

Industrial | For Lease

±176,013 SF Cross-Dock Industrial Building

3225 Venture Drive | Lincoln, CA 95648



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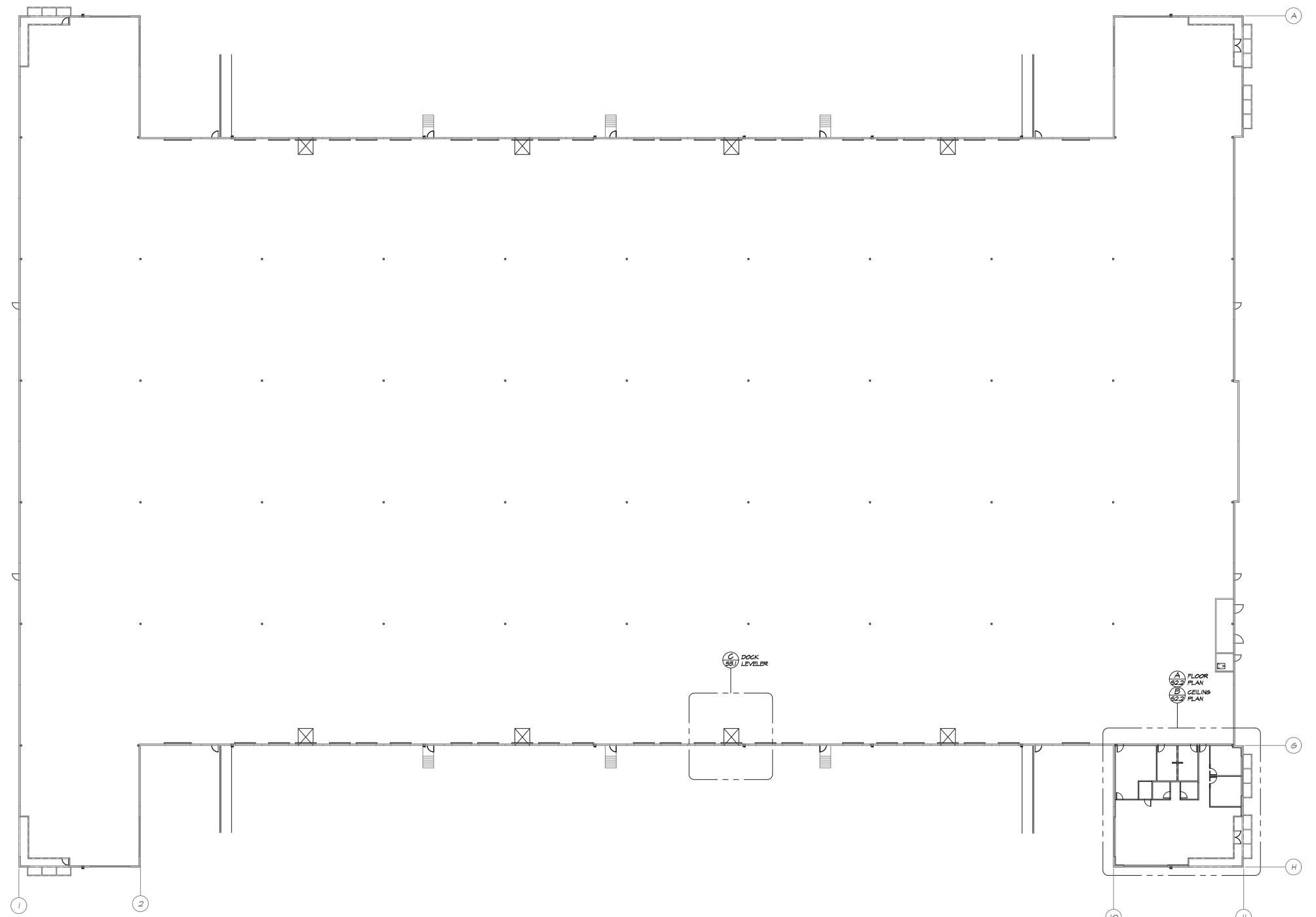


EQUITIES

CBRE

Building Features

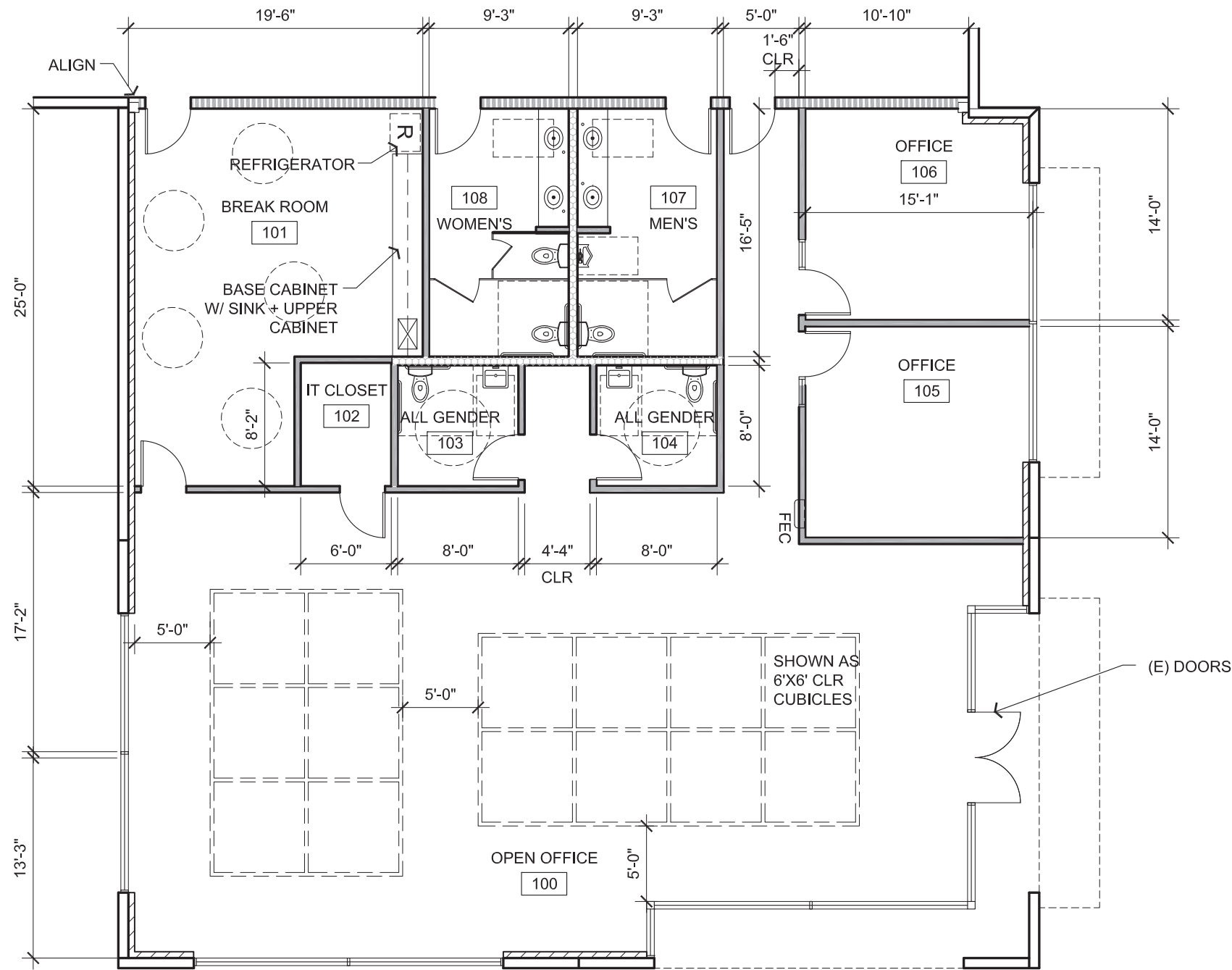
- Total Building Area: ±176,013 SF
- Office: ±2,795 SF
- Site Size: ±10.66 Acres
- Clear Height: ±32'
- GL Doors: 4
- DH Doors: 46
- Power: ±2,500 Amps, 277/480 Volt
- Fire Sprinklers: ESFR
- Passenger Vehicle Parking: ±123 stalls
- Trailer Parking: ±22
- Construcion Type: Concrete Tilt
- Zoning: LLI (per City of Lincoln)
- APN: 021-564-007 (Placer County)



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



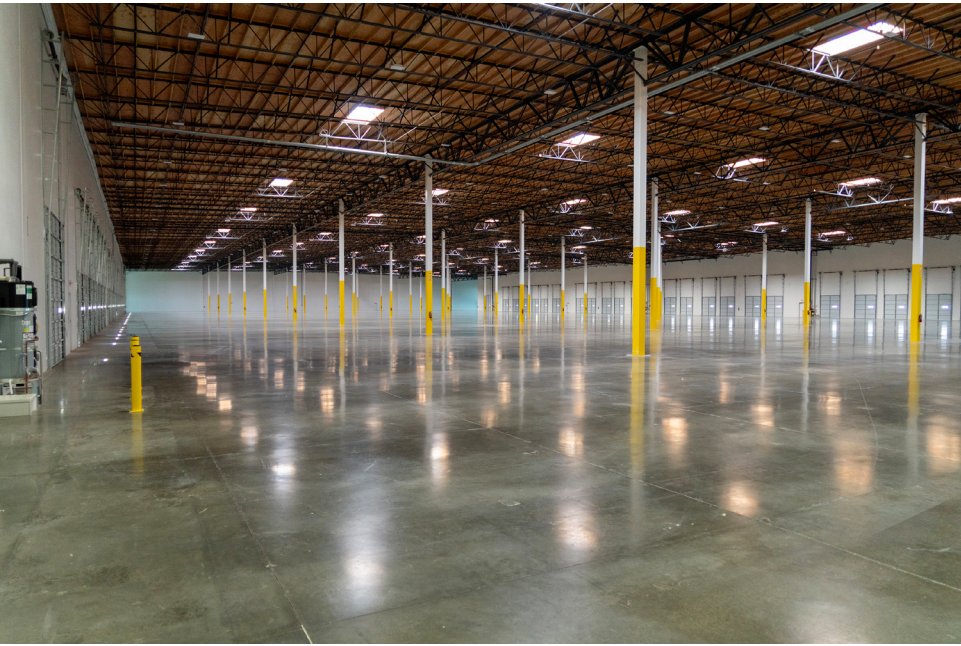
Office Floorplan



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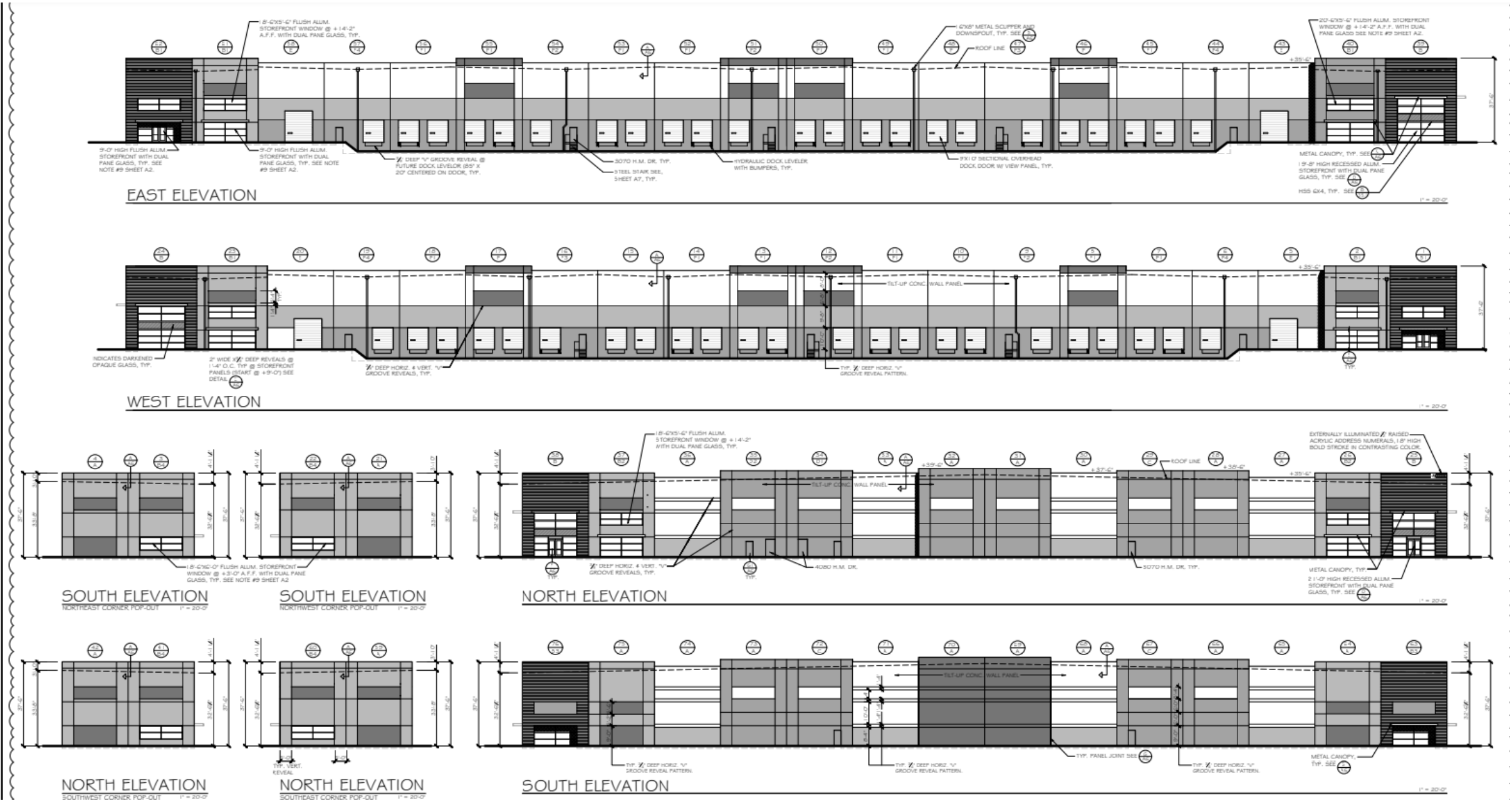
Building Photos



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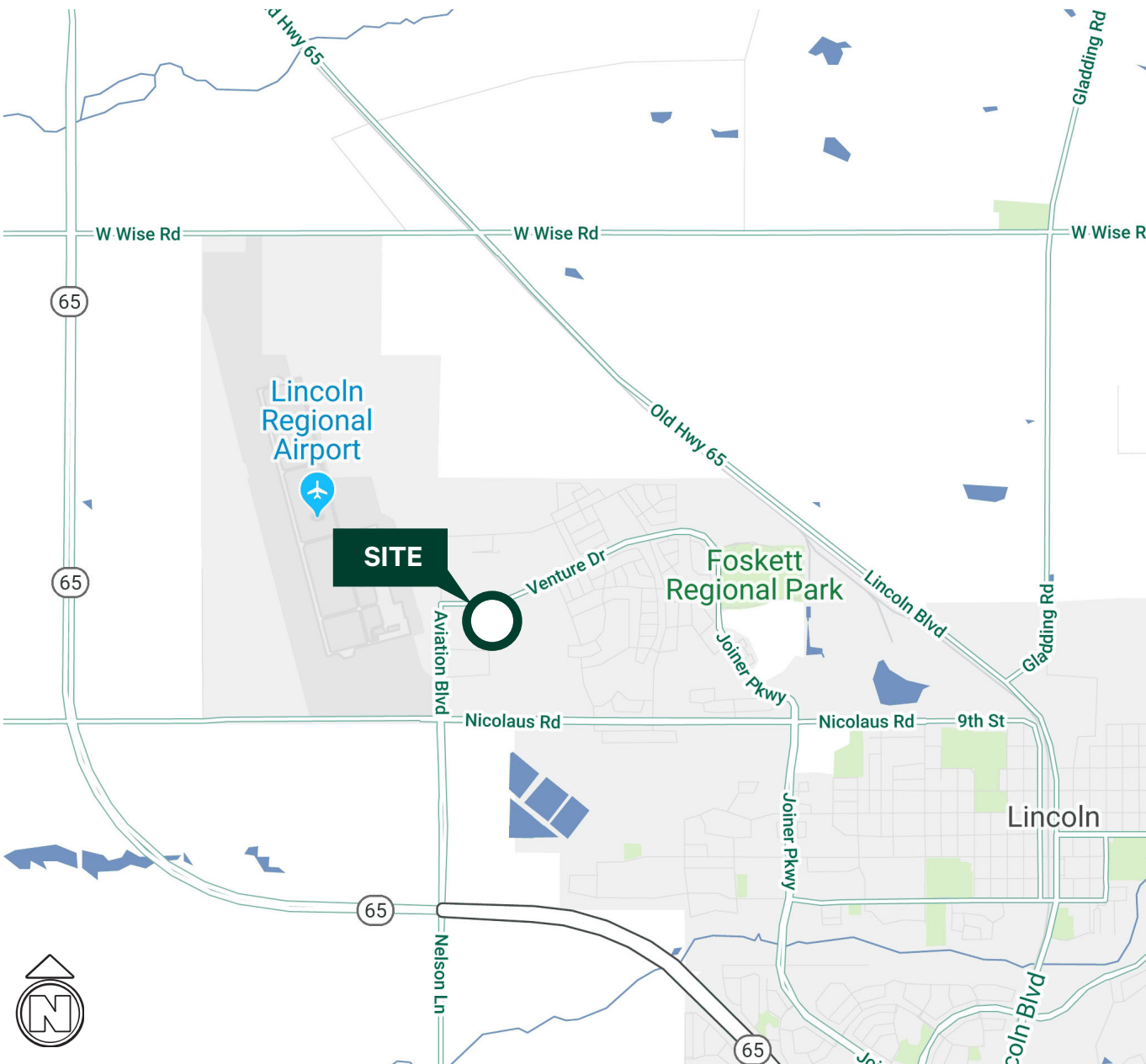


Elevations

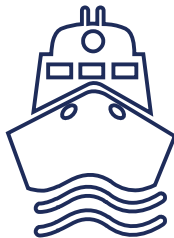


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Location Map



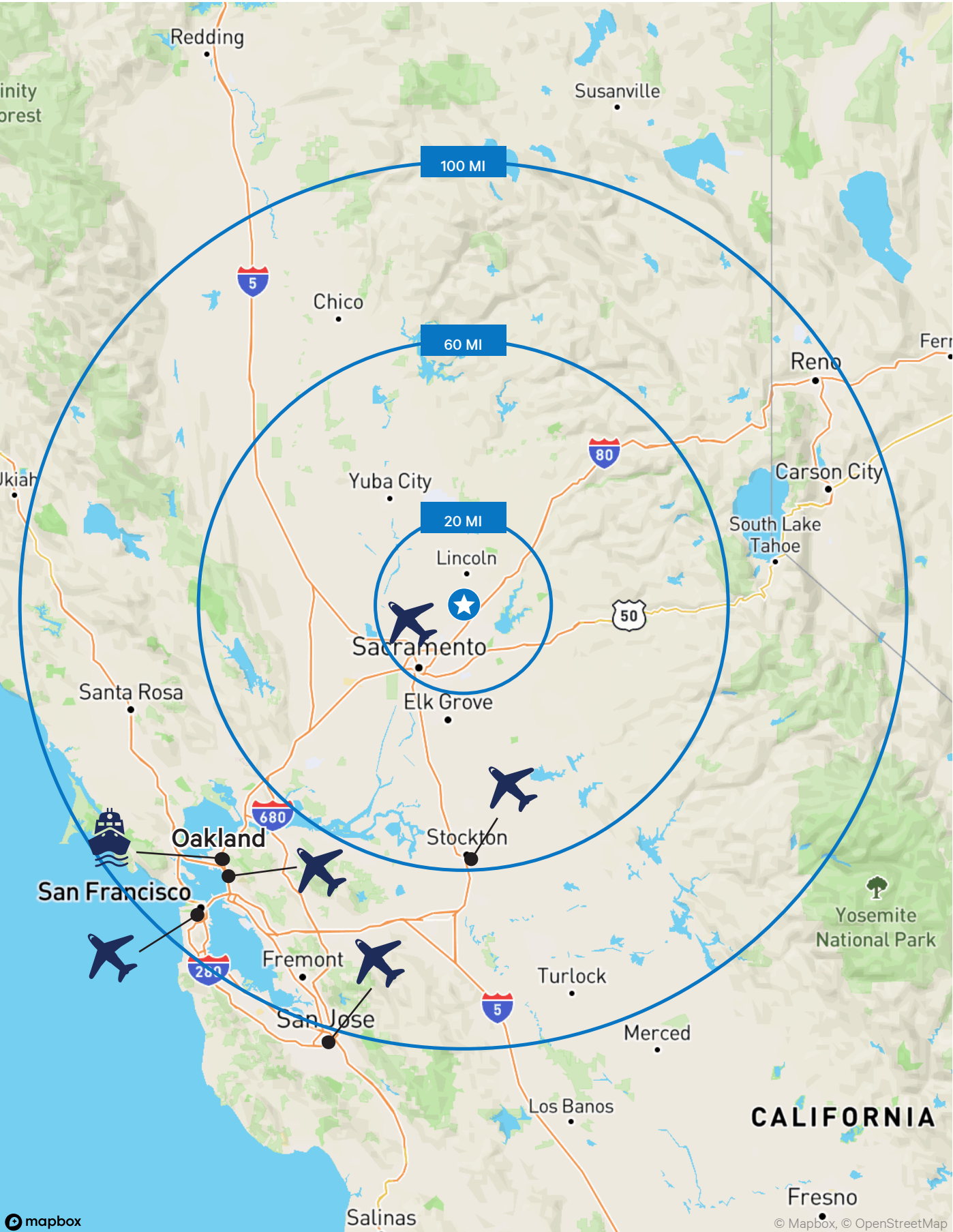
Access Overview



CITY	MILES
DAVIS	38
SACRAMENTO	27
OAKLAND	109
SAN FRANCISCO	110
SAN JOSE	142
RENO	116
FRESNO	199
LOS ANGELES	417
PORTLAND	569
SALT LAKE	634
SEATTLE	742
PHOENIX	780

AIRPORT	MILES
SACRAMENTO	24
STOCKTON	79
OAKLAND	114
SAN FRANCISCO	121
SAN JOSE	140

PORT	MILES
PORT OF STOCKTON	77
PORT OF OAKLAND	105
PORT OF LA/ LONG BEACH	438
PORT OF PORTLAND	581
PORT OF SEATTLE	744



Drive Time to Major Distribution Destinations



Local &
Regional

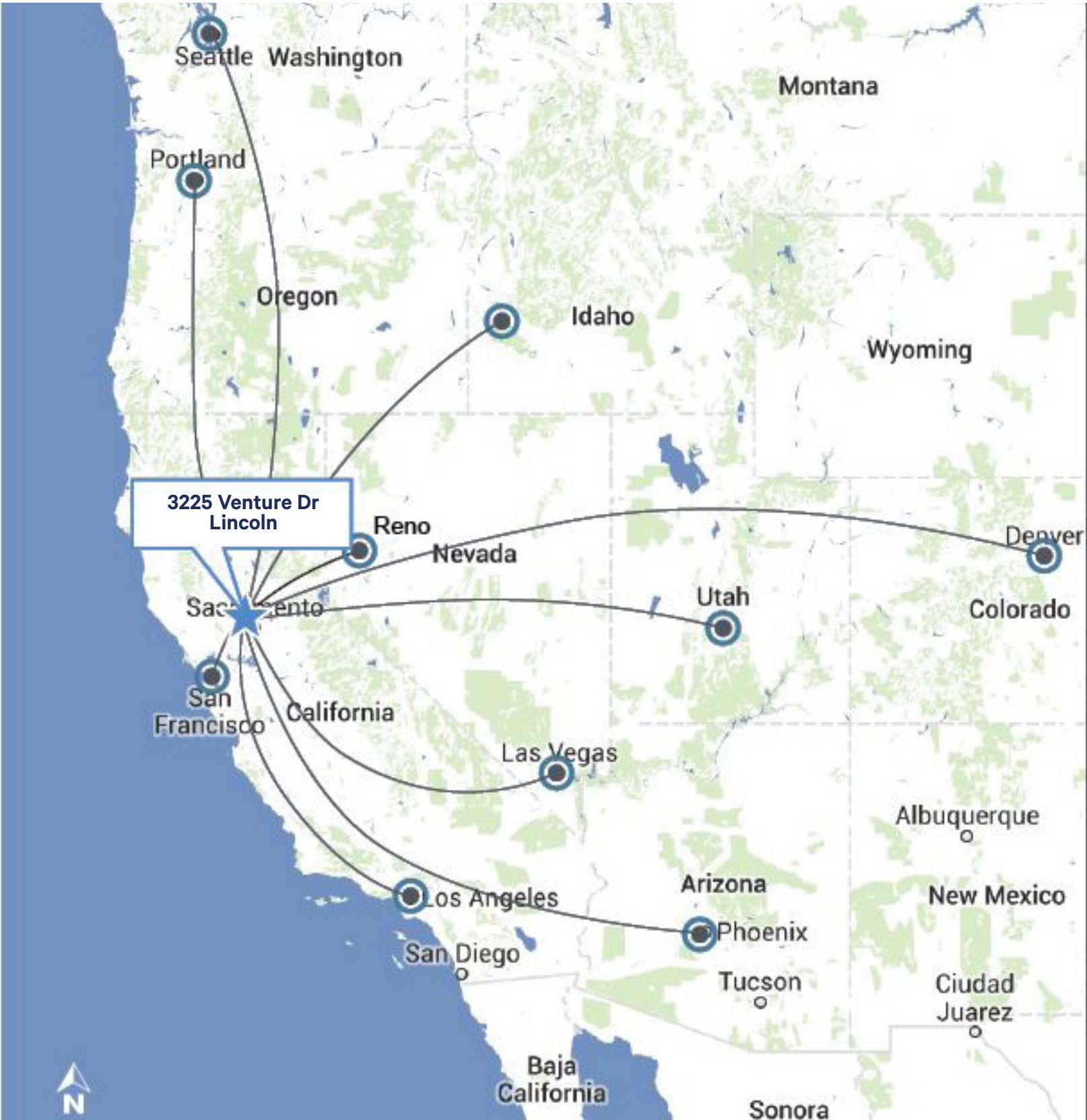
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Western
U.S.

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Retail Amenities



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