

The Vollman Company
Commercial Real Estate Brokerage
11500 Sunrise Gold Circle, Suite E
Rancho Cordova, CA 95742
www.thevollmancompany.com

License # 02091276

ROCKLIN, CA 95765

PRICE: \$2,950,000

25 Acres -I-65 Frontage 3101 Industrial Avenue

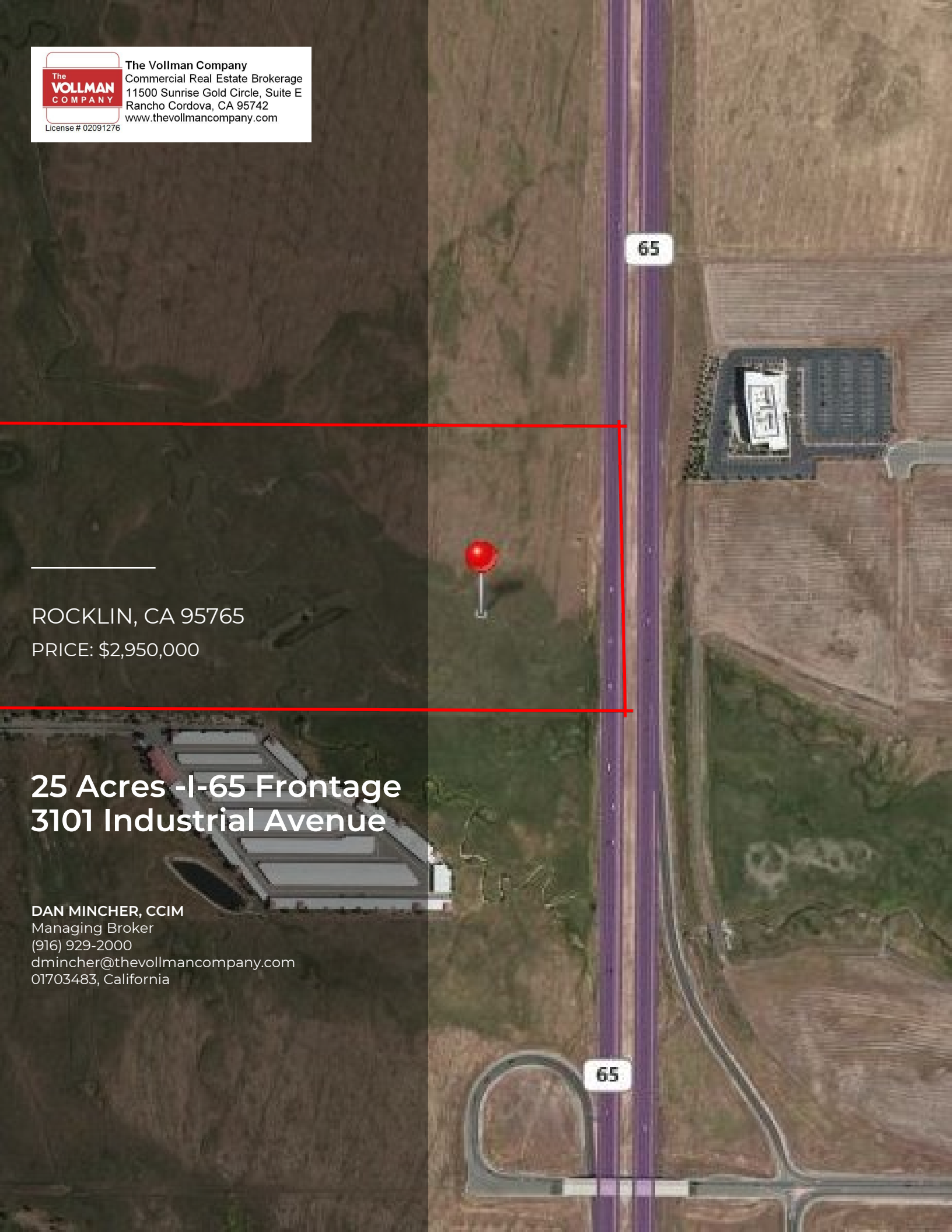
DAN MINCHER, CCIM

Managing Broker

(916) 929-2000

dmincher@thevollmancompany.com

01703483, California



PROPERTY SUMMARY

25 Acres - I-65 Frontage
3101 Industrial Avenue | Rocklin, CA 95765

Sunset County Service Area - Zone 2A3

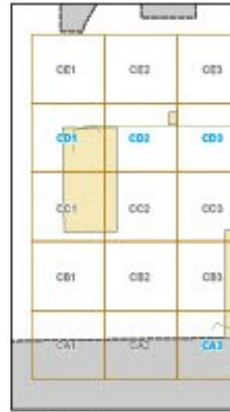


Sunset County Service Area

Map Page



- Force Main
- Gravity Main
- Low Pressure
- Low Pressure Solids
- Siphon
- Vent
- Abandoned Sewer Main
- Private Sewer Main
- Air Relief Valve
- Air Vacuum Relief Valve
- Blow Off Valve
- Pressure Relief Valve
- Ball Valve
- Gate Valve



Created: 3/1/2011



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Placer County | Environmental Engineering & Utilities | 11476 C Avenue | Auburn, CA 95603

Property Summary

Available SF: 0
Building Size: 0
Lease Rate:
Lot Size: 25.0 Acres
Price: \$2,950,000
Rentable SF: 0
Type: Land
Zoning: BP - Business Professional

Property Overview

PCWA has committed to provide water to the site. See the attached map and description for sewer location and access. Adjacent Property to the south has an installed private sewer line which connects to the SCSA system in front of Ace Hardware approximately 400ft to the south of the subject parcels. Buyer to confirm alternatives/requirements by City

Location Overview

East side of Industrial Ave, 2nd parcel S of Athens Road. Property extends from Industrial on the West to highway 65 on the East

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PROPERTY DESCRIPTION

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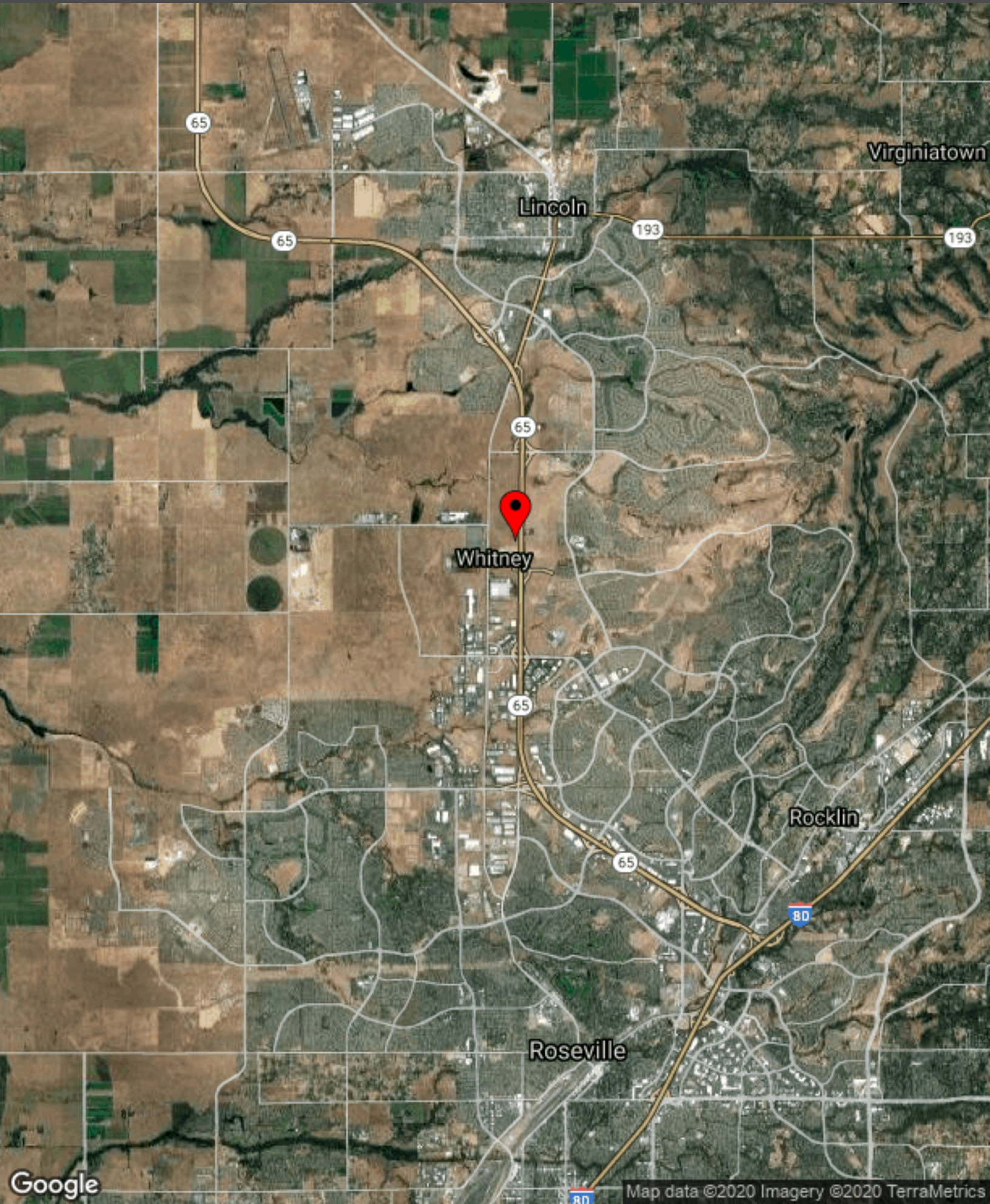


BP - Business Professional

25 acres in 2 parcels of relatively level ground with Highway 65 frontage. A portion of the parcels will be unusable due to seasonal creeks. Buyer to ascertain coverage, allowed uses, and buildable areas through consultation with City of Rocklin. May be well suited for self-storage or similar use with a yard.

REGIONAL MAP

25 Acres - I-65 Frontage
3101 Industrial Avenue | Rocklin, CA 95765



Virginiatown

Lincoln

Whitney

Rocklin

Roseville