# LINCOLN AIR PARK INDUSTRIAL BUILDING

3071 Venture Drive, Suite 150 | Lincoln, CA

±57,551 SF of Warehouse Space



### PLEASE CONTACT:

### Todd Sanfilippo, SIOR

**Executive Vice President** +1 916 847 3206 todd.sanfilippo@cbre.com Lic. 01045162

### Walter Smyth

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

### Matt Susac

First Vice President +1 916 781 4832 matt.susac@cbre.com Lic. 01979110

### Stacy Ladd

Senior Asset Manager +1 916 379 3847 Lic. 01214064

#### **Drew Bocook**

Portfolio Manager +1 916 379 3856 stacyladd@buzzoates.com drewbocook@buzzoates.com Lic. 01836301



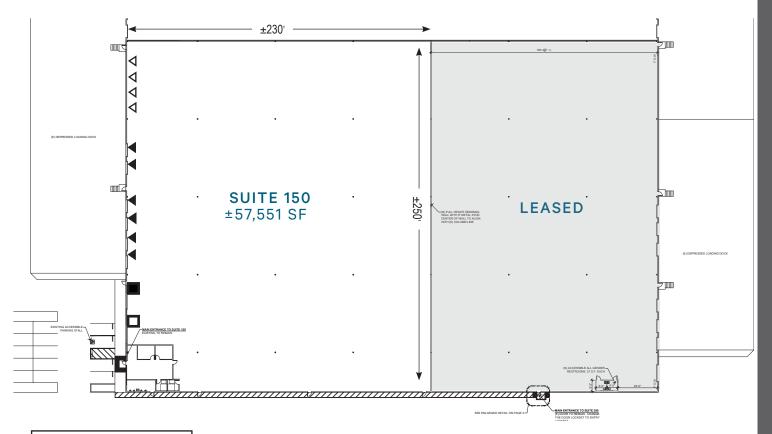


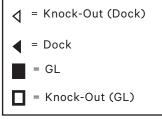


### **SPACE FEATURES**

Total: ±57,551 SF Power: ±400 Amps/480 Volt Office: ±1,024 SF w/2 private offices, Insulated Roof Deck 2 restrooms, open workarea and Ample Employee Parking reception Part of a ±515,637 SF Building DH Doors: 6 (±9'x10'); expandable to 10 Zoned LLI (per city of Lincoln) GL Door: One (1) and one (1) potential Part of Foreign Trade Zone 143 Clear Height: ±28'x32' Hwy 65 Lincoln Bypass is now com-ESFR Sprinkler System plete and provides direct access to Column Spacing: ±57'x57' Aviation Blvd.

\*Buyer/Tenant to independently verify prior to entering binding agreement





Not to scale. All dimensions are approximate.

## 3071 VENTURE DRIVE #150 | LINCOLN, CA







### **RETAIL AMENITIES**



### PLEASE CONTACT:

### Todd Sanfilippo, SIOR

**Executive Vice President** +1 916 847 3206 todd.sanfilippo@cbre.com Lic. 01045162

### Walter Smyth

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

### Matt Susac

First Vice President +1 916 781 4832 matt.susac@cbre.com Lic. 01979110

#### Stacy Ladd

Senior Asset Manager +1 916 379 3847 stacyladd@buzzoates.com drewbocook@buzzoates.com Lic. 01214064

#### Drew Bocook

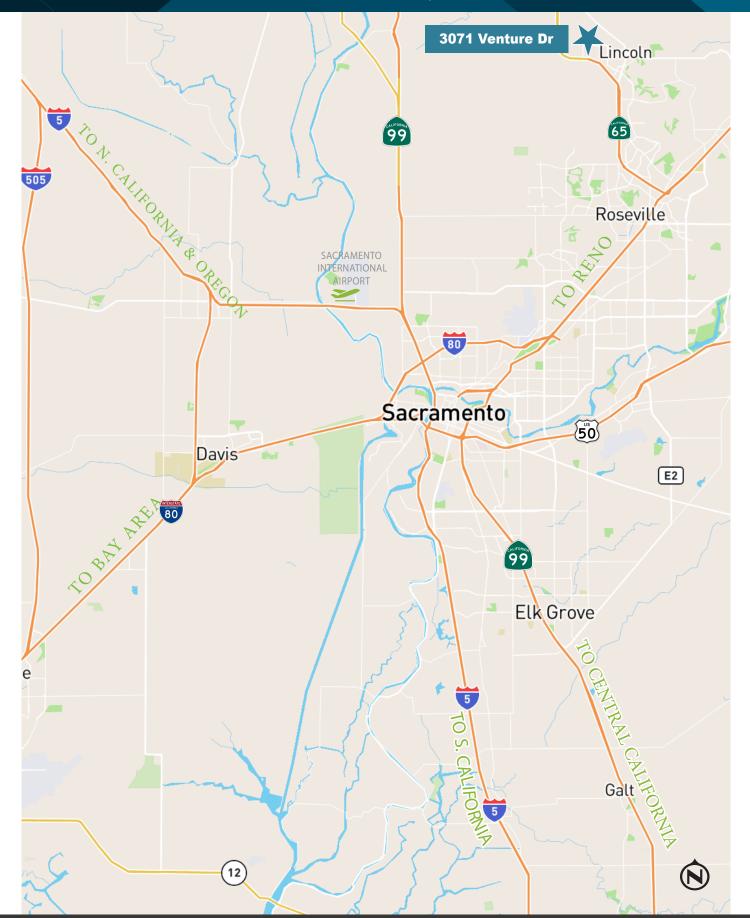
Portfolio Manager +1 916 379 3856 Lic. 01836301







### 3071 VENTURE DRIVE #150 | LINCOLN, CA



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.