

INDUSTRIAL LAND | FOR SALE

4100 Duluth Ave, Rocklin, CA 95765

PRICE REDUCED

PROPERTY HIGHLIGHTS

- ±7.5 Acres (gross) / ±5.5 Acres (net)
- Takes into consideration the future expansion of Foothills Blvd.
- Per Placer County - Possible to mitigate ±1 Acre of wetlands for a total of ±6.5 Acres usable
- Site has been rough graded
- Partially Improved with Curb, Gutter and Utilities Stubbed to Site
- APN: 017-210-002
- Zoning: INP-DC
- Possible Rail Served
- Access Via Sunset Blvd and Hwy 65
- **Asking Price: \$975,000.00**



Rick Phillips, CCIM

Dir: 916.677.8139

Cell: 916.813.1800

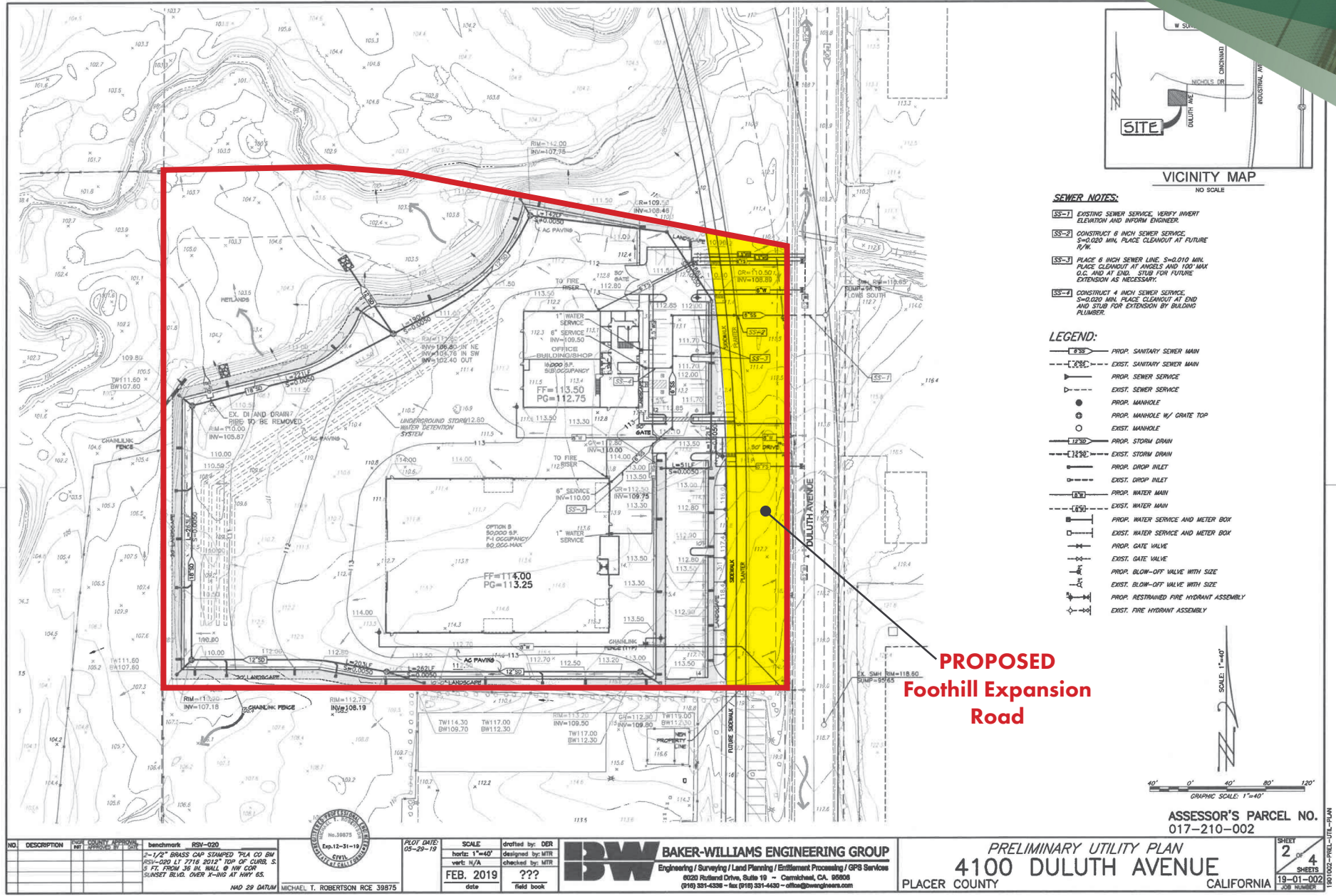
rphillips@tricommercial.com

CalDRE #01061757

TRI Commercial Real Estate Services 532 Gibson Drive, Suite 200, Roseville, CA 95678

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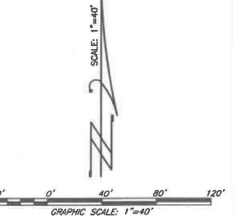
SEWER NOTES:

- SS-1 EXISTING SEWER SERVICE, VERIFY INVERT ELEVATION AND INFORM ENGINEER.
- SS-2 CONSTRUCT 6 INCH SEWER SERVICE S=0.020 MIN. PLACE CLEANOUT AT FUTURE P/W.
- SS-3 PLACE 6 INCH SEWER LINE S=0.010 MIN. PLACE CLEANOUT AT ANGLES AND 100' MAX O.C. AND AT END. STUB FOR FUTURE EXTENSION AS NECESSARY.
- SS-4 CONSTRUCT 4 INCH SEWER SERVICE S=0.020 MIN. PLACE CLEANOUT AT END AND STUB FOR EXTENSION BY BUILDING PLUMBER.

LEGEND:

- PROP. SANITARY SEWER MAIN
- - - EXIST. SANITARY SEWER MAIN
- PROP. SEWER SERVICE
- - - EXIST. SEWER SERVICE
- PROP. MANHOLE
- EXIST. MANHOLE
- PROP. STORM DRAIN
- - - EXIST. STORM DRAIN
- PROP. DROP INLET
- - - EXIST. DROP INLET
- PROP. WATER MAIN
- - - EXIST. WATER MAIN
- PROP. WATER SERVICE AND METER BOX
- - - EXIST. WATER SERVICE AND METER BOX
- PROP. GATE VALVE
- - - EXIST. GATE VALVE
- PROP. BLOW-OFF VALVE WITH SIZE
- - - EXIST. BLOW-OFF VALVE WITH SIZE
- PROP. RESTRAINED FIRE HYDRANT ASSEMBLY
- - - EXIST. FIRE HYDRANT ASSEMBLY

**PROPOSED
Foothill Expansion
Road**



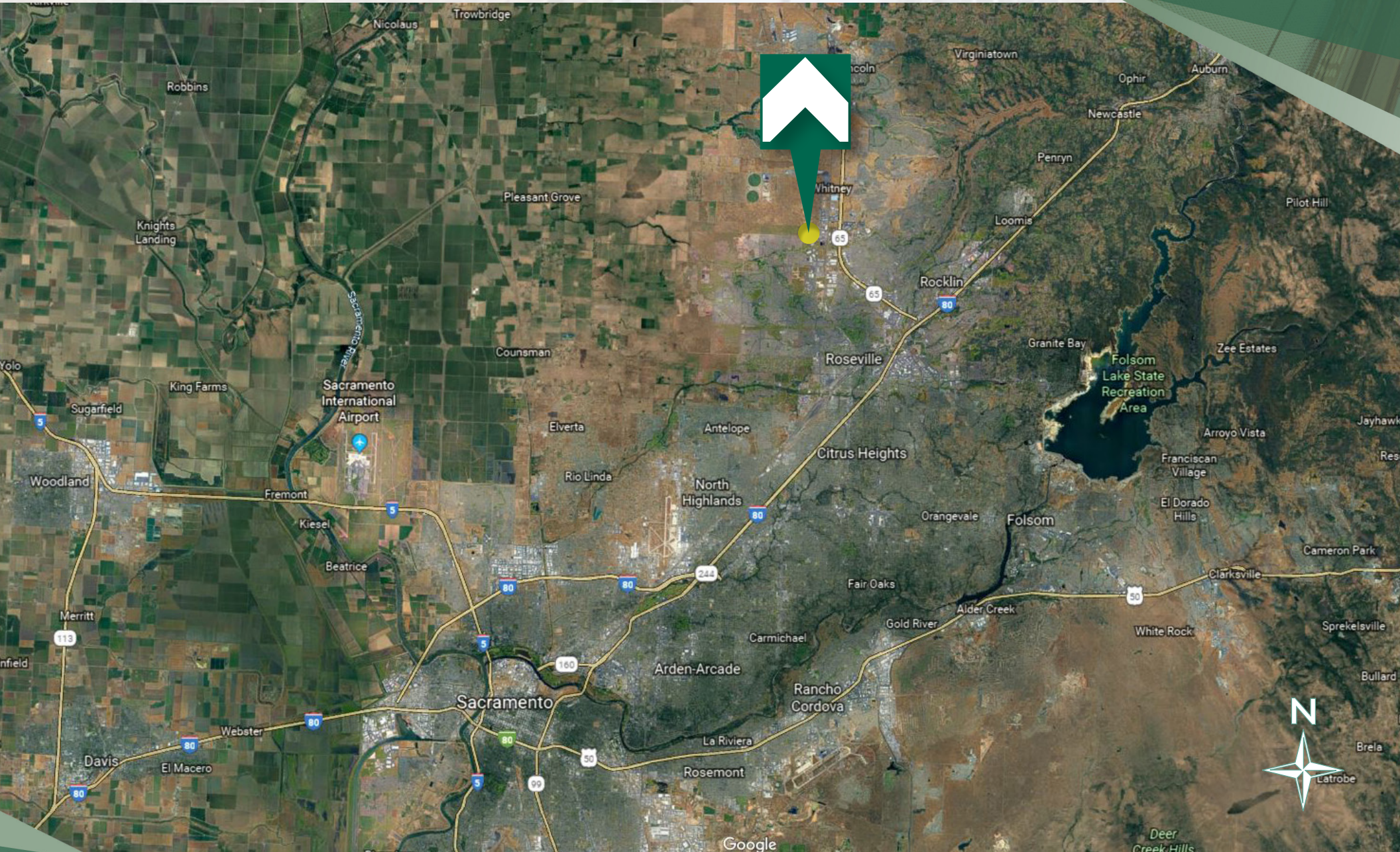
ASSESSOR'S PARCEL NO.
017-210-002

NO. DESCRIPTION 1 1/2" BRASS CAP STAMPED PLA CO BM 2-1/2" DIA AT 7716 2012 TOP OF CURB, S. 5 FT. FROM SW IN WALL @ NW COR. SUNSET BLVD. OVER X-WALK AT HWY 65. NAD 29 DATUM		benchmark RSN-020 2-1/2" DIA AT 7716 2012 TOP OF CURB, S. 5 FT. FROM SW IN WALL @ NW COR. SUNSET BLVD. OVER X-WALK AT HWY 65. NAD 29 DATUM		MICHAEL T. ROBERTSON RCE 39875		PLOT DATE: 05-29-19		SCALE horizontal: 1"=40' vertical: N/A		drafted by: DER designed by: MTR checked by: MTR FEB. 2019 date field book		BAKER-WILLIAMS ENGINEERING GROUP Engineering / Surveying / Land Planning / Eminent Domain Processing / GPS Services 6020 Rutland Drive, Suite 19 - Carmichael, CA, 95608 (916) 391-4338 - fax: (916) 391-4430 - office@bwengineers.com		PRELIMINARY UTILITY PLAN 4100 DULUTH AVENUE PLACER COUNTY CALIFORNIA		SHEET 2 OF 4 SHEETS 19-01-002 JOB NUMBER	
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