



CROSSROAD  
VENTURES GROUP

# For Lease | Call Center/Office Building

8150 INDUSTRIAL BLVD., BUILDING D, ROSEVILLE, CA

*52,014 Square Feet*



## Available for Immediate Occupancy

- Two story office building with basement
- Over 8/1000 parking ratio
- Potential charter school, call center or insurance uses.
- Lease Rate: \$0.90 RSF NNN for full building User
- Basement: 26,912 SF
- First floor: 25,102 SF
- Second floor: 25,789 SF **LEASED**



EXCLUSIVELY OFFERED BY

CROSSROAD VENTURES GROUP

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*your real estate compass.*

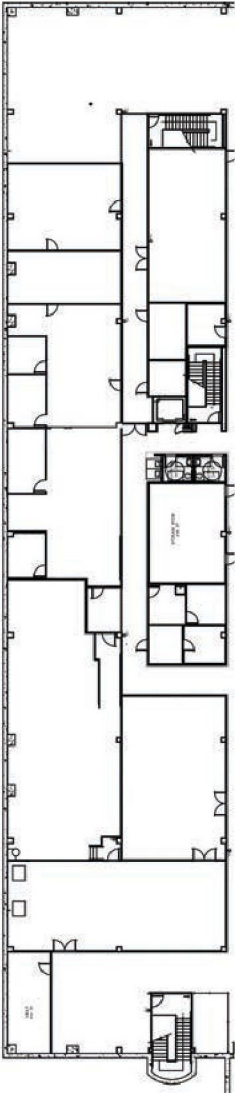
# 8150 Industrial Blvd.

BUILDING D, ROSEVILLE, CA

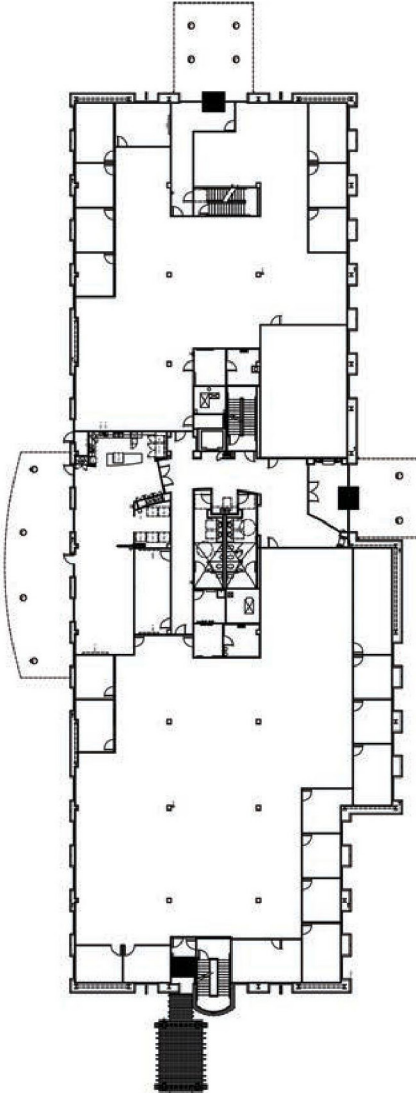
## FLOOR PLAN: BUILDING D

*Office Building*

52,014



Basement  
26,912 SF

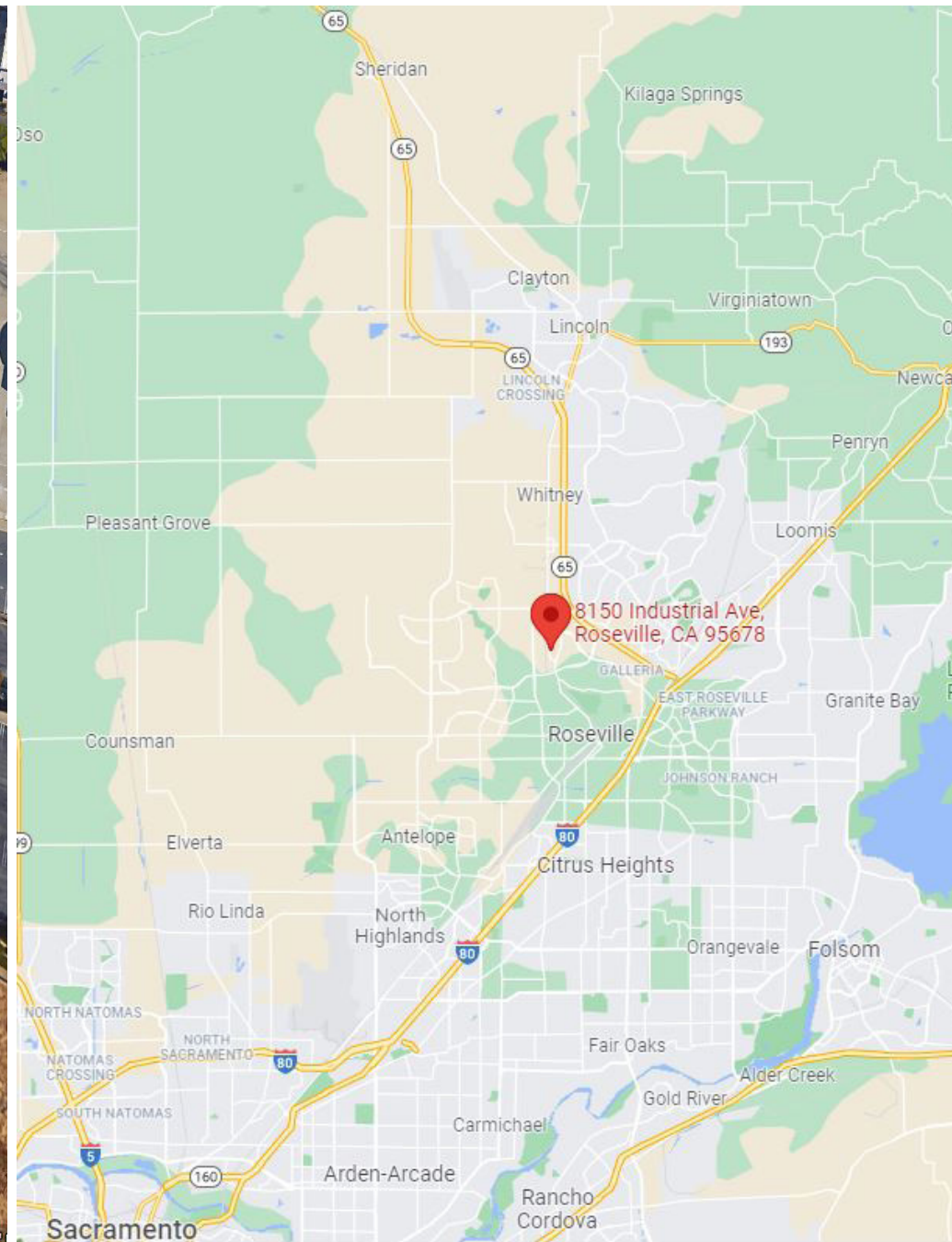


First Floor  
25,102 SF



# 8150 Industrial Blvd.

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# Campus Amenities & Specifications

8150 INDUSTRIAL BLVD., BUILDING D, ROSEVILLE, CA

## POWER

Utility Provider:	Roseville Power
• Commercial Power System	1200 amp @ 12 kVA
• Energy Center:	2000 amps @ 277/480
• Building A:	2000 amps @ 277/480
• Building D:	2000 amps @277/480
• Standby Generator Substation Bldg. A:	500 KW Cat model
• Standby Generator Substation Bldg. B:	100 KW Cat model

## HVAC

### Environmental Chiller Plant

• Chiller #1	(1) 100 Ton Screw Type Trane
• Chiller #2	(2) 300 Ton Screw Type Trane
• Cooling Tower #1	Baltimore Aircoil 150 GPM
• Cooling Tower #2	Baltimore Aircoil 235 GPM

### Environmental Data Center Building D

• 12" Raised Floor Distribution:	(1) 20 Ton Dual Source Liebert & (1) 20 Ton DX Type Liebert CRAC
• HVAC Redundancy	Yes

### Environmental CO Area Building A

• Overhead Distribution:	(1) 20 Ton Water Cooled Type Liebert CRAC Unit
• Redundant Overhead Distributions	Stubbed for Furniture Unit

### Environmental UPS & Battery Room Building A

• Overhead Distribution :	(1) 20 Ton Dual Source Liebert
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### Environmental UPS & Battery Room Building D

• Overhead Distribution :	50 Ton Packaged Unit on Roof
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### Environmental Employee Areas

• Overhead Distribution :	Fed from 40 Ton Air Handler fed from Water Cooled Chiller Plant
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## LIFE & SAFETY & SECURITY

### Fire System

- Fire Suppression Gas Type: The fire suppression is Halon for CO, Carrier Rooms, Battery, Power, and UPS Rooms
- Fire System Wet System: The wet system serves all non-critical areas throughout

### Building Automation

- Employee Areas System Info: Barber Colman Controls
- Critical Area System Info: Automated Logic Controls

### Security

Fenced +/- 10 Acres  
Access System  
Grand lobby with security system

