

FOR LEASE

# LINCOLN AIR PARK

3071 VENTURE DRIVE, SUITE 150

LINCOLN, CA 95648



## BUILDING FEATURES

- + ±100,425 SF Class-A Distribution Space
- + ±1,024 SF of office space with two (2) restrooms
- + 1 (±12'x14') GL Door; expandable to 3
- + 14 (±9'x10') Dock Doors, expandable to 19
- + Cross Dock
- + ±28'x32' Clear Height
- + ESFR Sprinkler System
- + ±57'x57' Column Spacing
- + 480 Volt Power
- + Insulated Roof Deck throughout
- + Ample Employee Parking
- + Excess Asphalt for Trailer Parking
- + Part of a ±515,637 sf building on 28± acres
- + Zoned M-1
- + Part of Foreign Trade Zone 143
- + The new Hwy. 65 Lincoln Bypass is now complete and provides direct access to Aviation Blvd.



## CONTACT US

### TODD SANFILIPPO

Senior Vice President  
+1 916 781 4859  
todd.sanfilippo@cbre.com  
Lic. 01045162

### WALTER SMYTH

First Vice President  
+1 916 781 4843  
walter.smyth@cbre.com  
Lic. 00956946

PROFESSIONALLY  
MANAGED BY:



[www.cbre.com/roseville](http://www.cbre.com/roseville)

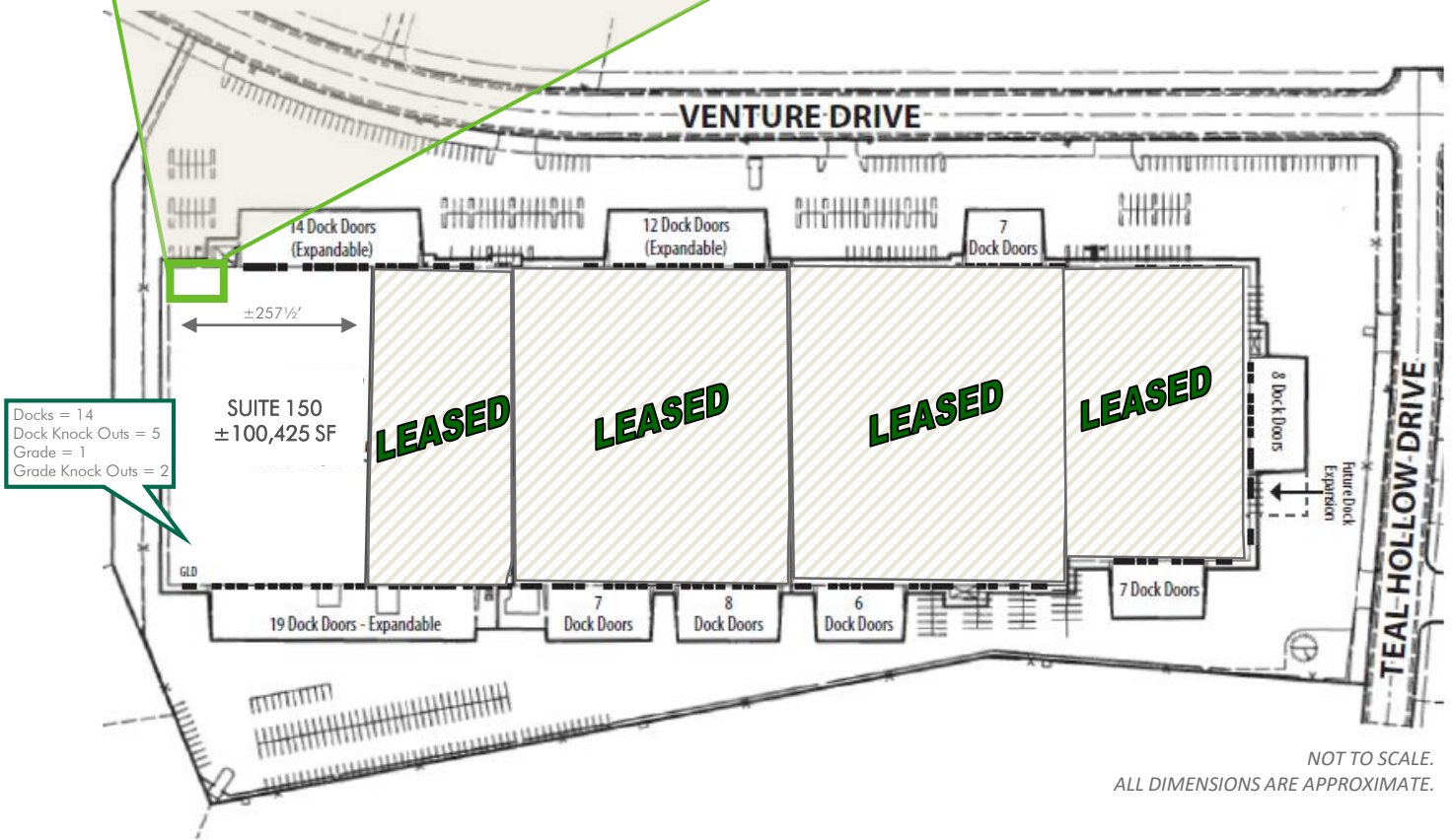
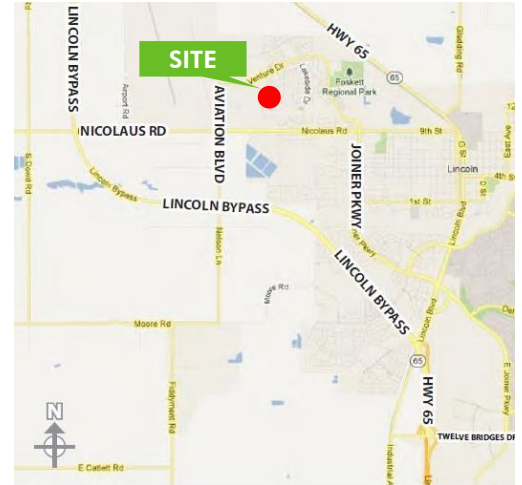
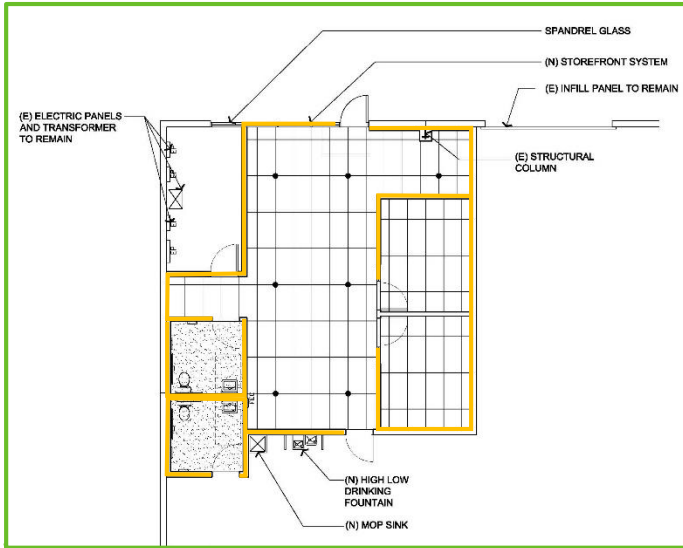
**CBRE**

# FOR LEASE LINCOLN AIR PARK

3071 #150  
VENTURE DRIVE  
Lincoln, CA 95648



## SITE PLAN



NOT TO SCALE.  
ALL DIMENSIONS ARE APPROXIMATE.

FOR LEASE  
**LINCOLN AIR PARK**

3071 #150  
**VENTURE DRIVE**  
Lincoln, CA 95648



**AERIAL**



© 2019 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. PN 90333

[www.cbre.com/roseville](http://www.cbre.com/roseville)

**CBRE**