

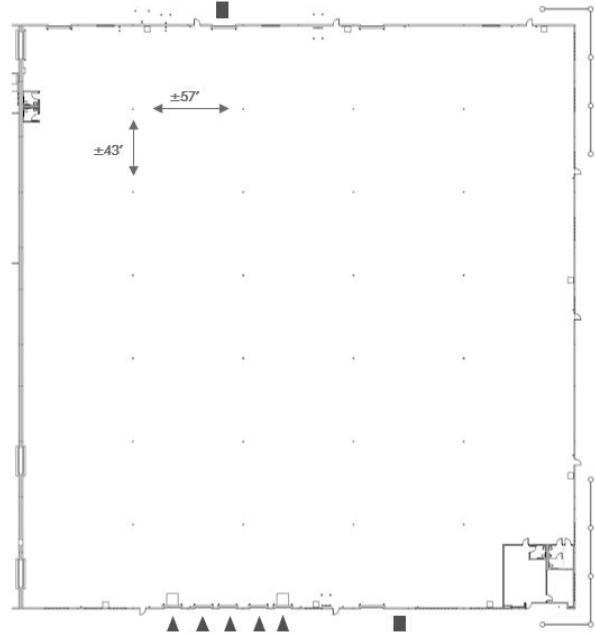
# 10000 Alantown Dr. #170/175 Roseville, CA

±85,785 SF of Distribution Warehouse with Office



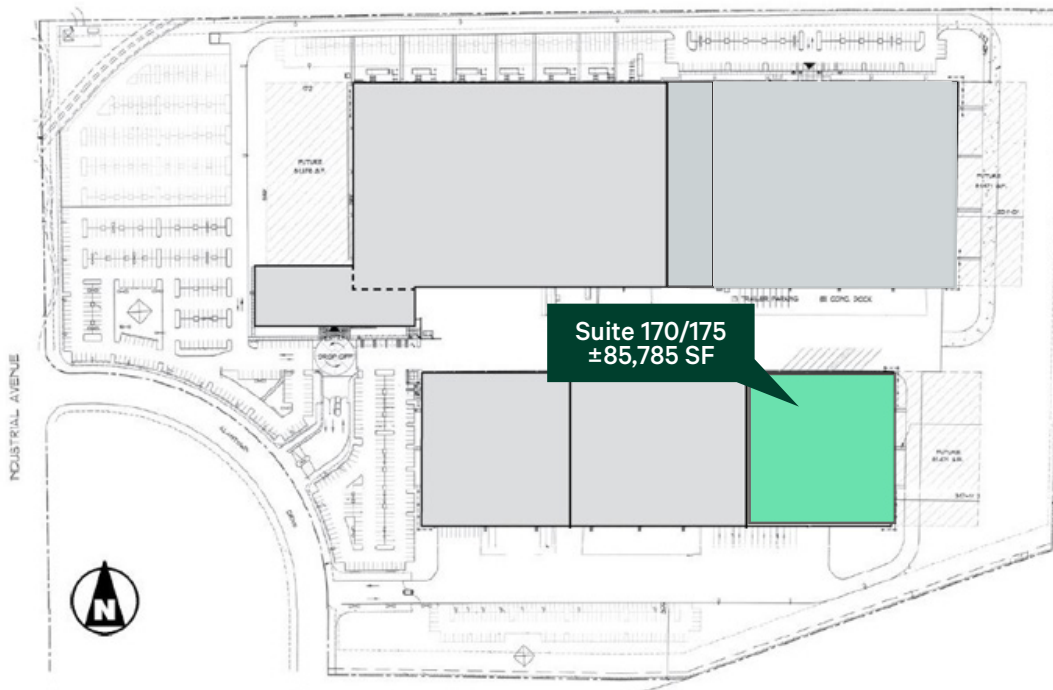
# Property Features

- Total: ±85,785 SF
- Office: ±1,200 SF
- Heavy ±480 Volt Power to space
- Clear Height: ±32'
- GL Doors: 2
- DH Doors: 5
- Four (4) restrooms
- Automatic Door Openers, Hydraulic Levelers, Interior Dock Lights, Dock Seals and Dock Shelters
- Skylights Throughout
- ±43'x57' column spacing
- ESFR Sprinkler
- Fully Fenced Site
- Air circulation units throughout
- Competitive Roseville Electric Utility Rates
- Potential excess land for trailer parking



■ GL Door  
▲ DH Door

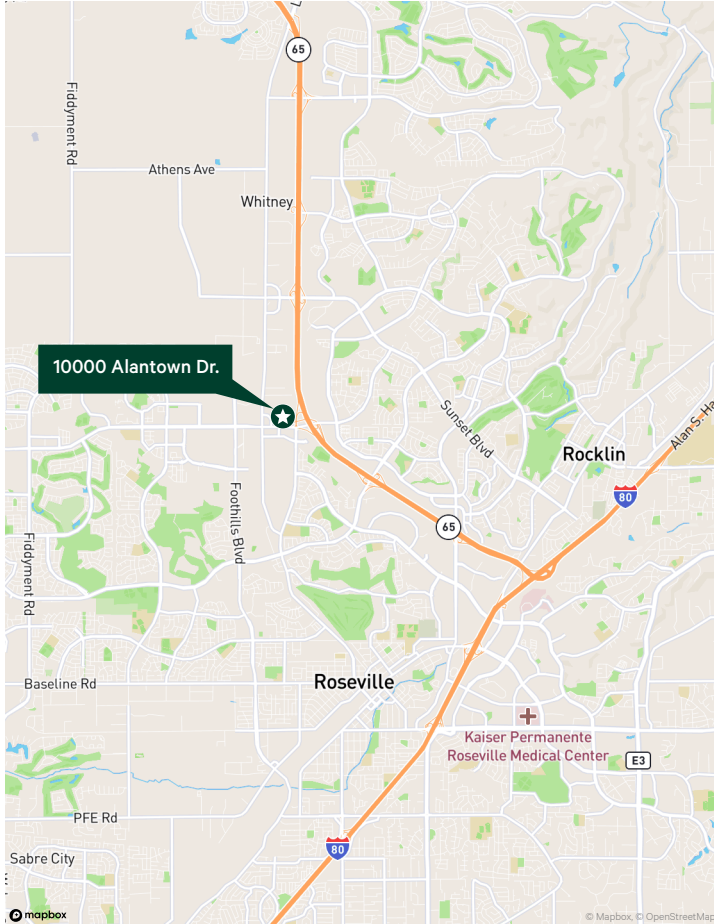
NOT TO SCALE.  
ALL DIMENSIONS ARE APPROXIMATE.



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE



# Area Map & Aerial



## Contact Us

### Todd Sanfilippo

Executive Vice President  
+1 916 781 4859  
todd.sanfilippo@cbre.com  
Lic. 01045162

### Walter Smyth

Senior Vice President  
+1 916 781 4843  
walter.smyth@cbre.com  
Lic. 00956946

### Matt Susac

Vice President  
+1 916 781 4832  
matt.susac@cbre.com  
Lic. 01979110

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.