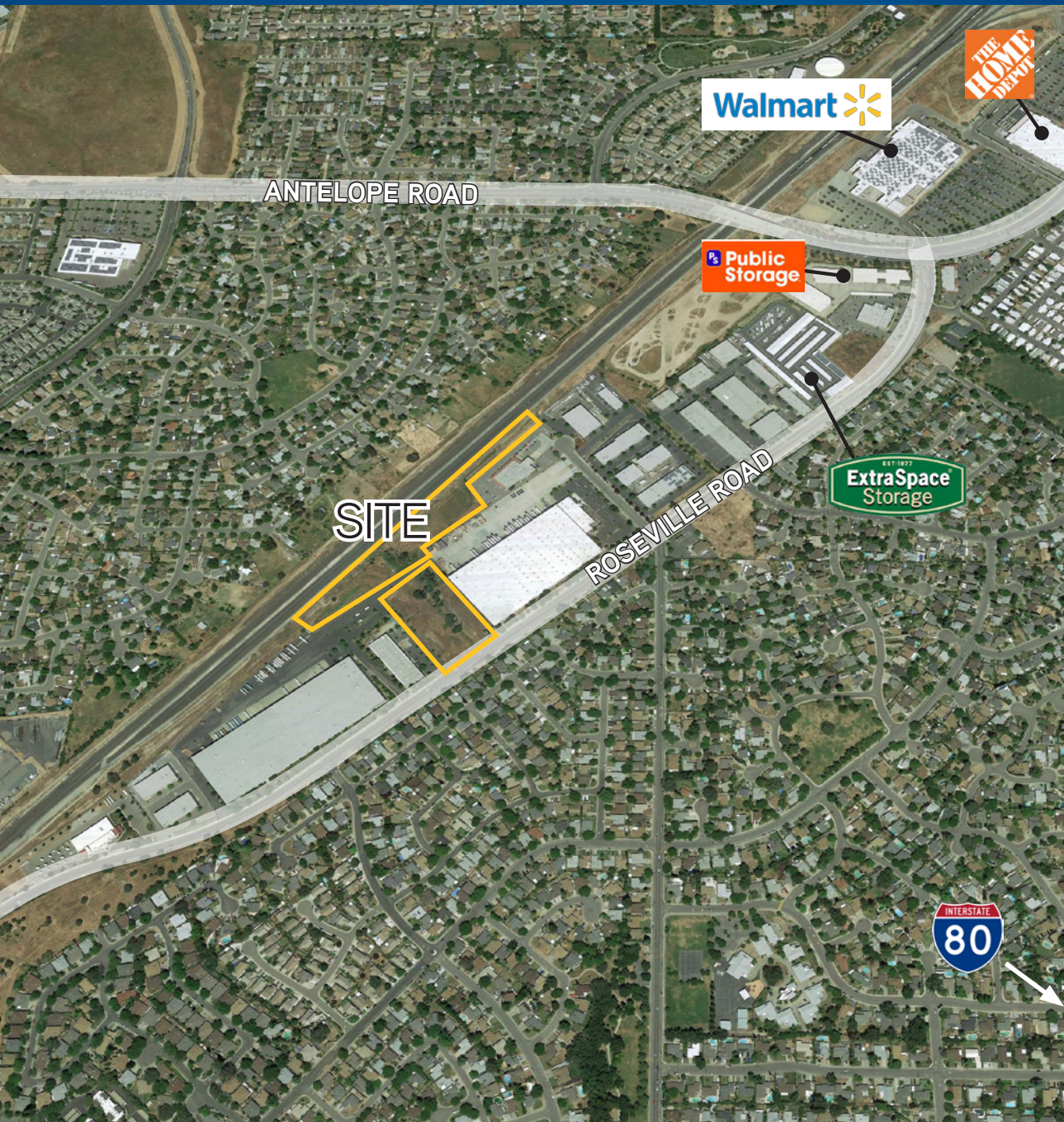


FOR SALE > 7041 ROSEVILLE ROAD, SACRAMENTO, CA
±5 ACRES LIGHT INDUSTRIAL LAND



PRICING

> ~~\$1,290,000~~ **\$1,050,000 (MAKE OFFER)**

PROPERTY INFORMATION

- > 6.74 Gross - ±5 Net Acres*
- > Excellent location between Downtown Sacramento & Roseville/Rocklin along the I-80 corridor
- > APNs
 - 222-0370-032
 - 222-0370-025
- > M-1 Zoning (Light Industrial)
- > Utilities
 - Water - 12" & (10" main directly across Roseville Rd.)
 - Sewer - 10"
 - Storm - 36"

Steve Chamberlain

Executive Vice President

+1 916 563 3037

License # 00813856

steve.chamberlain@colliers.com

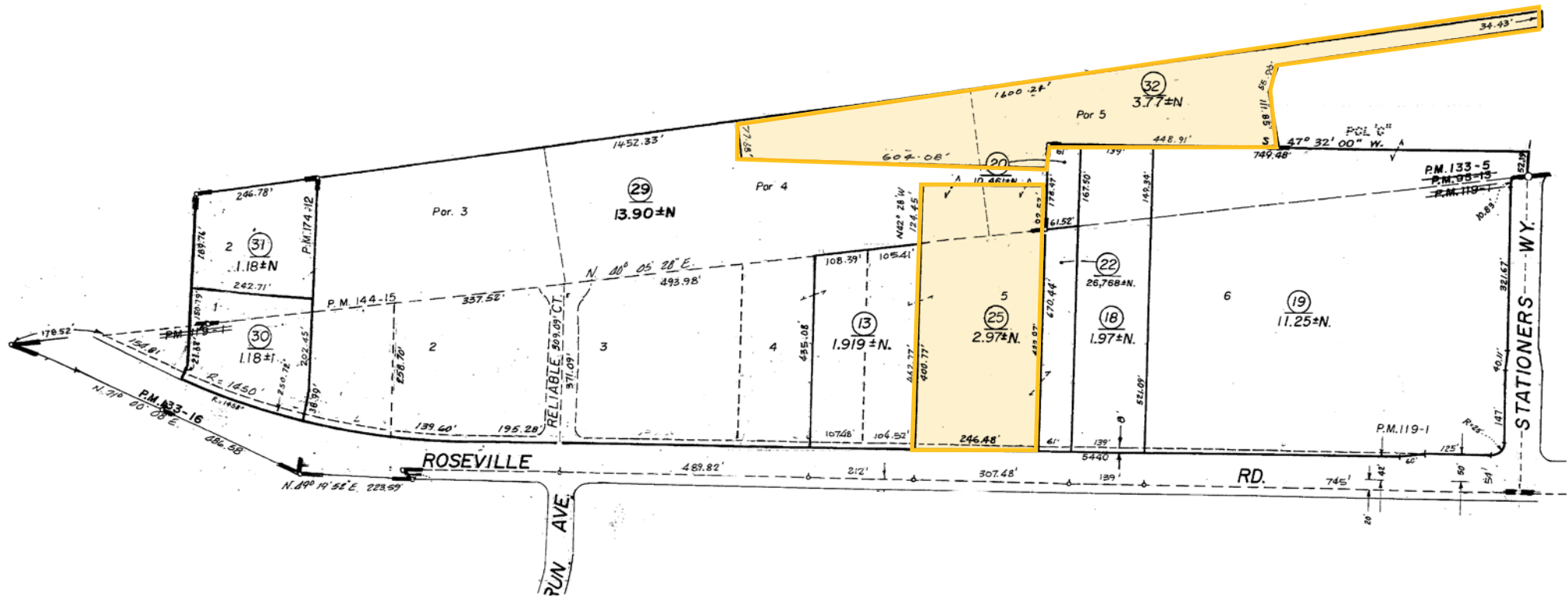
*Any interested parties should undertake their own inquiries and/or investigation as to the accuracy of the information



±5 ACRES LIGHT INDUSTRIAL LAND



PARCEL MAP



Steve Chamberlain
Executive Vice President
+1 916 563 3037
License # 00813856
steve.chamberlain@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate offer license corporation identification number 01908588. ©2017. All rights reserved.