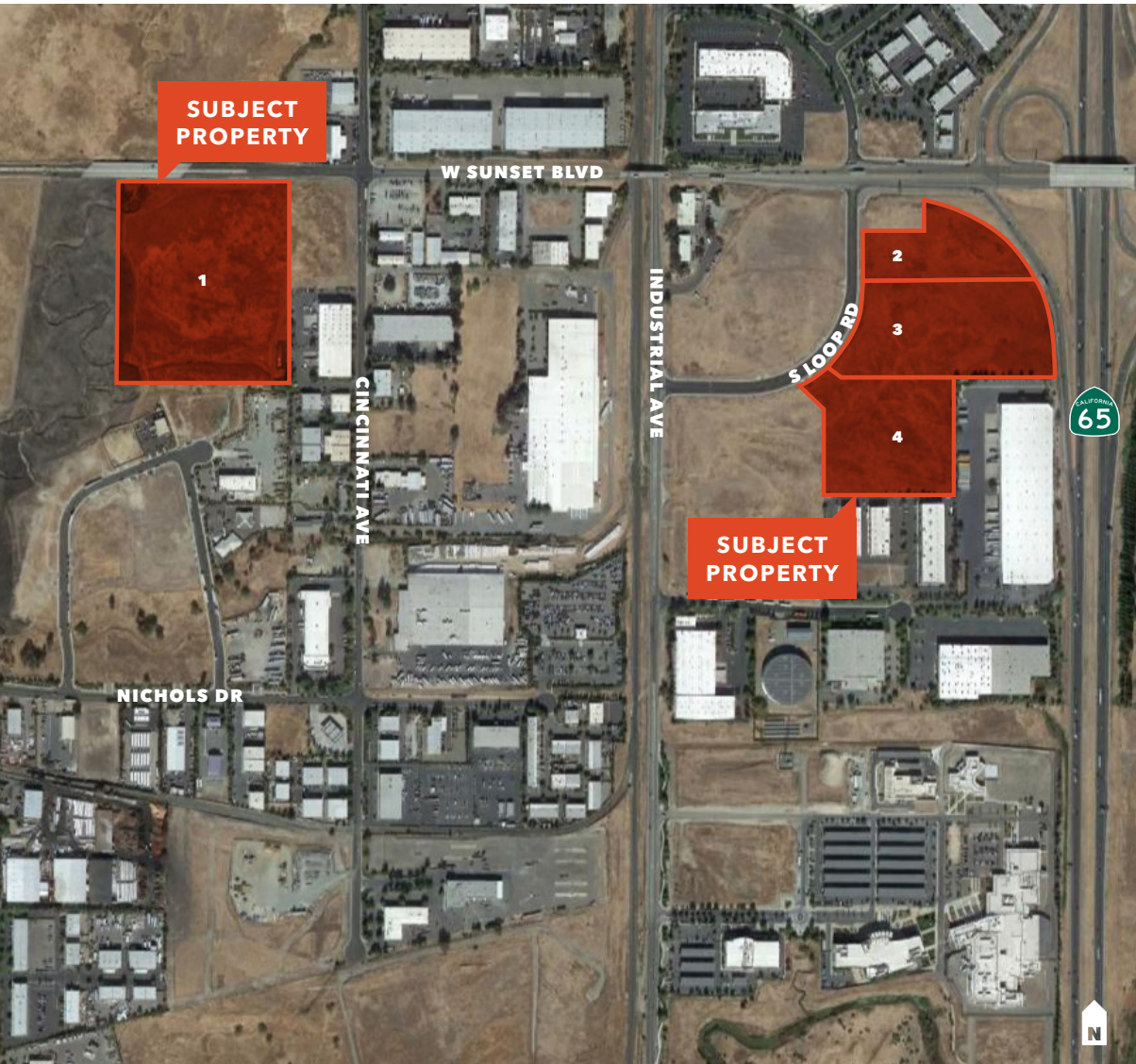
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PROPERTY HIGHLIGHTS

GATEWAY to the Sunset Area and Placer Ranch, a master-planned community with over 2,000 homes to be built

EXCELLENT access from Sunset Blvd/Cincinnati Ave/Industrial Ave via Highway 65

ALL services to the property

ZONED for Industrial & Commercial

CLOSE proximity to Thunder Valley Casino, Sutter Hospital, Roseville Galleria, Kaiser Hospital, William Jessup University

LOCATED on a signalized intersection

SERVICES

GAS Pacific Gas & Electric

ELECTRIC Pacific Gas & Electric

WATER Placer County Water Agency

SEWER Placer County

AVAILABLE PARCELS FOR SALE

APN	AC	Zoning	Asking Price
1. 017-063-017	19.8	Business Professional (BPL-Dc)	\$12.00/SF
2. 017-270-034	3.8	Service Commercial (SC-Dc)	\$20.00/SF
3. 017-303-020	10.0	Service Commercial (SC-Dc)	\$20.00/SF
4. 017-303-003	8.0	Industrial Mixed-Use (IMU-Dc)	\$16.00/SF

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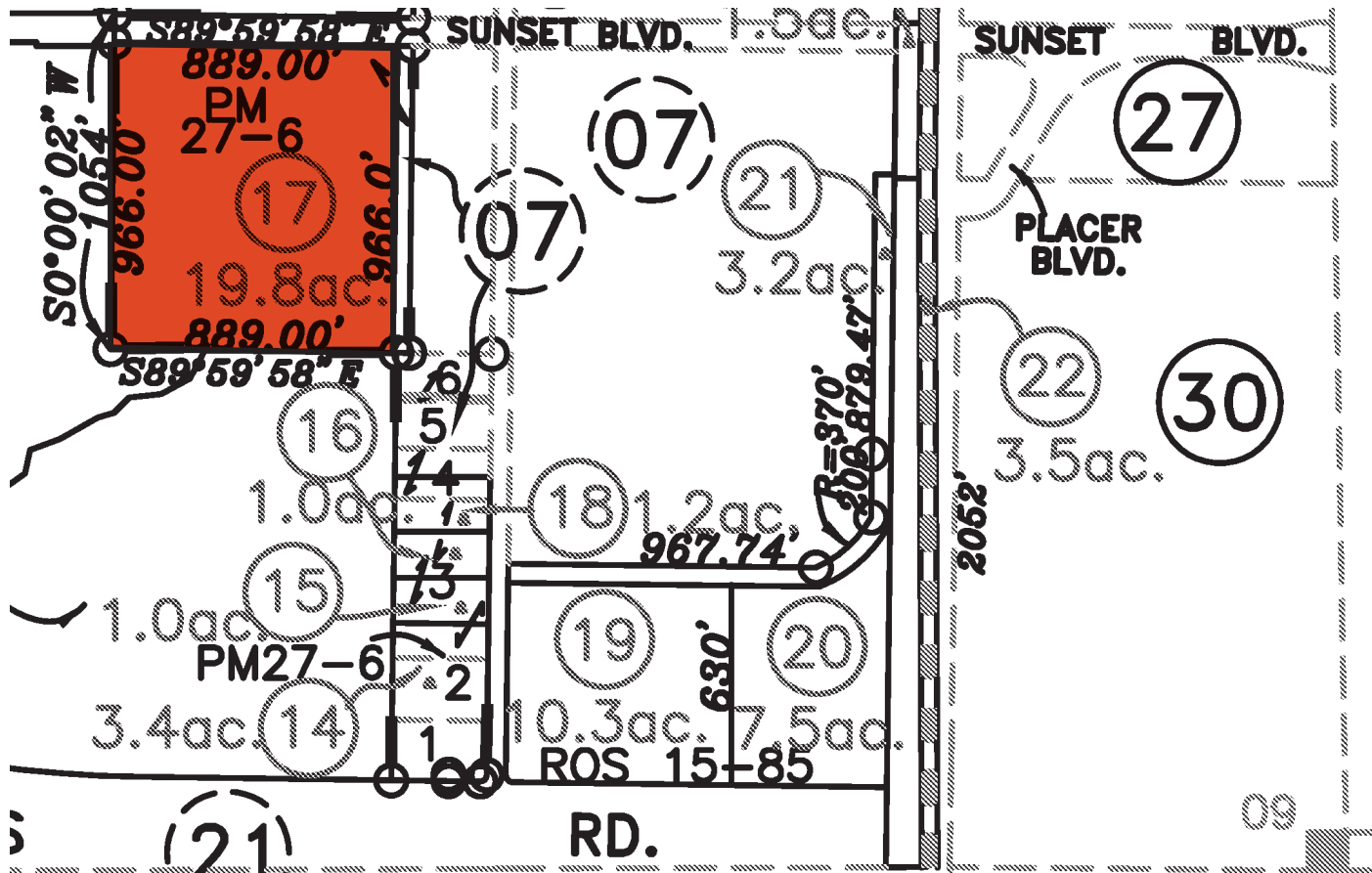
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Parcel Map-West



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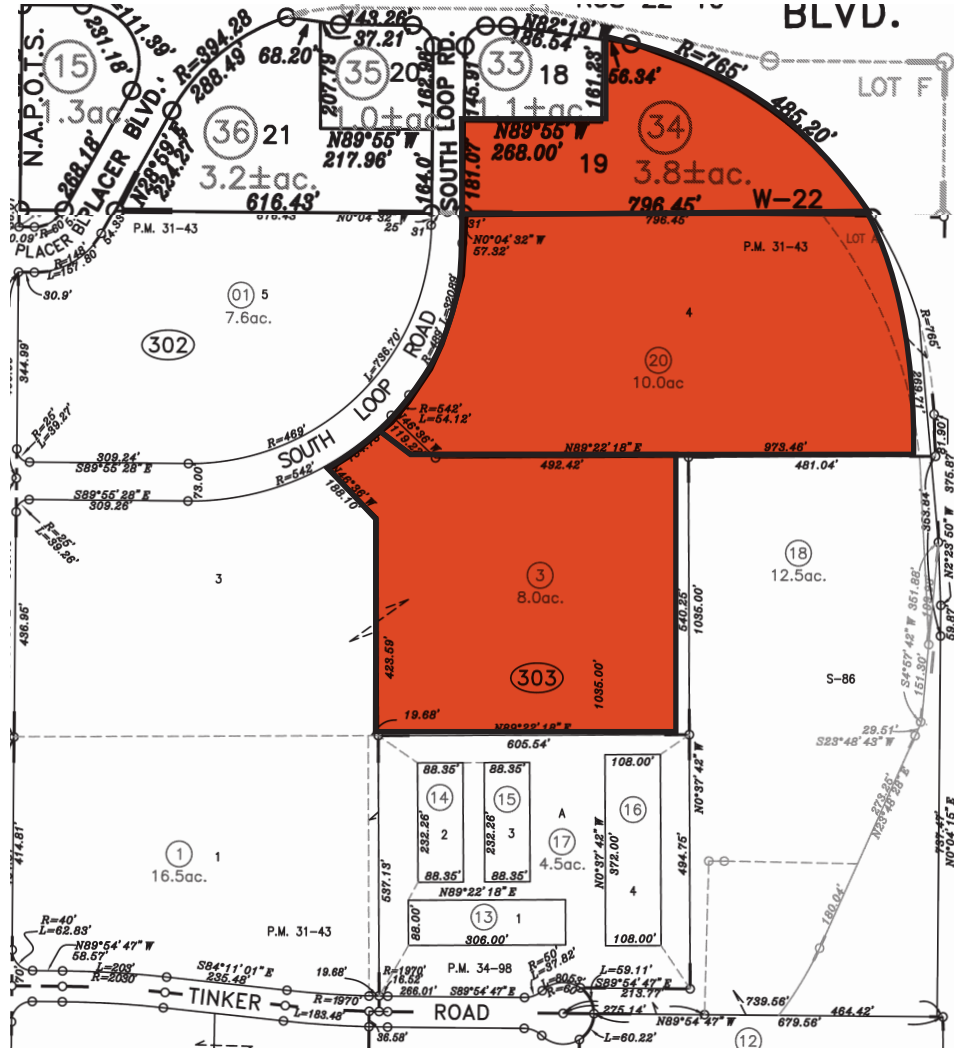
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FOR SALE

Rocklin Industrial/Commercial Land

Parcel Map-East



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