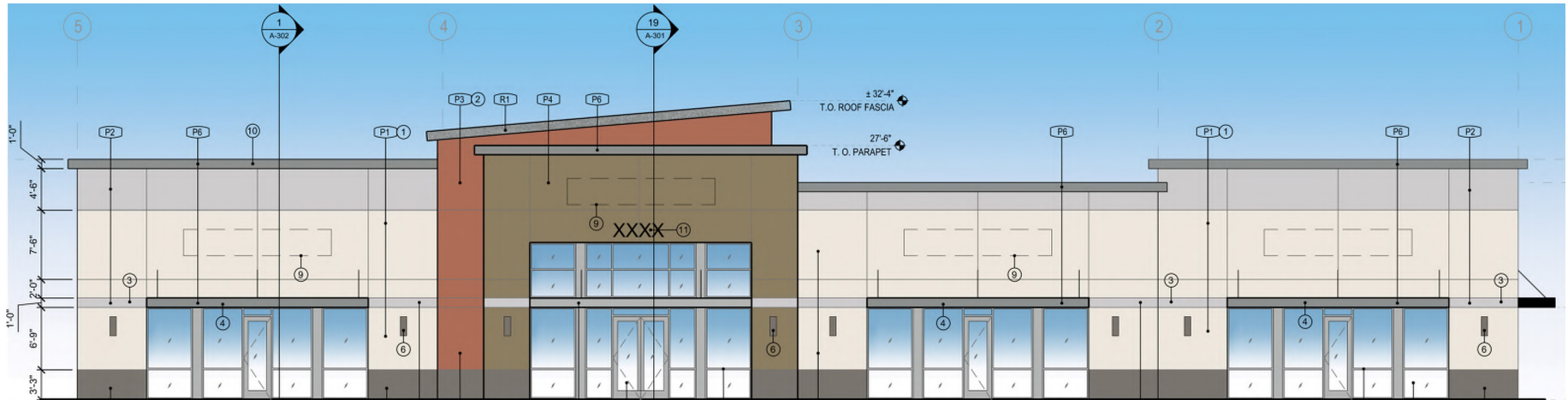


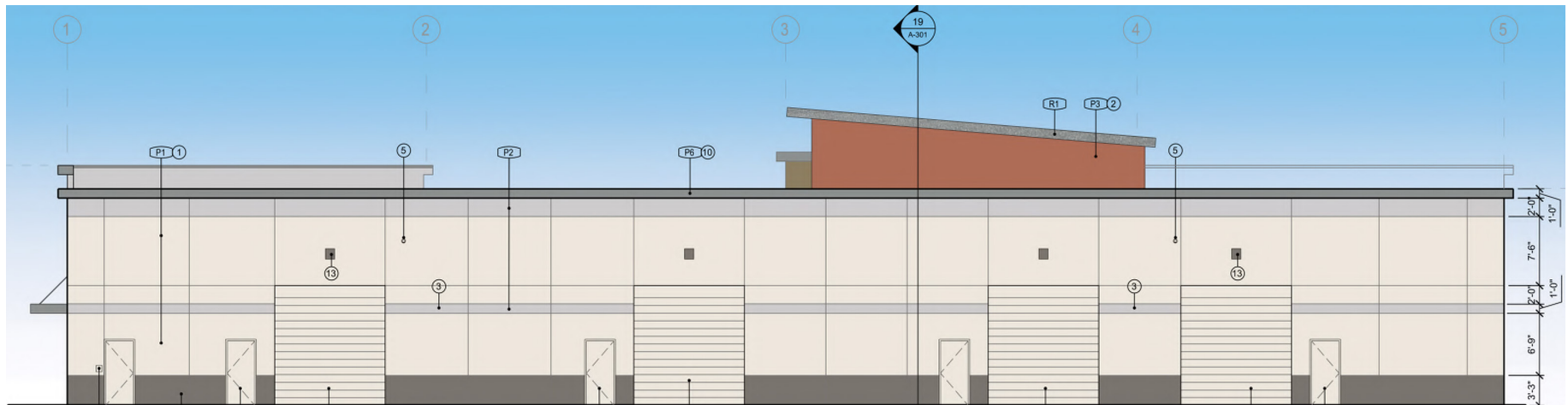
# FOR SALE / LEASE

## ±36,000 SF Total - Pacific Tech Park

Five Buildings Under Construction (4 Flex + 1 Retail/Medical) Pacific St, Rocklin



**EXAMPLE FLEX BUILDING**



**FLEX WITH ROLL UP DOORS**

### CONTACT

**Jon R Walker**  
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LIC #01204666



# FOR SALE / LEASE

# Pacific Tech Park

## SITE PLAN & FEATURES

Shell Price: \$230/SF

Lease Rate: \$1.50/SF, NNN

Clear height: 15'

Power: 208/ 120V, 800 amp 3 phase/suite

8/1,000 SF Parking ratio for Retail

3.2/1,000 SF Parking ratio for Flex

4.2 AC total

Zoned PD-C: Light Industrial

R60 Roof Installation

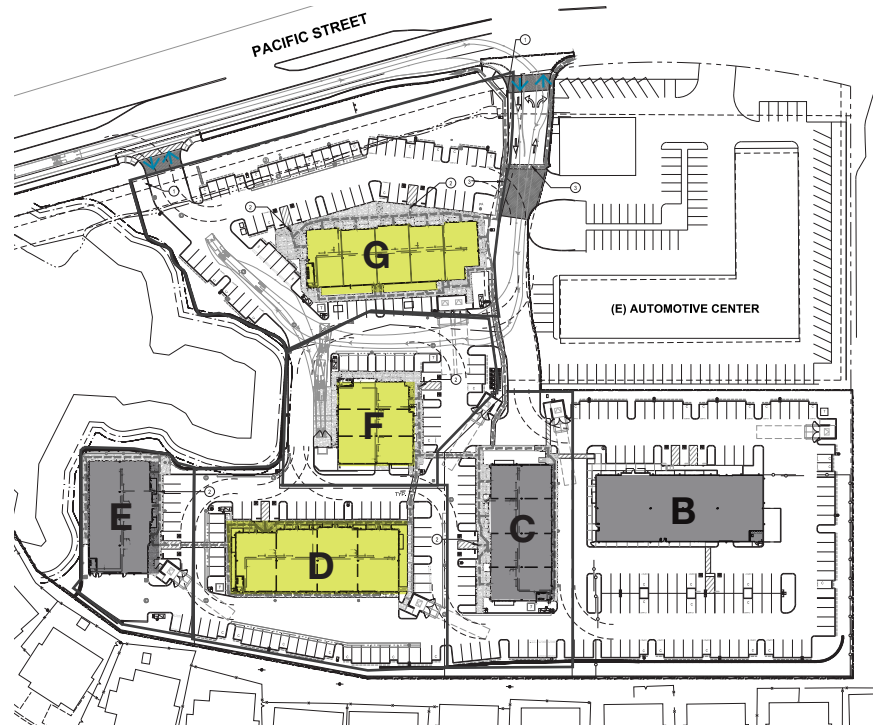
R40 Walls & Rollup Door Insulation

Solitude Skylights included

Common Area dock offload at Bldg F

Clean slab poured after electrical & plumbing installed per Buyer's choice

Buildings G, F & D deliverable Q1 2020



## CONTACT

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## BUILDINGS AVAILABLE

SUITE	SF
Bldg G (Retail/Medical/Flex options)	7,150 SF
Bldg F (Flex)	5,600 SF
Bldg E (Flex) In Escrow	6,100 SF
Bldg D (Flex)	9,300 SF
Bldg C (Flex) In Escrow	7,800 SF
Bldg B (Flex) Leased	10,296 SF

**COMPLETION  
SET FOR  
DEC 2019**



# FIVE BUILDINGS FOR SALE / LEASE

Under Construction  
±36,000 SF Total - Pacific Tech Park, Rocklin, CA







BaySide CHURCH



PACIFIC TECH PARK - OFFICE/FLEX RENDERING

AMTRAK

SIERRA COLLEGE

ROCKLIN RD

INTERSTATE 80

STANFORD RANCH RD

SUNSET BLVD



Kmart to be Converted to 300 Unit Apartment Complex

Westfield GALLERIA AT ROSEVILLE

CALIFORNIA 65

Creekside Town Center

fountains SO UNEXPECTED.

GALLERIA BLVD

Outlemons "BEST STEAK IN THE WEST"

Sutter Roseville Medical Center

LIFETIME FITNESS



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